



**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, Director, MCP, LEED-AP *WJB*

SUBJECT: ARC-24-024 223 ORANGE GROVE ROAD

MEETING: MARCH 27, 2024 ARCOM

**ARC-24-024 223 ORANGE GROVE ROAD.** The applicant, Kameron Glasgow with Niviera Williams on behalf of the owner Reid Boren, has filed an application requesting Architectural Commission review and approval for revisions to a previously approved ARCOM project that includes modifications to the following: window frame color, front door, balcony details, roof pitch, and landscape and hardscape.

Applicant/Professional: Kameron Glasgow (Niviera Williams Design)

**HISTORY:**

The subject property was issued several staff-level approvals in 2018, 2021, 2022, and 2023, for landscape and hardscape modifications (A-18-00202), impact protection for one (1) entry door and one (1) garage door (A-21-01824), impact protection for one (1) kitchen door (A-21-02121), installation of two (2) impact windows (A-22-02428), and complete window and door replacement with impact products with white frames to match existing (A-23-02923).

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 223 ORANGE GROVE ROAD, PALM BEACH", as prepared by **Niviera Williams Design**, date stamped by the Town, February 12, 2024.

The following is the scope of work for the project:

- Window replacement (dark green frames)
- Color change for existing shutters (dark green)
- Front balcony modifications
- Alteration of a portion of the second-floor roof pitch for partial roof replacement
- Landscape and hardscape modifications
- Installation of an outdoor shower and fireplace
- Modification of the swimming pool
- Installation of a gate

Site Data			
Zoning District	R-B Low Density Residential	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 10,657 SF	Lot Depth	98'

<b>Landscape Open Space</b>	<b>Required: 45.0% (4,795 SF)</b> <b>Proposed: 46.7% (4,978 SF)</b>	<b>Front Yard Open Space</b>	<b>Required: 40.0% (980 SF)</b> <b>Proposed: 64.3% (1,575 SF)</b>
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	222 & 230 MONTEREY ROAD   RESIDENCE / R-B		
<b>South</b>	220 & 244 ORANGE GROVE ROAD   RESIDENCE / R-B		
<b>East</b>	221 ORANGE GROVE ROAD   RESIDENCE / R-B		
<b>West</b>	241 ORANGE GROVE ROAD   RESIDENCE / R-B		

### **STAFF ANALYSIS**

The application is seeking both building and site modifications.



#### **Building Modifications:**

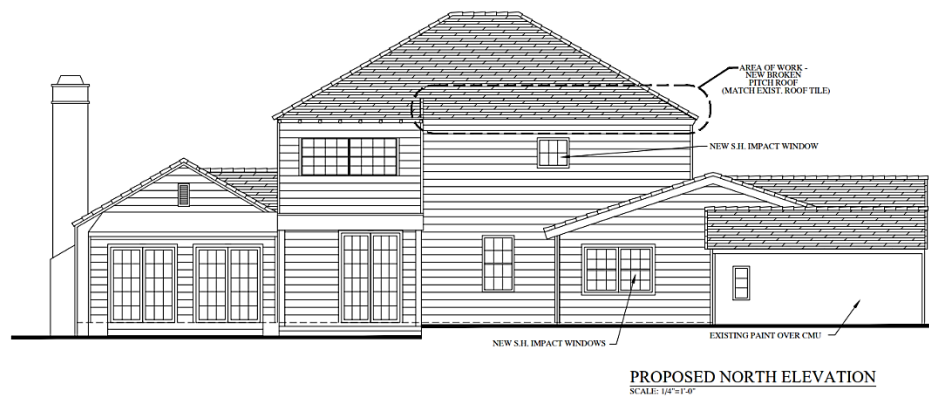
- Window and door replacement with single-hung impact products (divided light patterns and dark green frames)
- Color change of existing shutters to dark green



- Second-story front porch modifications with a new railing, columns, and scallops



- Alteration of a rear portion of the second-floor roof pitch for partial roof replacement with flat white concrete tile to match existing

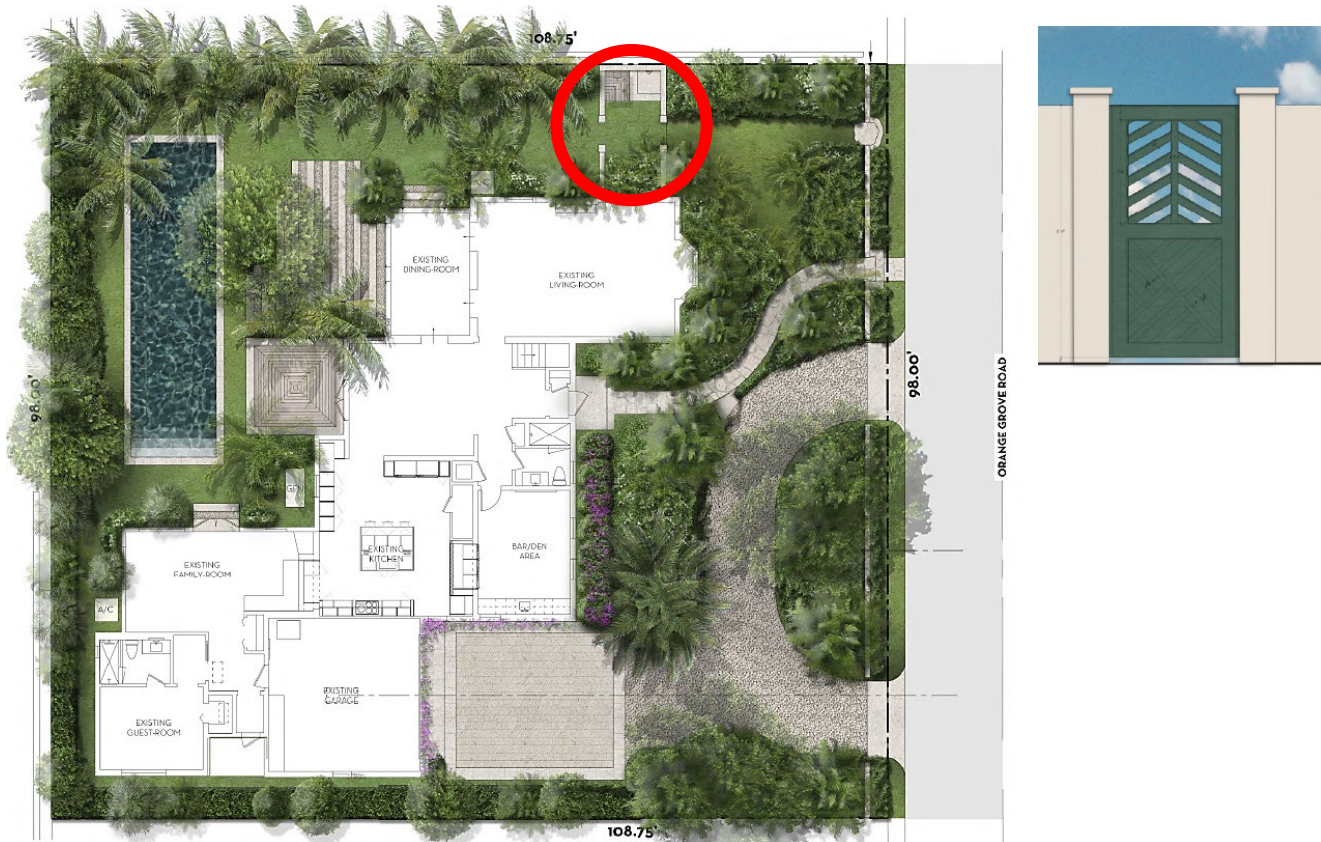


Site Modifications:

- Landscape and hardscape modifications including a new gravel circular driveway
- Installation of an outdoor shower and fireplace



- Modification of the swimming pool
- Installation of a gate setback flush with the building line.



The application, as proposed, is zoning-compliant and does not require relief.

**CONCLUSION:**

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one (1) motion to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.

WRB: JGM: FHM: ALF