



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 *WLB*
Director PZ&B

SUBJECT: ARC-24-0060 910 S OCEAN BLVD

MEETING: DECEMBER 20, 2024 ARCOM

ARC-24-0060 910 S OCEAN BLVD. The applicant, 910 S Ocean LLC (Portuondo Perotti Architects) has filed an application requesting Architectural Commission review and approval for modifications to an interior courtyard and balcony railings.

Applicant: 910 S Ocean LLC
Architecture: Portuondo Perotti Architects

HISTORY:

The two-story single-family residence at 910 S Ocean Blvd was approved by ARCOM in 2021 under B-17-2021. Construction is currently underway on-site, and only two minor revisions have been requested since the original approval via staff-level applications. These include the removal of the approved beach access tunnel from the scope of work and a revision for a revised muntin pattern, both of which were approved.

The project was heard at the September ARCOM hearing and received partial approval with the balance of the application to be restudied.

THE PROJECT:

The applicant has submitted plans, entitled "910 South Ocean Residence" as prepared by **Portuondo Perotti Architects**, dated December 4, 2024.

The following scope of work is proposed:

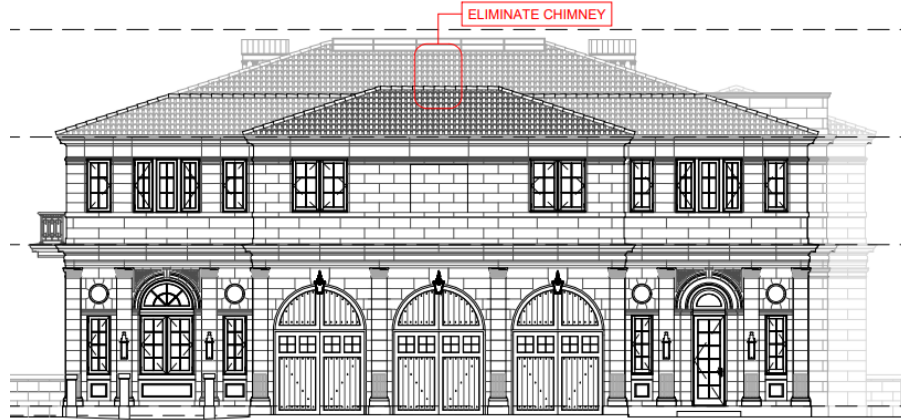
- Elimination of the courtyard chimney.
- Change in north facing façade.
- Change in balcony railing design.

Site Data			
Zoning District	R-A	Future Land Use	Singly Family
Lot Size	27,528 SF	Lot Coverage	25%
Lot Depth	150'	Lot Width	125'
Building Height	34'10"	Enclosed Square Footage	19,035 SF
Overall Landscape Open Space	50.84%	Front Yard Open Space	Existing: 45%
Surrounding Properties			
North	105 Clarendon Ave Residence / R-A		

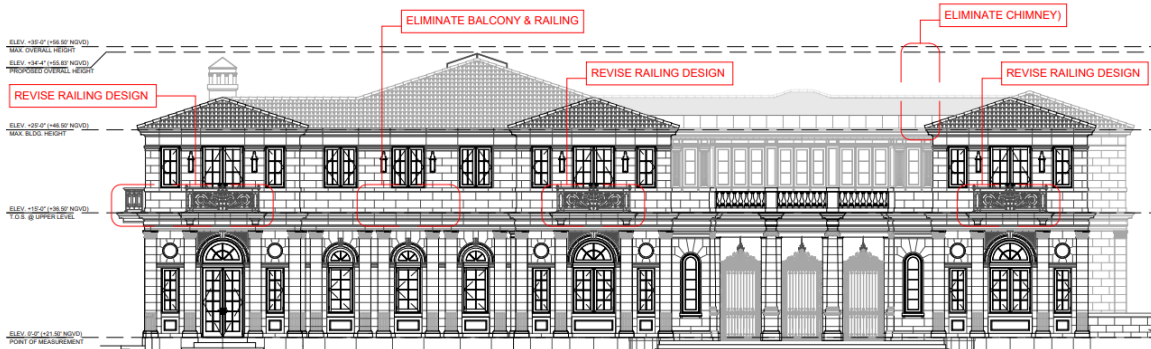
South	916 S Ocean Blvd Residence / R-A
East	910 S Ocean Beach Cabana for 910 S Ocean Blvd / B-A
West	110 Clarendon Ave Residence / R-A

STAFF ANALYSIS

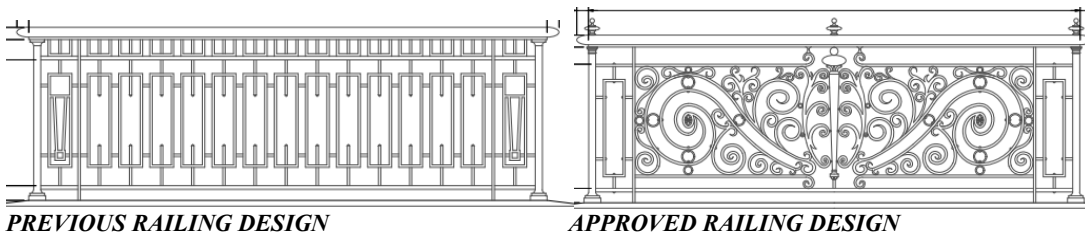
The newly constructed two-story residence at 910 S Ocean Blvd applied for minor façade revisions, which were reviewed and approved at the September 25, 2024, hearing. The approved changes include the removal of a chimney on the west elevation, which faces an interior courtyard and is not visible from the street. Additionally, the removal of selected balconies and the redesign of railings for those remaining were also approved.



ELIMINATION OF CHIMNEY



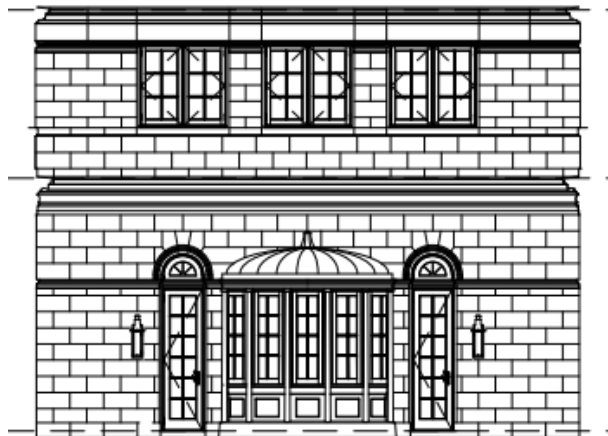
NORTH FAÇADE MODIFICATIONS



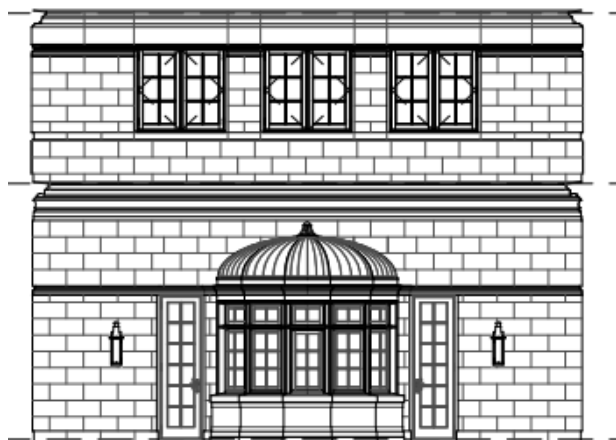
Not approved was the modifications to the interior courtyard, several windows will be omitted, and the entry doors on the north side will be redesigned. A new metal awning will also be introduced above the entry doors to complement the updated design of the property.



COURTYARD ELEVATION APPROVED BY ARCOM



PREVIOUSLY PRESENTED COURTYARD ELEVATION



CURRENTLY PROPOSED COURTYARD ELEVATION

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:SCP