



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 *WB*
Director PZ&B

SUBJECT: ARC-23-090 (ZON-23-068) 206 CARIBBEAN RD (COMBO)

MEETING: AUGUST 23, 2023 ARCOM
SEPTEMBER 13, 2023 TC

ARC-23-090 (ZON-23-068) 206 CARIBBEAN RD (COMBO). The applicant, Walter Wick, has filed an application requesting Architectural Commission review and approval for construction of a new two-story residence with landscape, hardscape and pool on a nonconforming parcel. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-068 (ARC-23-090) 206 CARIBBEAN RD (COMBO)—SITE PLAN REVIEW. The applicant, Walter Wick, has filed an application requesting Town Council review and approval for Site Plan Review to allow development of a new single-family residence on a platted nonconforming parcel deficient in lot width and lot area required in the R-B Zoning District. The Architectural Commission shall perform the design review component of the application.

Applicant: Walter Wick
Professional: Dailey Janssen Architect

HISTORY:

The demolition of the prior one-story residence was approved at the OCTOBER 27, 2021 ARCOM meeting, pursuant to ARC-21-066. An application, ARC-23-012 (ZON-23-027) 206 CARIBBEAN RD (COMBO), was scheduled for review and approval at the March 29, 2023 ARCOM meeting, for the construction of new two-story single-family dwelling with pool, hardscape and landscape, requiring site plan review for development of an existing nonconforming lot was withdrawn by the applicant.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed new construction at: 206 Caribbean Road" as prepared by **Dailey Janssen Architects**, dated July 11, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence.
- New landscape, hardscape, and pool.

The following Special Exception, Site Plan Review and/or Variances are required to complete the project:

- **SITE PLAN REVIEW: Sec. 134-893(c):** Site Plan Review to permit the construction of a new single-family dwelling on an existing nonconforming lot in the R-B zoning district with a lot width of 75' in lieu of the 100' required, and a lot area of 9,750 SF in lieu of the 10,000 SF required.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	9,750 SF	Crown of Road (COR)	2.47' NAVD
Total Enclosed SF	3,987 SF	FEMA Flood Zone	A-6
Building Height <i>from point of meas.</i>	Permitted: 22' Proposed: 20"	Overall Building Height <i>from point of meas.</i>	Permitted: 30' Proposed: 27'-3"
Finished Floor Elevation	7'-2" NAVD	Point of Measurement	7' NAVD
Lot Coverage	Permitted: 30% (2,925 SF) Proposed: 30% (2,925 SF)	Maximum Fill	2'-4"
Landscape Open Space (LOS)	Required: 45% (4,387.5 SF) Proposed: 45% (4,391 SF)	Front Yard Landscape Open Space	Required: 40% (750 SF) Proposed: 43% (811 SF)
Surrounding Properties / Zoning			
North	1966 one-story residence / R-B		
South	1966 one-story residence / R-B		
East	1950 two-story residence / R-B		
West	2011 two-story residence / R-B		

STAFF ANALYSIS

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

The plan features a new two-story residence with final hardscape landscape and pool. The architect describes the residence as being designed in a bungalow style. The home is one and two stories on a lot narrow in width. The front 2/3 of the structure is a single story, featuring a street facing garage on the east side of the structure, a recessed entrance and entry portico on center, and a small projecting office room on the west. As you move southward past the front entry, the single-story portion of the structure is continued on the east side of the parcel and the center and west side is opened to create a courtyard outdoor living area with trellis and swimming pool. Continuing southward past the middle of the site and home, a two-story mass is proposed on the south-east corner of the residence. The mass drops back down to a one-story primary suite on the south-west corner of the structure. Aside from the motorcourt area in the north-east corner of the lot, the site is proposed to be surrounded by a masonry site wall. Equipment areas are decentralized and located on both sides and the rear of the home. The landscape plan offers a dense buffer from neighboring properties. A fountain is proposed at the entry and an outdoor shower proposed at the rear of the property off of the primary suite. Materials for the structure and site include cement tile roof, white stucco siding, and painted windows and doors. Dominican coral and pea gravel are proposed for hardscape and a washed cypress front door is proposed.



NORTH ELEVATION - PROPOSED
SCALE: 1/4"=1'0"



WEST ELEVATION - PROPOSED
SCALE: 1/4"=1'0"



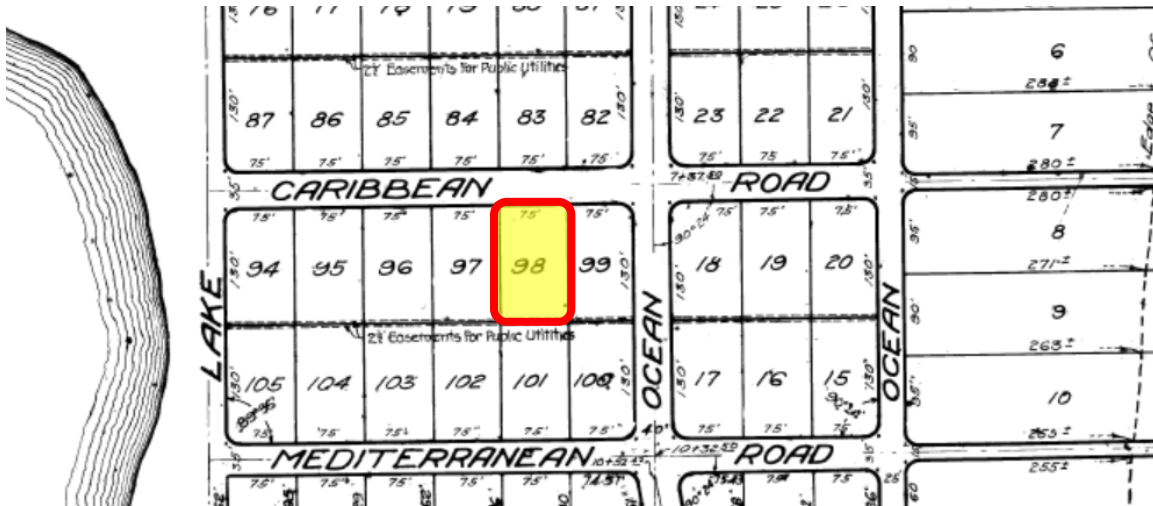
SOUTH ELEVATION - PROPOSED
SCALE: 1/4"=1'0"



EAST ELEVATION - PROPOSED
SCALE: 1/4"=1'0"

SITE PLAN REVIEW

Site Plan Review is required due to the nonconforming lot width. The parcel is deficient in minimum width (75') for the R-B Zoning district (100'), thus requires Site Plan Review and approval by Town Council. The subject property contains its original geometric configuration and dimensions as it was originally platted in 1928 as Lot 98 within the plat of Boca Ratone Company's Inlet Subdivision.



Staff has no objections to the granting of the Site Plan Review, as the approval would allow the development of site with a new residence on a parcel that is consistent in size with those others on the street in the immediate vicinity and contains the original lot and block configuration as the historical plat.

CONCLUSION:

This application is presented to the Commission to consider whether all criteria in Sec. 18-205 have been met. Approval of the project will require one motion to be made by the Architectural Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

Approval of the project will require one motion to be made by the Town Council: (1) for the overall Site Plan Review, as said applications meet the criteria set forth in section 134-329 of the Town Code and finding that approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made concerning items (1) through (11) of section 134-329.

WRB:JGM:BMF