



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

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

SUBJECT: EXTPLAN_24-0001 248 COLONIAL LANE —EXTENSION OF TIME

MEETING: JUNE 26, 2024

EXTPLAN-24-0001 [FKA ARC-22-216] (ZON-22-140) 248 COLONIAL LANE (COMBO)].
The applicant, 306 Livingston Street Holdings I, LLC (Matthew Mirones), has filed an application requesting a One Year Extension of Time for a previously issued Architectural Commission approval for the construction of a new two-story residence. (ORIGINALLY APPROVED AT THE MARCH 29, 2023 MEETING)

Applicant: 306 Livingston Street Holdings, LLC
Professional: Wadia & Associates

HISTORY:

Original application number is **ARC-22-216 (ZON-22-140) 248 Colonial Ln.** The application was approved by the Architectural Commission at the March 29, 2023 ARCOM meeting for the construction of a new two-story residence. A second approval was granted at the April 26, 2023 meeting for the balance of the application including landscape and hardscape.

- March 29, 2023 ARCOM: Motion to approve design 4-3.
- March 29, 2024 ARCOM: Motion to support variances 6-1.
- April 4, 2023 TOWN COUNCIL: Motion to approve Special Exception with Site Plan Review and Variance 5-0.
- April 26, 2023 ARCOM: Motion to approve landscape plan 7-0.

ARCOM Development Orders:

- Approval Date: MARCH 29 & APRIL 26, 2023
- Expiration Date: MARCH 29 & APRIL 26, 2024
- Proposed Expiration Date: MARCH 29 & APRIL 26, 2025

STAFF ANALYSIS

The request for a Time Extension is due to delays in securing a contractor, costs and materials selection. The applicant was granted a variance from Section 134-2179 (b) at the April 4, 2023 Town Council meeting to not provide the required garage for two vehicles. Also granted at the same hearing was Special Exception with Site Plan Review to construction a residence on a non-confirming platted lot which is 82' feet in width in lieu of the 100' minimum required. This Development Order remains valid until April 4, 2026.

WRB:JGM:SCP