



**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-23-093 (ZON-23-071) 220 ARABIAN RD (COMBO)

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

**ARC-23-093 (ZON-23-071) 220 ARABIAN RD (COMBO).** The applicant, 206 CARIBBEAN LLC (Robert Frisbie), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family 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-23-071 (ARC-23-093) 220 ARABIAN RD (COMBO)—SPECIAL EXCEPTION.** The applicant, 206 CARIBBEAN LLC (Robert Frisbie), has filed an application requesting Town Council approval for a Special Exception for the construction of new two-story single-family residence on an existing nonconforming parcel which is deficient in lot width required in the R-B Zoning District. The Architectural Commission shall perform the design review component of the application.

Applicant: 206 CARIBBEAN LLC (Robert Frisbie)  
Professional: Dailey Janssen Architect

**HISTORY:**

A prior application for the construction of a new two-story residence exceeding 10,000 SF was denied (4-3) at the MAY 25, 2022 ARCOM meeting, pursuant to ARC-22-074 (ZON-22-063). The demolition of the structure did not require ARCOM review.

**THE PROJECT:**

The applicant has submitted plans, entitled "Proposed new construction at: 220 Arabian 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:

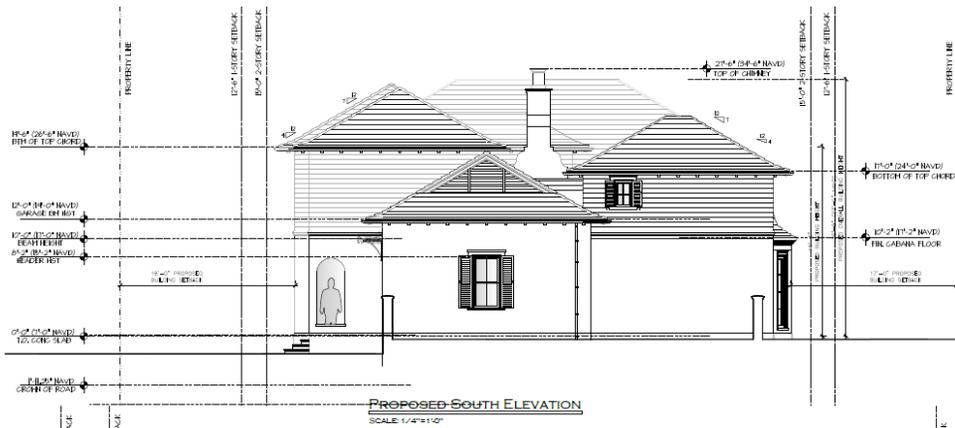
- **SPECIAL EXCEPTION: Sec. 134-893(c):** Special exception with site plan review for development of a nonconforming parcel in the R-B Zoning District which is 86' in width in lieu of the 100' required.

<b>Site Data</b>			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	11,180 SF	<b>Crown of Road (COR)</b>	1.94' NAVD
<b>Total Enclosed SF</b>	4,997 SF	<b>FEMA Flood Zone</b>	AE 6'
<b>Building Height from point of meas.</b>	Permitted: 22' Proposed: 19'-6"	<b>Overall Building Height from point of meas.</b>	Permitted: 30' Proposed: 26'-5"
<b>Finished Floor Elevation</b>	7'-2" NAVD	<b>Point of Measurement</b>	7' NAVD
<b>Lot Coverage</b>	Permitted: 30% (3,354 SF) Proposed: 26% (2,959 SF)	<b>Maximum Fill</b>	2'-7"
<b>Landscape Open Space (LOS)</b>	Required: 45% (5,031 SF) Proposed: 46% (5,327 SF)	<b>Front Yard Landscape Open Space</b>	Required: 40% (860 SF) Proposed: 49% (1,048 SF)
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	2019 two-story residence / R-B		
<b>South</b>	1942 two-story residence / R-B		
<b>East</b>	1950 one-story residence / R-B		
<b>West</b>	1949 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 swimming pool. The architect describes the residence as being designed in an Island Colonial style. The home is primarily a two-story C shaped massing, offering courtyard outdoor living space with swimming pool, loggia and open space centered and east on the parcel. A two-story cabana is proposed in the rear at the south-east corner of the parcel and is attached to the main structure. The side loaded garage at the west rear of the property is a single-story mass, offering the connection between main house and two-story cabana. The front façade of the structure is symmetrical with entry centered. A circular driveway is proposed, with the driveway leading down the west side of the property to the garage in the rear. The garage access drive along the side of the home is partitioned from the entry motor court by a vehicular gate just beyond the required front yard setback. The property beyond the front setback area is proposed to be surrounded by a masonry wall. The equipment area for A/C, pool equipment, and generator is proposed along the rear of the home, outside of the required first story rear yard setback area. The landscape plan along the property lines is dense and tropical, offering many palms. The circular drive in the front setback area is also screened from the street by landscaping, as required by zoning code. Materials for the structure include cedar shake roof, painted stucco siding and painted shutters. Dominican coral and limestone are proposed hardscape materials. Washed cypress is proposed for the front door.



**SPECIAL EXCEPTION**

Special Exception review is required due to the nonconforming lot width. The portions of platted lots is deficient in minimum width (86') for the R-B Zoning district (100'), thus requires Special Exception Review and approval by Town Council. The subject property contains its portions of lots from the original geometric configuration and dimensions platted in 1928 as Lot 77 and Lot 78 within the plat of Boca Ratone Company's Inlet Subdivision; the portions of platted lots versus the outright lot of the original plat distinguishes the seemingly arbitrary distinction from the Site Plan review vs the Special Exception threshold in the Town Code for these nonconforming parcels in the R-B zoning district. Recent discussions at Town Council may lead to a zoning text amendment allowing this and other site plan review parcels of nonconforming geometries to avoid Town Council review in the near future.



Since the original plat, the property was developed on a parcel created by the eastern 57' of Lot 77 and the western 29' of Lot 78, for a total lot frontage of 86'. 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 consistent in size with those others on the street in the immediate vicinity.

**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 design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM:BMF