



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP *WLB*
Director PZ&B

SUBJECT: ARC-24-0071 224 VIA MARILA

MEETING: February 26, 2025 ARCOM

ARC-24-0071 224 VIA MARILA. The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool.

Applicant: Adrian Tauro
Architecture: Jason Cutajar Architectural Design (with LaBerge and Menard, Inc.)
Landscape: Nievera Williams Design (Mario Nievera)

HISTORY:

The application was first heard at the September 25, 2024 ARCOM hearing and was deferred two months by the commission (7-0) to the November meeting with instructions for a complete restudy. The applicant wrote-in requesting a deferral to the December 20th ARCOM meeting to allow time for further study and refinement of the plan.

At the December 20th ARCOM hearing, the commission deferred the application (7-0) for two months to allow for further study of architectural detailing, finishes and materials.

THE PROJECT:

The applicant has submitted plans, entitled "NEW SINGLE FAMILY HOME – 224 VIA MARILA" as prepared by **Jason Cutajar Architectural Design (with LaBerge & Menard Inc.)**, uploaded February 10, 2024.

The following scope of work is proposed:

- New, two-story, single-family residence with attached two-story accessory structure.
- Final hardscape, landscape and swimming pool improvements.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size	16,474 SF	Crown of Road	2.85' NAVD
Lot Depth	164.74'	Lot Width	100'
Lot Coverage	Permitted: 30% Proposed: 30%	Enclosed Square Footage	Proposed: 6,418 SF
Cubic Content Ratio (CCR)	Permitted: 3.94 Proposed: 3.94	Angle of Vision	Permitted: 100° Proposed: 98°

Building Height	Permitted: 22' Proposed: 20'	Overall Building Height	Permitted: 30' Proposed: 26.78'
Finished Floor Elevation	Proposed: 7' NAVD	FEMA Flood Zone	ZONE AE +6'
Maximum Fill	Permitted: 2' Proposed: 1.81'	Zero Datum	7' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 46.4%	Front Yard Landscape Open Space	Required: 40% Proposed: 49%
Surrounding Properties / Zoning			
North	226 List Rd & 218 List Rd Residence(s) / R-B		
South	227 Garden Rd & 215 Garden Rd Residence(s) / R-B		
East	216 Via Marila Residence / R-B		
West	232 Via Marila Residence / R-B		

STAFF ANALYSIS

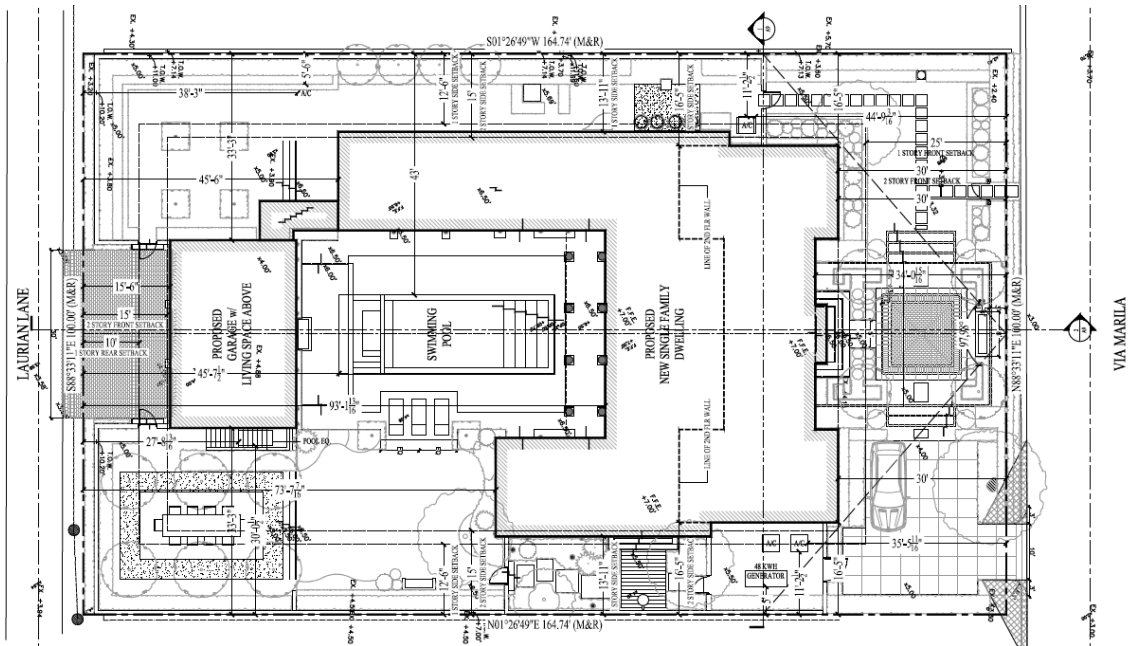
The applicant is proposing the construction of a new two-story residence with attached two-story accessory structure and final hardscape, landscape, and swimming pool. The subject property is located on the south side of Via Marila three lots west of North Ocean Boulevard. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning.

The applicant has resubmitted plans in response to comments of the commission while retaining the overall site plan and layout. Modifications include:

- Main entry redesigned. Balcony railing and pedestrian gate redesigned to reflect front door.
- Rafter design modified.
- Window sizes reduced on front façade. Windows and doors at rear modified.
- Rear loggia expanded to facilitate simplified roof lines with roof pitches modified throughout for consistency.
- Sconces at main entry and garage were modified.
- Roof material changed from red barrel tile to grey flat tile.
- Window colors change from black to charcoal color.
- Garage doors changed to stained wood to match house.
- Roof material changed from red barrel tile to grey flat tile.
- Color palette modified for contrast.
- Wall fountain details at pool modified.



The proposed structure is sited with the main two-story massing centered at the front (north) of the lot, a one-story wing along the west side of the property, connected by a covered loggia to a two-story, three-bay garage accessory structure accessed at the rear of the site at Laurian Lane (public alley). The front of the structure is symmetrical, with an arched full glass double front door with grille feature. In addition to the parking at the rear of the structure, a curb cut is also proposed at the north-east of the site off of Via Marila with parking for two vehicles. A central pool courtyard is proposed between the main residence and attached accessory structure, with open space on the east and a dining terrace at the southeast corner of the site. The residence prominently features a two-story massing in an H shape footprint, which steps down to single-story wings on the east and west sides at the rear of the structure.





Previously proposed north (front) elevation.



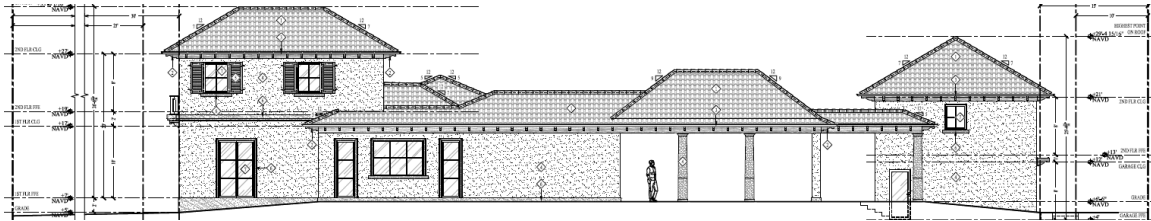
Proposed north (front) elevation.



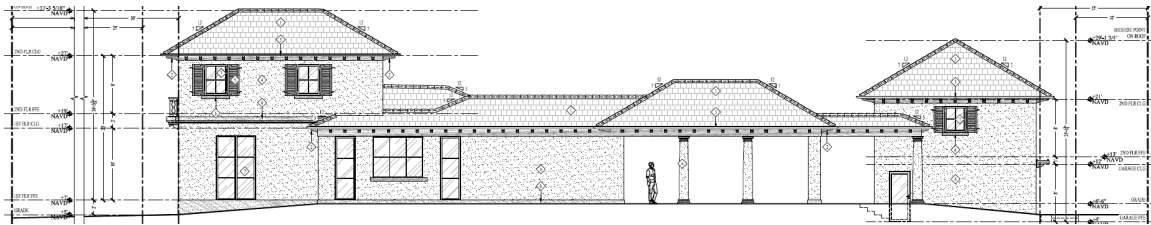
Previously proposed south (rear) elevation at Laurian Lane.



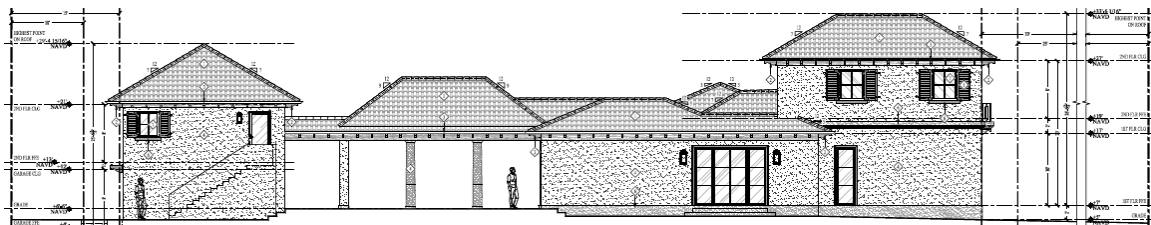
Proposed south (rear) elevation at Laurian Lane.



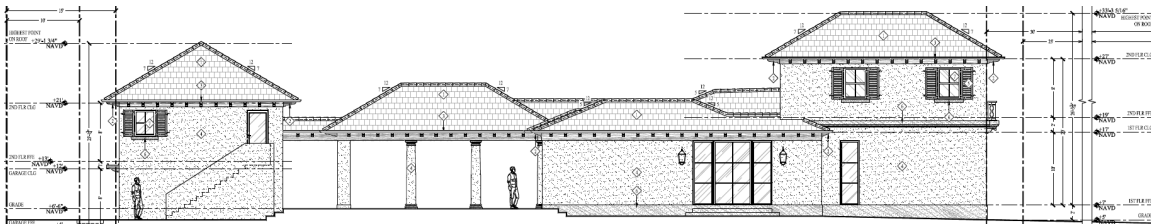
Previously proposed west (side) elevation.



Proposed west (side) elevation.



Previously proposed east (side) elevation.



Proposed east (side) elevation.

CONCLUSION:

Approval of the project will require one (1) motion(s) to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB:JGM:BMF