



**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  
Director PZ&B

SUBJECT: **ARC-24-0075 110 ATLANTIC AVE** *URB*

MEETING: OCTOBER 23, 2024, ARCOM

**ARC-24-0075 110 ATLANTIC AVE.** The applicant, MP Design & Architecture, Inc. on behalf of Twin Hearts Palm Beach Realty Trust, has filed an application requesting Architectural Commission review and approval for exterior architectural modifications including two new canvas awnings on front elevation

Applicant: Twin Hearts Palm Beach Realty Trust  
Architecture: MP Design & Architecture, Inc.

**HISTORY:** The existing two-story structure was built in 1982.

**THE PROJECT:**

The applicant has submitted plans, entitled "**Exterior Renovation to Existing 2-Story Residence at 110 Atlantic Avenue Palm Beach, FL 33480**" as prepared by **MP Design & Architecture, Inc.**, uploaded October 7, 2024.

The following scope of work is proposed:

- Remove stucco "icicles" at gable ends, add cast stone/metal detail at gable ends.
- Remove all window shutters.
- Modify door surround and stucco banding.
- Replace columns, piers and railings.
- Modify sills.
- Add two (2) canvas awnings on front elevation.

| Site Data                       |                                     |                 |             |
|---------------------------------|-------------------------------------|-----------------|-------------|
| Zoning District                 | R-B                                 | Future Land Use | Residential |
| Surrounding Properties / Zoning |                                     |                 |             |
| North                           | 109 Atlantic Ave   Residence / R-B  |                 |             |
| South                           | 109 Everglade Ave   Residence / R-B |                 |             |
| East                            | 230 N Ocean Blvd   Residence / R-B  |                 |             |
| West                            | 120 Atlantic Ave   Residence / R-B  |                 |             |



The refreshed look that is being proposed demonstrates cleaner lines and the addition of the two blue/gray fabric spear awnings provide a pop of color. The only areas of additional embellishment can be found in the two front facing gables and one at the rear where a cast stone medallion with metal work is being introduced and in the additional flourish added to the second floor railing design in front of the paired glass doors. All suggested modifications appear to be in compliance with the 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, and

WRB: JGM: FHM