



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
Director PZ&B

SUBJECT: EXTPLAN-24-0010 292 ORANGE GROVE RD – EXTENSION OF TIME.

MEETING: OCTOBER 23, 2024 ARCOM

EXTPLAN-24-0010 292 ORANGE GROVE RD – EXTENSION OF TIME. The applicant, Kerry and Stephen Myers, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story single-family residence. (ORIGINALLY ARC-23-088 (ZON-23-086) AND APPROVED AT THE OCTOBER 25, 2023 MEETING)

Applicant: Stephen and Kerri Myers
Professional: Roger Janssen | Dailey Janssen Architects, P.A.
Dustin Mizell | Environment Design Group
Representative: Maura Ziska | Kochman & Ziska PLC

HISTORY:

The project was reviewed and deferred by ARCOM at the August 2023 meeting, with members recommending a restudy of the massing arrangements and a reorientation to front North Lake Way; a restudy of the rear wing's scale, as well as modifications to the roof slopes, fenestration and divided light proportions, and overall size and scale. At the September 2023 meeting, the project was reviewed and deferred with Commission members recommending a further reduction in mass, specifically a "slimming down" of the rear wing, along with recommendations to increase the front garage setback, increase front yard greenspace, and to redirect the truck logistics route to County Road in lieu of N Lake Way. The applicant returned to the October 2023 meeting with the removal of the previously proposed variance request for exceed the allowable CCR and was approved 6-0.



STAFF ANALYSIS:

The applicant has requested a one-year extension of time for their previously approved project, i.e. Development Order, issued on October 25, 2023. According to the applicant, the construction documents have been completed however a contractor has not been secured to proceed with the permit process. Granting this one-year extension will allow the applicant additional time to complete the necessary steps and ensure that the project can proceed smoothly once the permit is issued.

ARCOM Development Orders:

- Approval Date: October 25, 2023
- Expiration Date: October 25, 2024
- Proposed Expiration Date: October 25, 2025

CONCLUSION:

This application for a One-year extension of time may be granted by the Commission for just cause, pursuant to Sec. 18-203. Approval of the project will require one motion to be made by the Commission:

WRB:JGM: SCP