



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 *WJB*
Director PZ&B

SUBJECT: ARC-24-0050 130 CLARENDON AVE

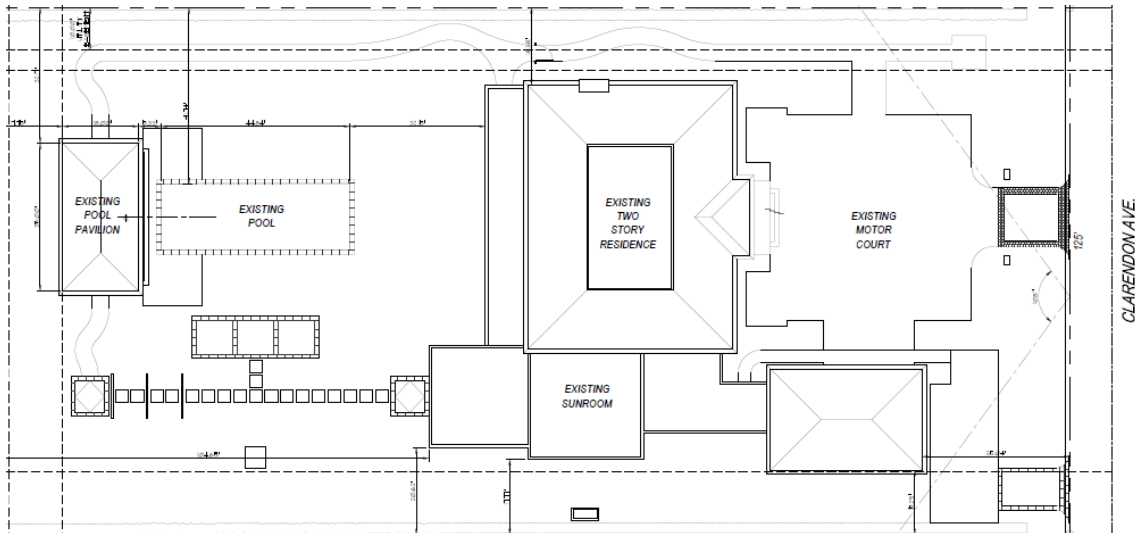
MEETING: AUGUST 28, 2024 ARCOM

ARC-24-0050 130 CLARENDON AVE The applicant, Mr. & Mrs. Harry Slatkin (MP Design & Architecture)), has filed an application requesting Architectural Commission review and approval for enclosure of an existing pool pavilion to construct a two-story accessory structure.

Applicant: Mr. & Mrs. Harry Slatkin
Architecture: MP Design & Architecture

HISTORY:

The existing 642 SF pool pavilion, originally designed by MP Design & Architecture, received unanimous approval at the April 25, 2018 ARCOM meeting (B-039-2018). The application also encompassed landscape and hardscape modifications by Nievera Williams Design. Following the initial approval and construction, minor alterations have been made through staff-level applications, including the installation of impact-rated doors to enclose portions of the structure and the addition of a pergola.



CURRENT CONDITIONS

THE PROJECT:

The applicant has submitted plans, entitled "Slatkin Residence" as prepared by **MP Design & Architecture**, dated July 15, 2024.

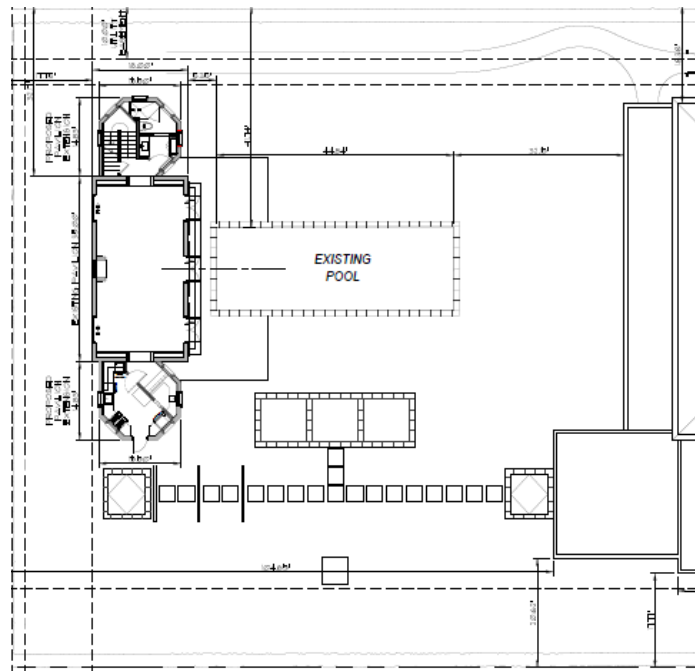
The following scope of work is proposed:

- Enclosure of existing pool pavilion.
- Second story addition and expansion to pool pavilion.

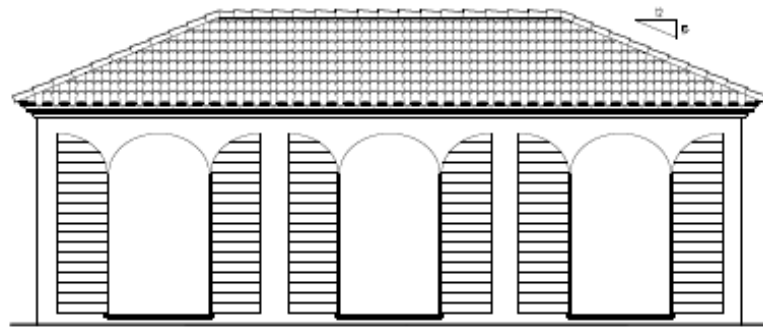
Site Data			
Zoning District	RA	Future Land Use	Single Family
Lot Size	32,106 SF	Crown of Road	5.24 NAVD
Lot Depth	256.85'	Lot Width	125'
Lot Coverage	Permitted: 25% Existing: 22% Proposed: 23.2%	Enclosed Square Footage	Existing: 11,053 SF Proposed: 12,491 SF
Finished Floor Elevation	Proposed: 8.09' NAVD	Overall Landscape Open Space	Required: 50 % Existing: 55% Proposed: 54%
Surrounding Properties / Zoning			
North	143 Clarendon Ave Residence / RA		
South	151 Via Bellaria Residence / RA		
East	120 Clarendon Ave Residence / RA		
West	160 Clarendon Ave Residence / RA		

STAFF ANALYSIS

The applicant's proposal entails a significant enhancement of the existing structure through the addition of a second story and an expansion to the east and west.



The existing one-story pool pavilion will be significantly modified through the second floor addition vertically to accommodate the new floor and the construction of two new symmetrical two-story addition towers flanking the main structure. The additions will house three guest bedrooms, three additional bathrooms, a catering kitchen, and storage areas. This expansion will result in a substantial increase in the total square footage from 630 SF to 2,068 SF. No changes are being proposed to the existing two-story residence.



EXISTING POOL PAVILION



PROPOSED ADDITION

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