



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
Director PZ&B

SUBJECT: ARC-23-060 101 NIGHTINGALE TRL

MEETING: MAY 24, 2023

ARC-23-060 101 NIGHTINGALE TRL. The applicant, 04TST101 Nightingale LLC, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing one-story beach cabana, new spa and associated landscape and hardscape.

Applicant: 04TST101 Nightingale LLC
Professional: Brooks & Falotico Associates, LLP

THE PROJECT:

The applicant has submitted plans, entitled "Libman Renovation - Cabana" as prepared by **Brooks & Falotico Associates, LLP** dated April 11, 2023.

The following is the scope of work:

- Modifications to existing cabana.
- Landscape/hardscape modifications with spa addition.

Site Data			
Zoning District	BA Beach Area	Future Land Use	SINGLE FAMILY
Beach Parcel Size	1730 SF	Landscape Open Space (LOS)	Existing: 1120 SF Proposed: 827 SF
Surrounding Properties / Zoning			
North	Cabana of 1213 N Ocean Blvd		
South	Vacant Beachfront		
East	Beachfront - Ocean		
West	Residence		

STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. The applicant proposes a roof replacement, modifications to existing hardscape and landscape. Renovation of the existing cabana is within the existing building footprint and no variances are being requested. A review of the project indicates that the application, as proposed,

is consistent with the Town zoning code.

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM: SCP