




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: ARC-23-047 269 JAMAICA LANE

MEETING: JUNE 28, 2023

ARC-23-047 269 JAMAICA LANE. The applicant, Marrano Holdings 2022 LLC. (Maura Ziska), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements.

Applicant: Marrano Holdings 2022 LLC
Professional: Richard Sammons | Fairfax & Sammons
Dustin Mizell | Environment Design Group
Representative: Maura Ziska, Esq.

HISTORY

At the April 26, 2023, ARCOM meeting, a new two-story single-family residence by Fairfax & Sammons was approved with the conditions that (1) the finish floor elevation be lowered to 7' NAVD, (2) that the proposed site walls do not exceed 5' where possible, and (3) that the fountain in the west yard be omitted. The remaining landscape and hardscape portion of the application was deferred for restudy. The applicants resubmitted revised drawings on June 8, 2023.

THE PROJECT:

The applicant has submitted plans, entitled "269 Jamaica Lane Palm Beach" as prepared by **Environment Design Group**, dated June 8, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence
Approved with conditions at the April 26, 2023 ARCOM meeting.
- Sitewide landscape and hardscape improvements

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 11,311 SF Required: 10,000 SF	Crown of Road	4.8' NAVD
Lot Depth	Existing: 113' Required: 100'	Lot Width	Existing: 100' Required: 100'

Finish Floor Elevation	7' NAVD	Perimeter Land. Open Space	Required: 50% Proposed: 79.88%
Landscape Open Space	Required: 45% Proposed: 45.39%	Front Yard Landscape Open Space	Required: 40% Proposed: 57.68%
Surrounding Properties / Zoning			
North	264 Tradewind Dr. 1-Story Residence / R-B Zoning		
South	268 Jamaica Lane 2-Story Residence / R-B Zoning		
East	265 Jamaica Lane 1-Story Residence / R-B Zoning		
West	277 Jamaica Lane 1-Story Residence / R-B Zoning		

STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A review of the project indicates that the application, as proposed, is consistent with the R-B zoning provisions provided within the Town zoning code.

The request for the construction of a new two-story single-family residence by Fairfax & Sammons was approved at the April ARCOM meeting with the conditions that (1) the finish floor elevation be lowered to the minimum FEMA requirement, (2) that the proposed site walls not exceed 5' where possible, and (3) that the fountain in the west yard be omitted.

The original design featured a structured and geometric paver and driveway design and a central walkway which bifurcated the driveway leading from the street to the front door. The current design an "H" shaped vehicular driveway made of random coral stone with grass joints and a central stabilized lawn without the walkway. The landscape in the front yard has been made less symmetrical and more dense with the revised design. Per the conditions of approval at the April meeting, the fountain in the west yard has been removed.

Conclusion

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM:JRH