



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

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-23-034 170 N OCEAN BLVD

MEETING: APRIL 26, 2023

ARC-23-034 170 N OCEAN BLVD. The applicant, Ocean Towers North, has filed an application requesting Architectural Commission review and approval for the installation of new metal balcony railings for all balconies on floors 2 through 6 of the existing seven-story condominium.

Applicant: The Condominium Association of Ocean Towers Inc.
Professional: DJA Dailey Janssen Architects PA

HISTORY:

On January 24, 2020, a permit was issued, B-20-82962, for water leak & concrete restoration project permit. This permit included design pressure and wind load calculations for final review and approval of the new hand railing system to be installed. On June 25, 2021, a staff level application, A-21-01643, was reviewed and denied for administrative approval, requiring review by ARCOM as a major project. An application, ARC-22-026, was presented at the January 26, 2022 ARCOM meeting and was deferred several times to further restudy the railing and explore a timeline for a complete railing replacement. At the May 25, 2022 ARCOM meeting, the design for the white-powder coated aluminum (Chippendale version) railing was approved **for the rooftop penthouse level (seventh level) only**, pursuant to ARC-22-026. The replacement proposal that was approved altered the integrity of the building's architecture as the decorative breeze block railing was a character defining element of the Midcentury design. The rooftop location made its visibility limited, and it was established that there was precedent for the proposal, as a similar replacement occurred approximately 250 feet to the south of the subject property at the seven-story Sun and Surf Condominium.

THE PROJECT:

The applicant has resubmitted plans, entitled "March 14, 2023 FINAL SUBMITTAL – PRESENTATION", as prepared by **DJA Dailey Janssen Architects PA**, dated March 14, 2023.

The following is the scope of work for the Project:

- The installation of a new balcony railing system on all balconies along floors 2-6 to match the penthouse level railing design previously approved by ARCOM.

Site Data			
Zoning District	R-C Medium Density Res.	Lot Size (SF)	2943 SQ FT
Future Land Use	MULTI-FAMILY	Year Built: 1968	# units: 65
Surrounding Properties / Zoning			
North	Two-story condominium / R-C		
South	Five-story condominium / R-C		
East	Atlantic Ocean		
West	Two-story 1923 single-family residence / R-C		

STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code.

The previous ARCOM approved application for the Penthouse railing replacement has been completed. A phasing plan timeline for the remaining floors' balcony replacement is now presented for review. The ARC-22-026 05/22/22 Development Order was clearly identified for the penthouse level only. The applicant is proposing the replacement for the 80 remaining smaller balconies on subsequent floors (2-6) that will match the previously approved design: 30 on each north and south elevation, and 10 on each east and west elevation.

WRB:JGM