



TOWN OF PALM BEACH
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: COA-21-017 720 S OCEAN BLVD.

MEETING: NOVEMBER 17, 2023 LPC

COA-21-017 720 S OCEAN BLVD. The applicant, 720 S Ocean Blvd. Trust (Paul A. Krasker, Trustee), has filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for the final architectural detailing of a beach cabana approved in 2021 for the Landmarked residence.

Applicant: 720 S Ocean Blvd. Trust | Paul A. Krasker, Trustee
Professional: Michael Perry | MP Design & Architecture

HISTORY:

LPC application COA-21-017 (ZON-22-005) 720 S OCEAN BLVD. was initially reviewed at the December 22, 2021, Landmarks Preservation Commission meeting. The request was a joint application filed by MP Design & Architecture and Nievera Williams Design, and consisted of site modifications to the primary parcel, including landscape and hardscape improvements, and site modifications to the beach parcel, including a new pool, landscape and hardscape improvements, as well as the demolition of the existing beach cabana and the construction of a new beach cabana.

The application was approved by the LPC (7-0) with the condition that:

“The location, size, and configuration of the beach cabana shall be approved as proposed, but the architect shall refine the overall final design details and architectural treatment of the exterior and shall return to the Landmarks Preservation Commission for review and approval at the February 16, 2022, LPC meeting.”

The application also required a Special Exception with Site Plan Review for the redevelopment of the beach parcel, which was approved at the January 12, 2022, Town Council Development Review meeting.

The applicant did not resubmit the final architectural drawings of the beach cabana for final review by the Landmarks Preservation Commission, but building permits were issued for portions of the site modifications within one year of the original LPC approval, therefore vesting the Certificate of Appropriateness. The applicant has submitted the final design detailing of the cabana for review at the November 2023 meeting.

THE PROJECT:

The applicant has submitted plans, entitled "Existing 1 Story Beach Cabana at 720 S Ocean Blvd", as prepared by **MP Design & Architecture**, dated October 12, 2023.

The following is the scope of work for the Project:

- Final review of the exterior architectural detailing of a beach cabana approved by the LPC at the December 22, 2021, meeting.

Site Data			
Zoning District	R-A Estate Residential B-A Beach Area	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	710 S Ocean Blvd. (Beach Parcel) / B-A Beach Area		
South	780 S Ocean Blvd. (Beach Parcel) / B-A Beach Area		
East	Atlantic Ocean		
West	720 S Ocean Blvd. (Primary Parcel) / R-A Estate Res.		

STAFF ANALYSIS

The application is seeking final review and approval of the exterior architectural detailing of a beach cabana which was approved per COA-21-014 (ZON-22-005) at the December 22, 2021, LPC meeting. No zoning concerns were identified in the current proposal. The applicant has included Previously Proposed and Currently Proposed elevation drawings on Sheets A100-A-100.1 of the architectural plan set, as well as additional renderings, material samples, and architectural detail drawings for review.



Currently Proposed North Elevation Rendering, Sheet Renders 6

CONCLUSION:

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 [Sec. 54-122](#) criteria.