



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

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

SUBJECT: ARC-24-0054 154 ATLANTIC AVE

MEETING: AUGUST 28, 2024 ARCOM

ARC-24-0054 154 ATLANTIC AVE. The applicant, 154 Atlantic Ave LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for site wide landscape and hardscape modifications and exterior modifications to an existing single-family residence.

Applicant: 154 Atlantic Ave LLC
Architectural: Ashe Leandro
Landscape: Environment Design Group

HISTORY:

The single-family residence was originally two separate properties at 160 and 154 Atlantic Avenue. The two properties were joined via Unity of Title. Application B-031-2018 was approved in March 2018. The demolition of the existing residence was approved unanimously as well as the approval of the new house design. The new house was constructed in 2020 with only minor modifications since approved through staff level applications.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 154 Atlantic Ave" as prepared by **Environment Design Group**, dated July 12, 2024.

The following scope of work is proposed:

- Fenestration changes to front door and second floor shutters.
- Driveway modifications.
- Sitewide hardscape and landscape updates.

Site Data			
Zoning District	RC	Future Land Use	Single-Family
Lot Size	9,986 SF	Flood Zone	AE
Lot Coverage	Permitted: 30% Proposed: 30%	Overall Landscape Open Space	Required: 45% Existing: 47.5% Proposed: 46.3%
Perimeter Landscape Open Space	Required: 50% Proposed: 58.2%	Front Yard Open Space	Required: 40% Proposed: 64.4%
Surrounding Properties / Zoning			
North	159 Atlantic Ave Residence / R-B		

South	157 Everglade Ave Residence / R-B
East	146 Atlantic Ave Residence / R-B
West	162 Atlantic Ave Residence(s) / R-B

STAFF ANALYSIS

The applicant proposes updates to the exterior of the residence, including alterations to the shutters and front door at the front street facing façade. The second-story shutters will be replaced with Bahamian-style shutters, matching those currently in place on a select few of the first floor’s east and west elevations. All shutters will be repainted for a uniform appearance. Additionally, the existing solid painted front door with sidelights will be replaced with a natural wood entry door, enhancing the home’s façade.

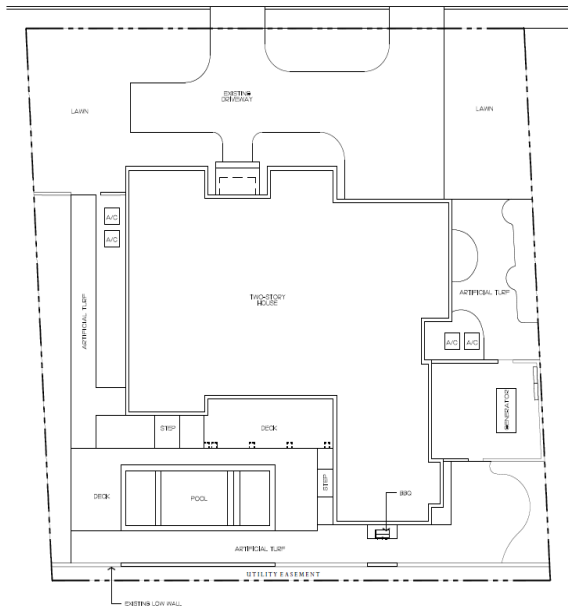


EXISTING SECOND STORY SHUTTERS

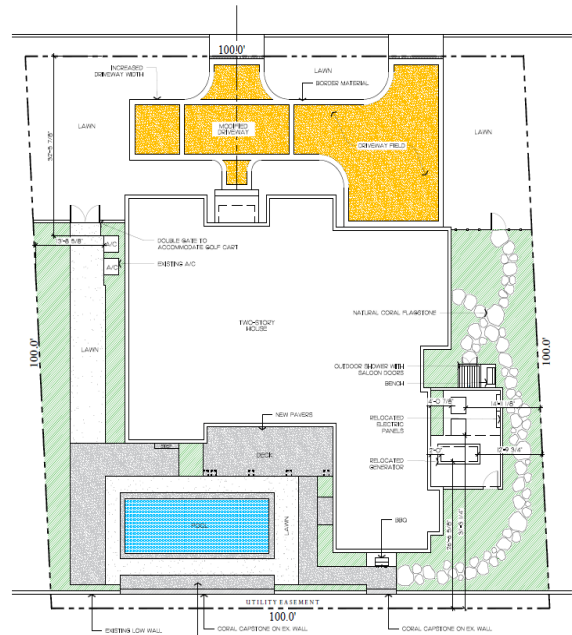


PROPOSED SECOND STORY SHUTTERS

Additionally, the existing driveway will be reconstructed using Dominican coral, bordered with tabby, while maintaining the current layout. The pool deck will undergo minor adjustments and will also be upgraded to Dominican coral. On the west side of the property, the pool equipment and generator will be relocated to a dedicated equipment yard, fully enclosed, with coral flagstone stepping stones integrated throughout the surrounding area.



Existing Conditions



Proposed Site Plan

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

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.

WRB:JGM:SCP