



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

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

SUBJECT: ARC-24-030 202 OSCEOLA WAY

MEETING: APRIL 24, 2024, ARCOM

ARC-24-030 202 OSCEOLA WAY The applicants, Dennis and Roseanne Vollman, have filed an application requesting Architectural Commission review and approval for new paneled garage doors.

Applicant: Dennis & Roseanne Vollman
Design Professional: Ellen Andel Custom Homes

HISTORY:

Application ARC-22-085 was heard at ARCOM in April 2022. The applicant requested the construction of a single-story garage addition to the existing residence. The item was approved unanimously by ARCOM. That approval featured two louvered garage doors. Administrative Review application A-23-03188 was submitted for a design change of the previously approved garage doors with a panel design. The submittal was denied under Chair Review and sent for full Commission review as a minor project.

THE PROJECT:

The applicant has submitted plans, entitled "202 Osceola Way" prepared by **Ellen Andel Custom Homes**, date stamped by the Town, March 6, 2024.

The application is proposing the following scope of work at the property:

- Change in garage door design.

| Site Data | | | |
|---------------------------------|--|---------------------|---------------------------------------|
| Zoning District | R-B | Future Land Use | SINGLE-FAMILY |
| Lot Size | 11,956 sq ft | Lot Coverage | Proposed: 40% Required: 45% |
| Landscape Open Space | Prev. Approved: 38.1% Required: 45% | Cubic Content Ratio | Prev. Approved: 3.56 Allowed: 3.98 |
| Surrounding Properties / Zoning | | | |

| | |
|--------------|-------------------------------------|
| North | 200 Ocean Terrace Residence / R-B |
| South | 1300 N Ocean Way Residence / R-B |
| East | 1305 N Ocean Way Residence / R-B |
| West | 210 Osceola Wat Residence / R-B |

STAFF ANALYSIS

The application seeks a change in the previously approved design of the garage doors. Following the staff level application review that resulted in a denial, the homeowner opted to proceed with an ARCOM application to achieve the preferred design for their garage doors.



**PREVIOUSLY
APPROVED**



**CURRENTLY
PROPOSED**

According to the owner, they were unaware of the paneled design previously presented to the Commission. The door openings remain the same as will the previously approved color “Lemonade” by Benjamin Moore. The newly proposed garage door will be a white aluminum Amarr Heritage 3000 in lieu of the louvered previously approved.

CONCLUSION:

Approval of the project will require one (1) motion 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, and

WRB: JGM: SCP