

PROPOSED NEW RESIDENCE FOR:

# 300 COLONIAL LANE

PALM BEACH, FL 33480

TOWN OF PALM BEACH, FLORIDA

**RECEIVED**

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PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.  
400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC #: AA26003685  
tel (561)-331-2048 WWW.PROARCHITECT.COM

ARC: 23-052 ZON: 23092

## "FINAL SUBMITTAL"

SECOND SUBMITTAL DATE: 11-09-2023  
ARCOM DATE OF HEARING: 12-15-2023  
TOWN COUNCIL DATE OF HEARING: T.B.D.

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### SCOPE OF WORK

PROPOSED CONSTRUCTION OF:  
TWO-STORY SINGLE FAMILY RESIDENCE

HARDSCAPE  
LANDSCAPE  
POOL

VARIANCE RELIEF:

a. Variance 1: Sec. 134.891 (b)(3) A variance to permit a south rear-yard setback of 8.75 ft. in lieu of the 10 ft minimum rear-yard setback required for a detached unenclosed accessory slat house structure.

b. Variance 2: Section 134-1576 (a): A variance to permit a west street side-yard setback of 8' 2" ft. in lieu of the 25 ft. setback required, for construction of a detached unenclosed accessory slat house structure.

c. Variance 3: Section 134-893 (6) A variance request to allow 128-degree angle of vision in lieu of the 100-degree angle of vision required, related to the construction of an accessory slat house structure.

d. Variance 4: Section 134-893 (b)(11)a: A variance request to permit a lot coverage of 32% in lieu of the 30% maximum permitted, for the construction of a new-single family residence with a detached accessory slat house structure.

e. Variance 5: Sec. 134-893(b)(7)a: A variance request to permit a one-story east side-yard setback of 10 ft. in lieu of the 12.5 ft minimum one-story side yard setback required.

f. Variance 6: Sec. 134-893(b)(7)b: A variance request to permit a two-story east side-yard setback of 13'-6" in lieu of the 15 ft minimum two-story setback required.

g. Variance 7: Sec. 134-1728: Mechanical Equipment: Variance request to allow three pieces of equipment in the East side-yard setback where two pieces of air conditioning equipment is the maximum permitted.

PROPOSED RESIDENCE FOR:  
**CONNAUGHTON RESIDENCE**  
300 COLONIAL LANE  
PALM BEACH, FL 33480

Project #: 23-003  
Drawn by: AR,PRO  
Date(s):  
26 JUNE, 2023 - ARCOM PRE-APP  
07 SEPT, 2023 - ARCOM FIRST  
SUBMITTAL  
23 OCT, 2023 - ARCOM SECOND  
SUBMITTAL  
09 NOV, 2023 - ARCOM FINAL  
SUBMITTAL

SEAL

PATRICK RYAN O'CONNELL  
PROFESSIONAL CERTIFICATION:  
"I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #AR89461, exp. date 28 February 2025."

ARCHITECT: PATRICK RYAN O'CONNELL ARCHITECT 400 ROYAL PALM WAY, SUITE 206 PALM BEACH, FL 33480	LANDSCAPE ARCHITECT: ENVIRONMENTAL DESIGN GROUP 139 NORTH COUNTY RD. PALM BEACH, FL. 33480 561-832-4600	CIVIL ENGINEER: GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL 33401 561-312-2041	SURVEYOR: COMPASS SURVEYING. 6250 N. MILITARY TRAIL, SUITE 102. WEST PALM BEACH, FL 33407 561-640-4800	ELIZABETH CONNAUGHTON ARCHITECT OF RECORD: PATRICK RYAN O'CONNELL
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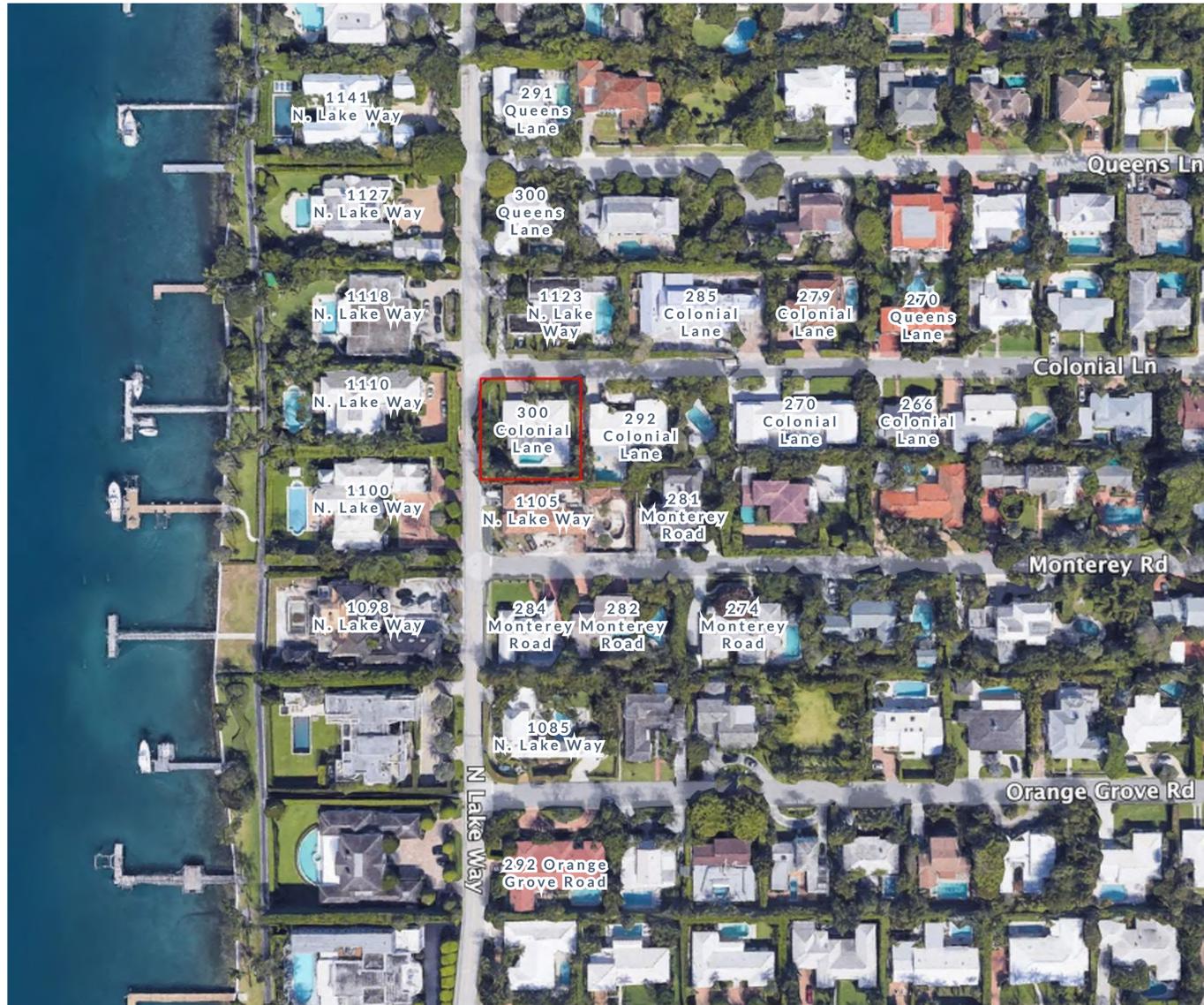
Project #: 23-003  
Drawn by: AR  
Date(s):  
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10 AUGUST, 2023 - ARCOM FIRST  
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A1.1

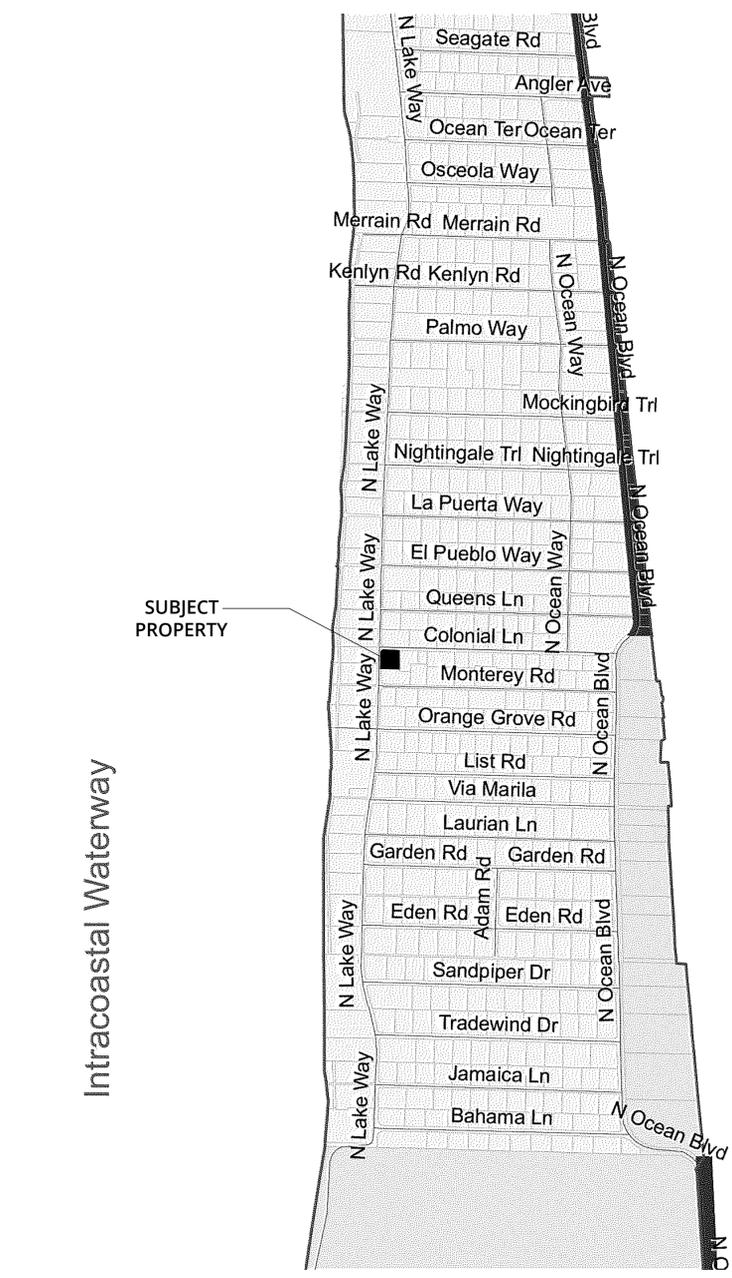
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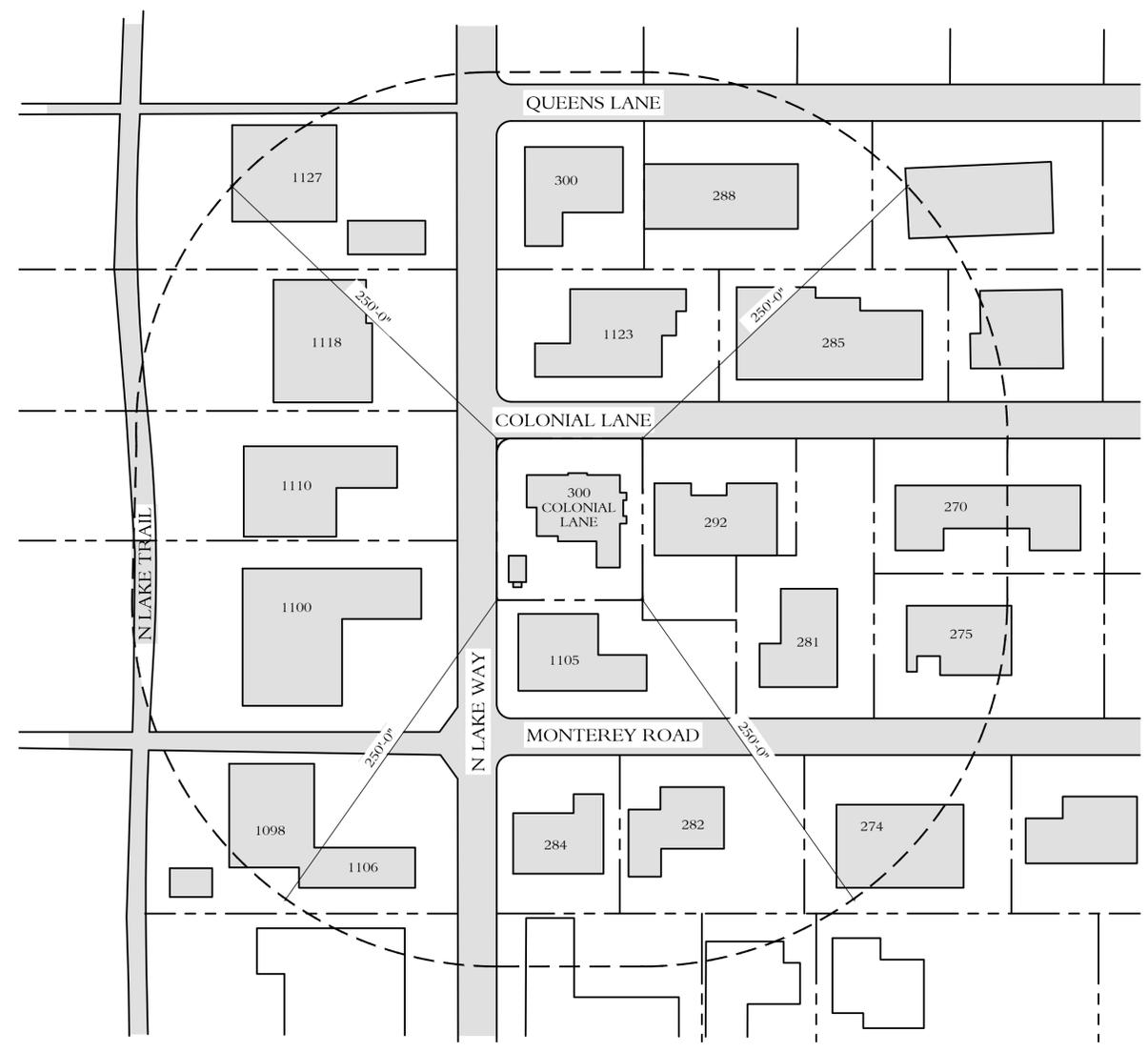
1 SITE LOCATION AERIAL  
N.T.S.

2 VICINITY MAP  
N.T.S.





1 LOCATION MAP  
N.T.S.



2 SITE VICINITY PLAN  
N.T.S.



ELIZABETH CONNAUGHTON  
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**PATRICK RYAN O'CONNELL**  
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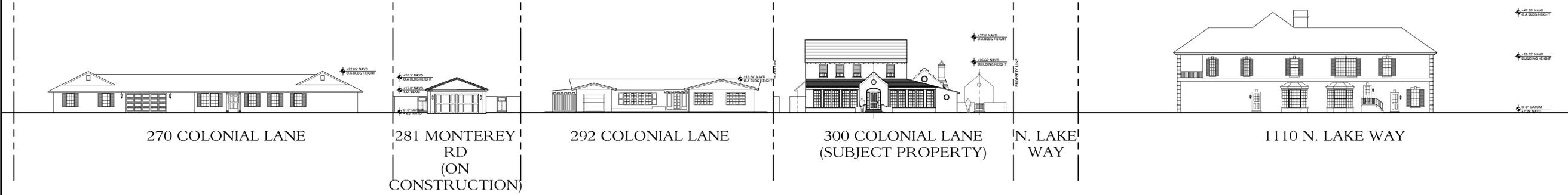
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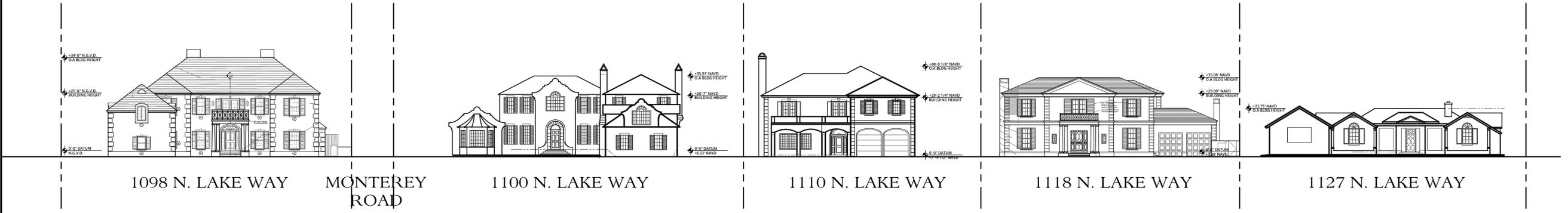
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**1** COLONIAL LANE LOOKING NORTH  
N.T.S.



**2** NORTH LAKE WAY LOOKING WEST  
N.T.S.



**3** NORTH LAKE WAY LOOKING EAST  
N.T.S.

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Photo 1



Photo 2



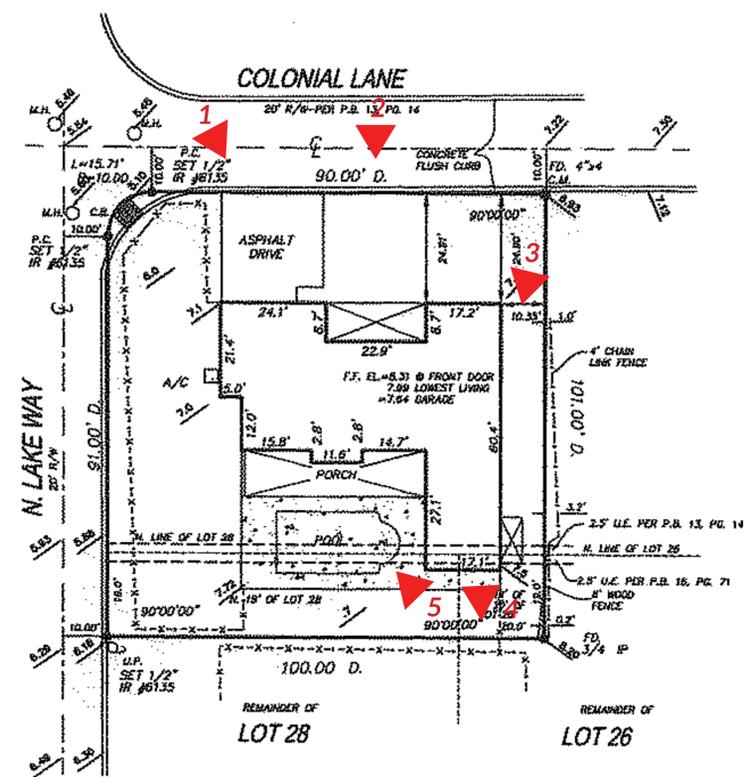
Photo 3



Photo 4



Photo 5



Key Plan

EXISTING CONDITIONS  
N.T.S.



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Photo 6



Photo 7



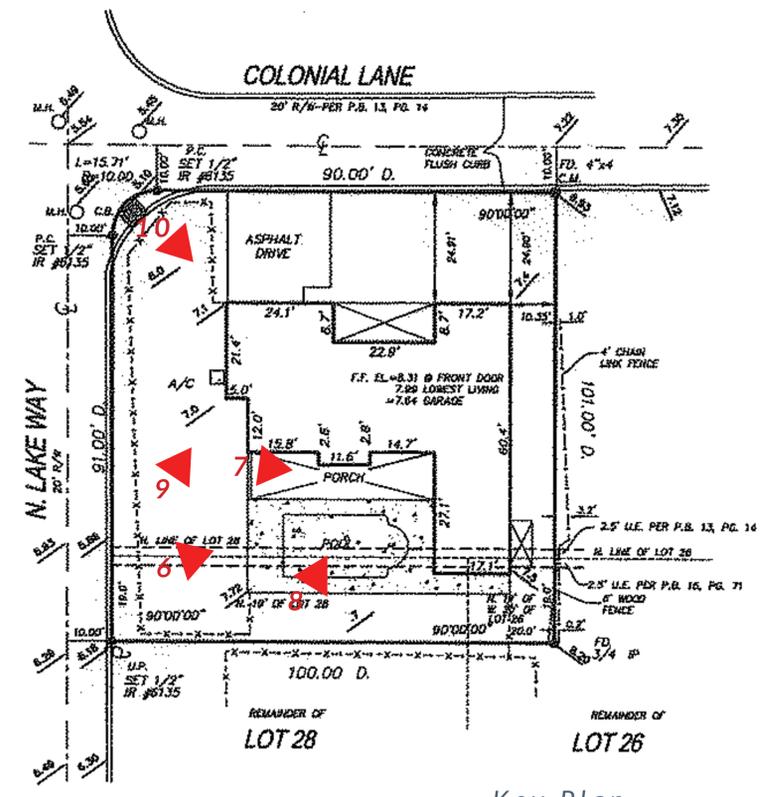
Photo 8



Photo 9



Photo 10



Key Plan

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1123 N Lake Way



300 Queens Lane



1105 N Lake Way



284 Monterey Road



1085 N Lake Way

 **NEIGHBORHOOD CONTEXT**  
N.T.S.



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1141 N. Lake Way



1127 N. Lake Way



1118 N. Lake Way



1110 N. Lake Way



1100 N. Lake Way



1098 N. Lake Way





260 Colonial Lane



255 Colonial Lane



248 Colonial Lane



249 Colonial Lane



245 Colonial Lane



242 Colonial Lane



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223 Colonial Lane



232 Colonial Lane



215 Colonial Lane



230 Colonial Lane



205 Colonial Lane



224 Colonial Lane



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216 Colonial Lane



1102 N Ocean Blvd

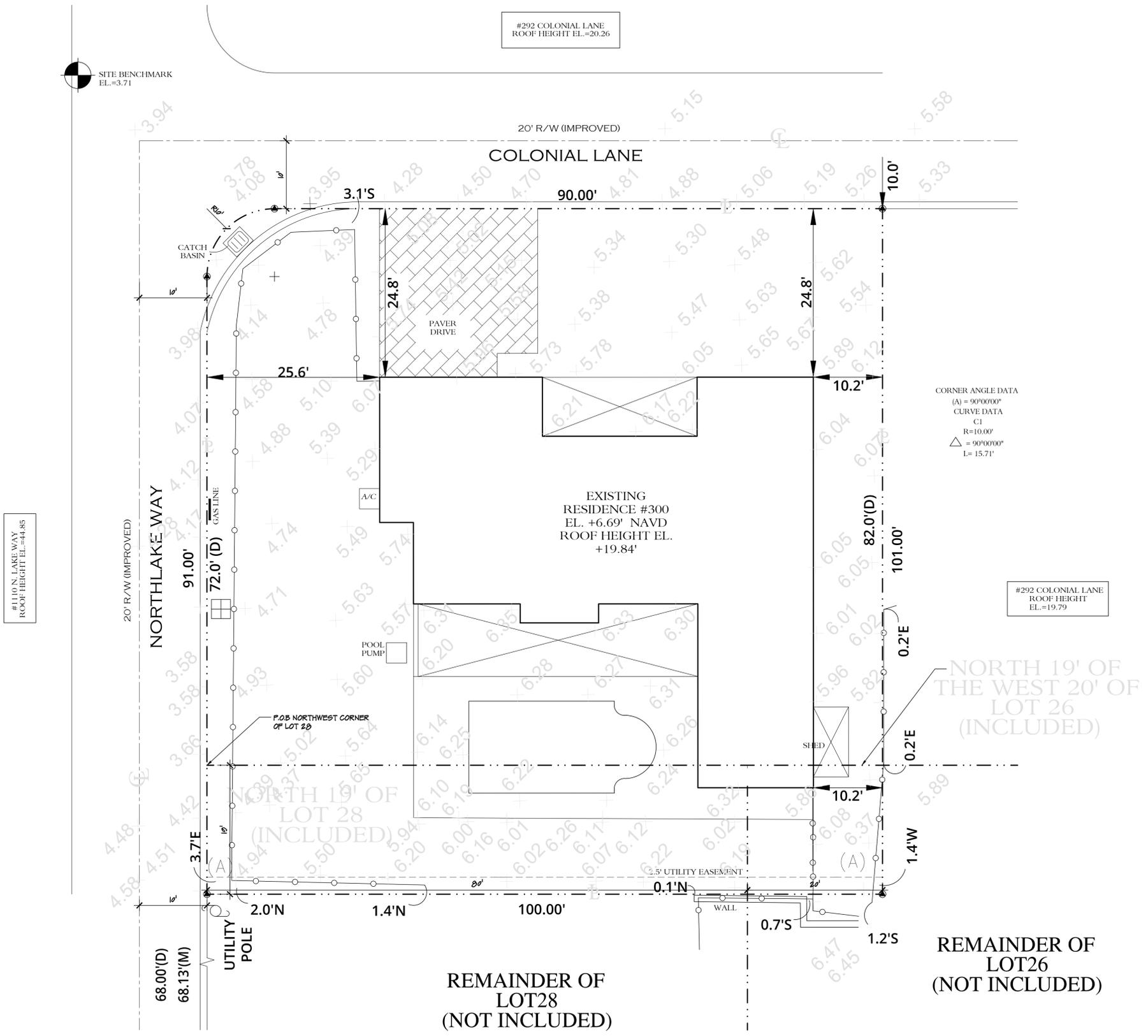


1090 N Ocean Blvd

Project #: 23-003
Drawn by: AR,PRO
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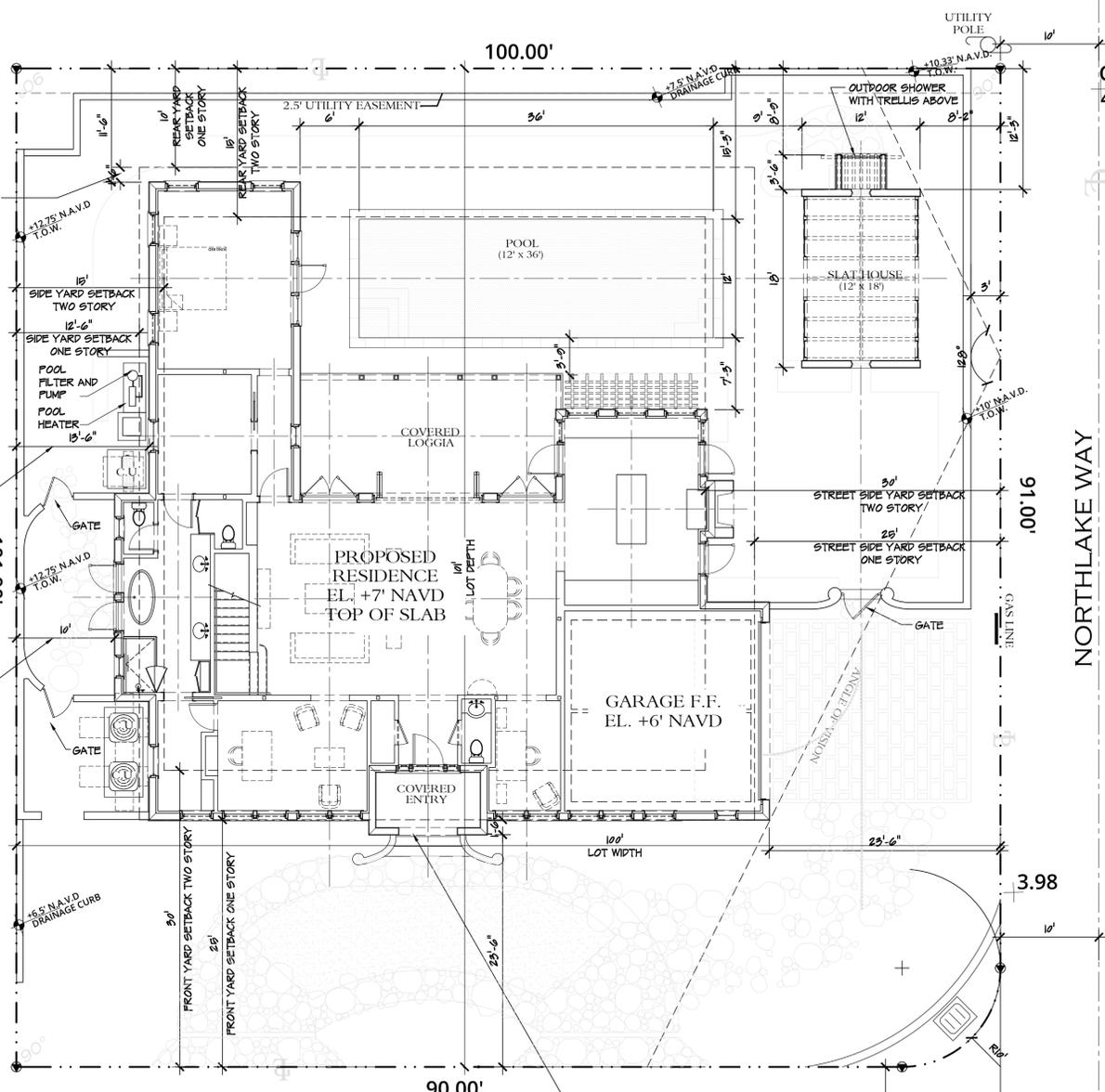
**ELIZABETH CONNAUGHTON ARCHITECT OF RECORD:  
 PATRICK RYAN O'CONNELL**  
 ARCOM #: 23-052 ZON #: 23092

REMAINDER OF LOT 26 (NOT INCLUDED)

REMAINDER OF LOT 28 (NOT INCLUDED)

NORTH 19' OF THE WEST 20' OF LOT 26 (INCLUDED)

NORTH 19' OF LOT 28 (INCLUDED)



LOT INFORMATION	
PROPERTY ADDRESS:	300 COLONIAL LANE PALM BEACH, 33480
ZONING DATA:	R-B ZONING DISTRICT
FLOOD ZONE:	THIS PROPERTY IS LOCATED IN FLOOD ZONE A6 (EL. 6), ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) NO. 12099C0889F, DATED 10-06-2017.
SURVEY INFO:	ALL SURVEY INFORMATION BASED ON SURVEY BY: COMPASS SURVEYING 6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FLORIDA 33407 (951)-640-4200 KENNETH OSBORNE FLORIDA CERTIFICATE #6415
DATE OF FIELD SURVEY:	06/06/2023
LEGAL DESCRIPTION:	A PARCEL OF LAND BEGINNING AT THE NORTHWEST CORNER OF LOT 28, GREGORY ADDITION, AS RECORDED IN PLAT BOOK 16, PAGE 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF LOTS 28 AND 26, GREGORY ADDITION, A DISTANCE OF 100 FEET; THENCE AT RIGHT ANGLE IN A NORTHERLY DIRECTION, A DISTANCE OF 82 FEET; THENCE IN A WESTERLY AND SOUTHERLY DIRECTION TO THE EAST SIDE OF LAKE WAY; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SIDE OF LAKE WAY, A DISTANCE OF 72 FEET TO THE POINT OF BEGINNING ALSO THE NORTH 10 FEET OF LOT 28 AND THE NORTH 19 FEET OF THE WEST 20 FEET OF LOT 26 OF SAID GREGORY ADDITION.

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	10,078 S.F.
LOT COVERAGE:	
ALLOWABLE: 2-STORY	(30%) 3,023 S.F.
PROPOSED: 2-STORY MAIN HOUSE (3,033 S.F.) (30.4%)	3,073 S.F.
+ KITCHEN PERGOLA (40 S.F.)	
2-STORY WITH SLAT HOUSE & TRELLIS	(32.8%) 3,300 S.F.
SQUARE FOOTAGE BREAKDOWN:	
AIR CONDITIONED SPACE	
1ST FLOOR (INCLUDES GARAGE)	2,629 S.F.
2ND FLOOR	1,076 S.F.
<b>TOTAL A/C</b>	<b>3,705 S.F.</b>
COVERED NON-AIR CONDITIONED SPACE	
1ST FLOOR (FRONT ENTRY + LOGGIA)	408 S.F.
2ND FLOOR	0 S.F.
<b>TOTAL NON-A/C</b>	<b>408 S.F.</b>
ADDITIONAL AREAS	
KITCHEN PERGOLA	40 S.F.
SECOND FLOOR TERRACE	320 S.F.
SLAT HOUSE	216 S.F.
SLAT HOUSE TRELLIS	20 S.F.

COLONIAL LANE 20' R/W (IMPROVED)

**1** PROPOSED SITE PLAN SCALE: 1/8"=1'-0"



Town of Palm Beach Planning Zoning and Building			
<b>Zoning Legend</b>			
1	Property Address:	300 COLONIAL LANE PALM BEACH, 33480	
2	Zoning District:	R-B	
3	Lot Area (sq. ft.):	10,078 S.F.	
4	Lot Width (W) & Depth (D) (ft.):	W 100'-0" D 101'-0"	
5	Structure Type:	Single Family Residence	
6	FEMA Flood Zone Designation:	X/AE	
7	Zero Datum for point of meas. (NAVD)	7' NAVD	
8	Crown of Road (COR) (NAVD)	5.58' NAVD @ COLONIAL LN 4.58' NAVD @ N LAKE WAY	
9		REQ'D / PERMITTED	EXISTING / PROPOSED
10	Lot Coverage (Sq Ft and %)	3,023 S.F. 30%	N/A / 3,309 S.F. 32.8%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Acc., Structure, etc.)	N/A	N/A / 3,701 S.F.
12	*Front Yard Setback (Ft.)	1-25'-2-30'	N/A / 1-23'-6" 2-37'-0"
13	*Side Yard Setback (1st Story) (Ft.)	E-12'-6" W-25'-0"	N/A / E-10'-0" W-8'-2"
14	*Side Yard Setback (2nd Story) (Ft.)	E-15'-0" W-30'-0"	N/A / E-13'-6" W-44'-6"
15	*Rear Yard Setback (Ft.)	1-10'-2-15'	N/A / 1-11'-6" 2-30'-4"
16	Angle of Vision (Deg.)	100°	N/A / 128°
17	Building Height (Ft.)	1-14' 2-22'	N/A / 1-12'-1" 2-20'-1"
18	Overall Building Height (Ft.)	30'	N/A / 29'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.0	N/A / 4.0
20	** Max. Fill Added to Site (Ft.)	1.01	N/A / 0.75
21	Finished Floor Elev. (FFE)(NAVD)	7' NAVD	N/A / 7.417' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6' NAVD	N/C / N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	4,535.1 S.F. 45%	N/A / 4,545 S.F. 45.09%
24	Perimeter LOS (Sq Ft and %)	2,267.6 S.F. 50%	N/A / 2,880 S.F. 80%
25	Front Yard LOS (Sq Ft and %)	993.2 S.F. 40%	N/A / 1,256 S.F. 50%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

Town of Palm Beach Planning Zoning and Building			
<b>Landscape Legend</b>			
1	Property Address:	300 Colonial Lane	
2	Lot Area (sq. ft.):	10,078 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4,535.1 SF (45%)	4,614 SF (45.8%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,267.6 SF (50% REQ O.S.)	2,740 SF (76.1%)
7	Front Yard LOS (Sq Ft and %)	993.2 SF (40%)	1429 (57.6 %)
8	Native Trees %	30% (number of trees)	69.2% (9)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	44.9% (162)
10	Native Groundcover %	30% (groundcover area)	90.9% (1,350)

ZONING TABULATION		
ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	R-B	R-B
LOT AREA	10,000 SF	10,078 SF
LOT WIDTH	100' MIN	100'
LOT DEPTH	100' MIN	101'
DENSITY	4 DU/ACRE	
FRONT YARD SETBACK	1ST STORY 25'-0" 2ND STORY 30'-0"	1ST STORY 23'-6" 2ND STORY 37'-0"
SIDE YARD SETBACK (EAST)	1ST STORY 12'-6" 2ND STORY 15'-0"	1ST STORY 10'-0" 2ND STORY 15'-6"
FRONT SIDE YARD SETBACK (WEST)	1ST STORY 25'-0" 2ND STORY 30'-0"	SLAT HOUSE 8'-2" 2ND STORY 44'-6"
REAR YARD SETBACK	1ST STORY 10'-0" 2ND STORY 15'-0"	1ST STORY 11'-6" 2ND STORY 30'-4"
ANGLE OF VISION (PER SECTION 134-893 a.6)	N/A, CUL-DE-SAC LOT	N/A, CUL-DE-SAC LOT
MAX. BUILDING HEIGHT	1ST STORY 14'-0" 2ND STORY 22'-0"	12'-1" 20'-1"
MAX. OVERALL HEIGHT	30'-0" MAXIMUM	29'-6"
CUBIC CONTENT	4.00 CCR 40,400 CF.	4.00 CCR 40,500 CF.
LOT COVERAGE (FOOTPRINT)	TWO STORY: 30% (3,023 SF, MAX)	TWO STORY: 32.8% (3,300 SF)
LANDSCAPE OPEN SPACE	45% MINIMUM (4,535 SF)	45.8% 4,614 SF.
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	40% MINIMUM (993.2 SF)	57.6% 1,420 SF.
NATIVE PLANTING	30% MINIMUM	69.2% (9)
PERIMETER LANDSCAPE OPEN SPACE	50% MINIMUM (2,267.6 SF)	76% 2,740 SF.

ELIZABETH CONNAUGHTON ARCHITECT OF RECORD: PATRICK RYAN O'CONNELL ARCOM #: 23-052 ZON #: 23092



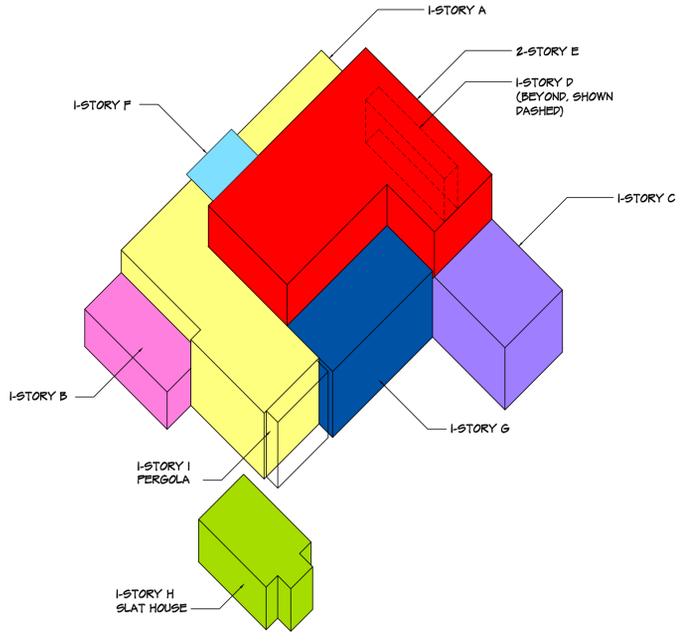
PATRICK RYAN O'CONNELL ARCHITECT, LLC. 400 ROYAL PALM WAY, SUITE 206 PALM BEACH FL 33480 FL LIC #: AA26003685 WWW.PROARCHITECT.COM tel (561)-331-2048

PROPOSED RESIDENCE FOR: CONNAUGHTON RESIDENCE 300 COLONIAL LANE PALM BEACH, FL 33480

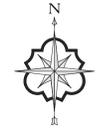
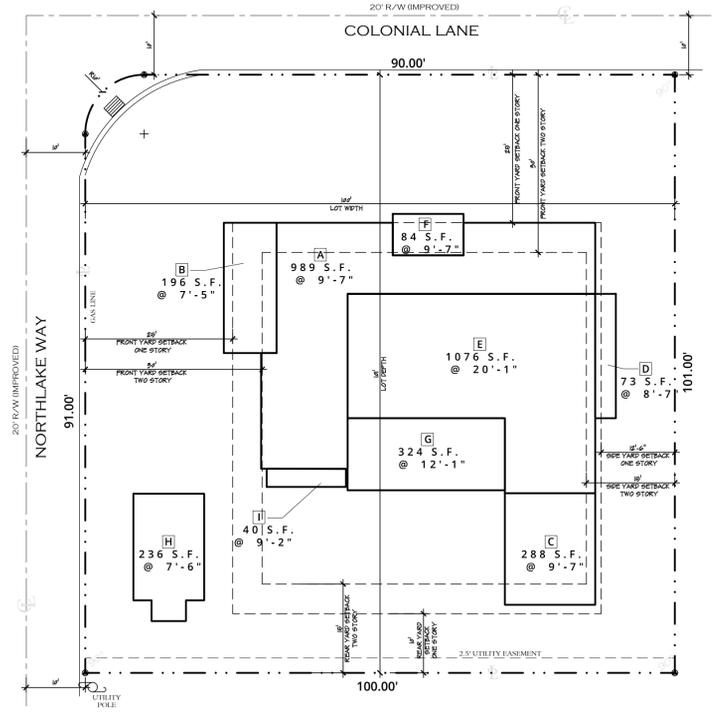
Project #: 23-003 Drawn by: AR,PRO Date(s): 26 JUNE, 2023 - ARCOM PRE-APP 07 SEPT. 2023 - ARCOM FIRST SUBMITTAL 23 OCT. 2023 - ARCOM SECOND SUBMITTAL 09 NOV. 2023 - ARCOM FINAL SUBMITTAL

SEAL PATRICK RYAN O'CONNELL PROFESSIONAL CERTIFICATION: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Florida, license #AB88441, exp. date 28 February 2025.





CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 10,078 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
1-STORY A:	989 SF	9'-7"	9,477 CF
1-STORY B:	106 SF	7'-8"	1,493 CF
1-STORY C:	288 SF	9'-7"	2,760 CF
1-STORY D:	79 SF	9'-7"	626 CF
2-STORY E:	1076 SF	20'-0"	21,600 CF
<b>TOTAL ENCLOSED:</b>			<b>36,986 CF</b>
1-STORY COVERED F:	84 SF	9'-7"	809 CF
1-STORY COVERED G:	324 SF	12'-0"	3,912 CF
1-STORY COVERED H (SLAT HOUSE):	236 SF	7'-6"	1,770 CF
KITCHEN PERGOLA I: (NOT INCLUDED IN CALC)	40 SF	9'-2"	368 CF
<b>TOTAL UNENCLOSED:</b>			<b>6,490 CF</b>
CALCULATIONS ARE TAKEN FROM PROPOSED SLAB TO THE BOTTOM OF THE TOP CHORD.			
* Building height of (applicable only in R-B districts) means the vertical distance from the top of the floor slab (excluding garage) to the bottom of the top chord of the roof framing member where it intersects the plane of the outside face of the exterior wall for pitched roofs.			
[MAX. ALLOWABLE CCR = $3.50 + [(60,000 - 10,100) \div 50,000] \times 0.0$ ]			
= 4.0 OR 40,400 CF			
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 8.0% OF C.C. OR 2,020 C.F. MAX (ALLOWED) - (PROPOSED)			
TOTAL PROPOSED UNENCLOSED COVERED = 6,490 CF			
2,020 C.F. - 6,490 C.F. = 4,470 C.F. OVER (ALLOWED) - (PROPOSED)			
35,925 C.F. + 6,490 C.F. - 2,020 = 40,395 C.F. (ENCLOSED) + (UNENCLOSED) - (UNENCLOSED CREDIT) = PROPOSED CCR			
PROPOSED CCR = 4.0 or 40,395 C.F.			
- TOTAL ENCLOSED 40,400 C.F. - 40,395 C.F. = 5 C.F. UNDER AREA OF CCR (ALLOWED) - (PROPOSED)			





**PATRICK RYAN O'CONNELL**  
ARCHITECT

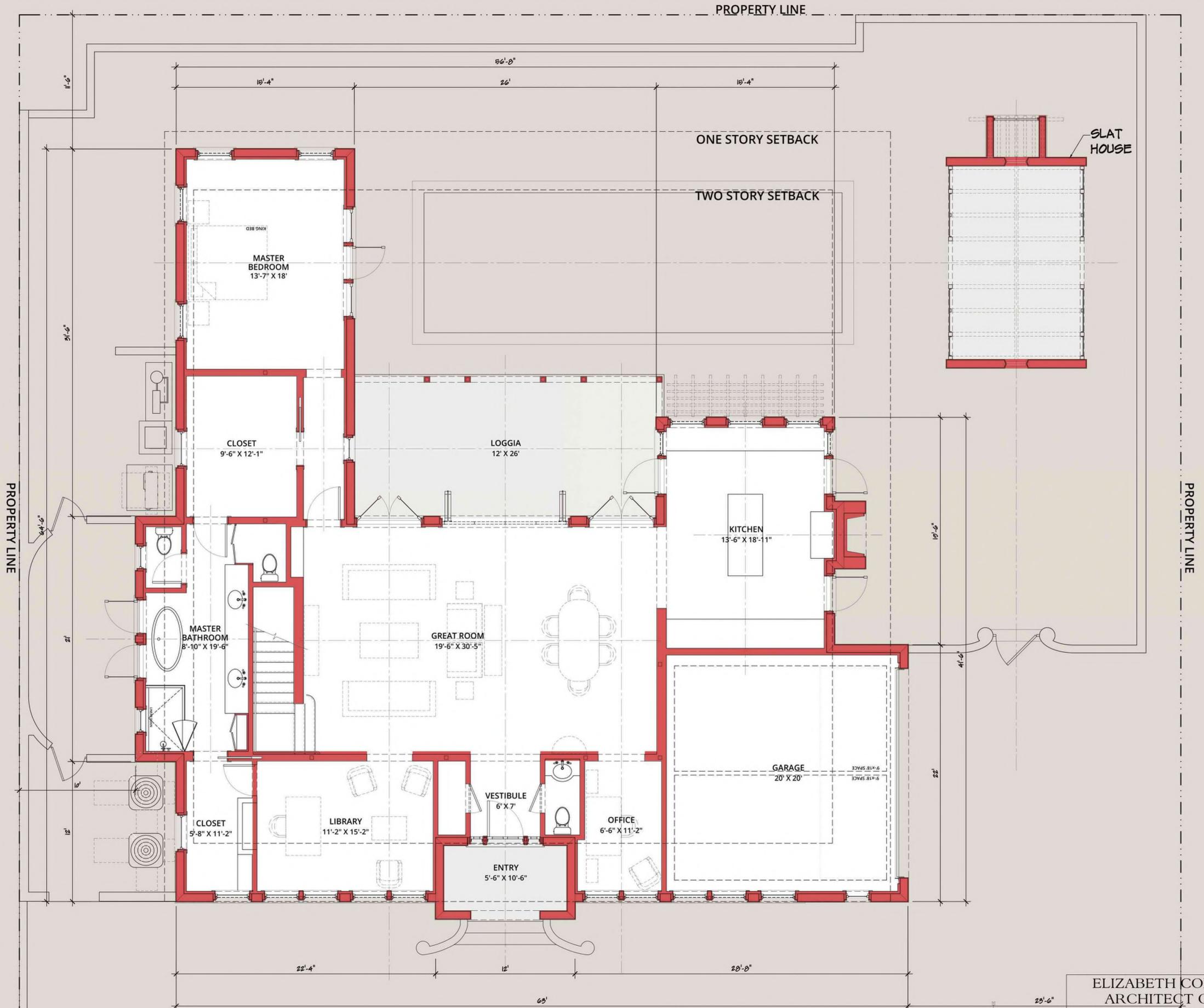
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PALM BEACH FL 33480  
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PALM BEACH, FL 33480

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Drawn by: AR,PRO  
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07 SEPT, 2023 - ARCOM FIRST  
SUBMITTAL  
23 OCT, 2023 - ARCOM SECOND  
SUBMITTAL  
09 NOV, 2023 - ARCOM FINAL  
SUBMITTAL

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**A2.1**



**1** PROPOSED FIRST FLOOR  
1/4" = 1'-0"



ELIZABETH CONNAUGHTON  
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**PATRICK RYAN O'CONNELL**  
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PROPERTY LINE

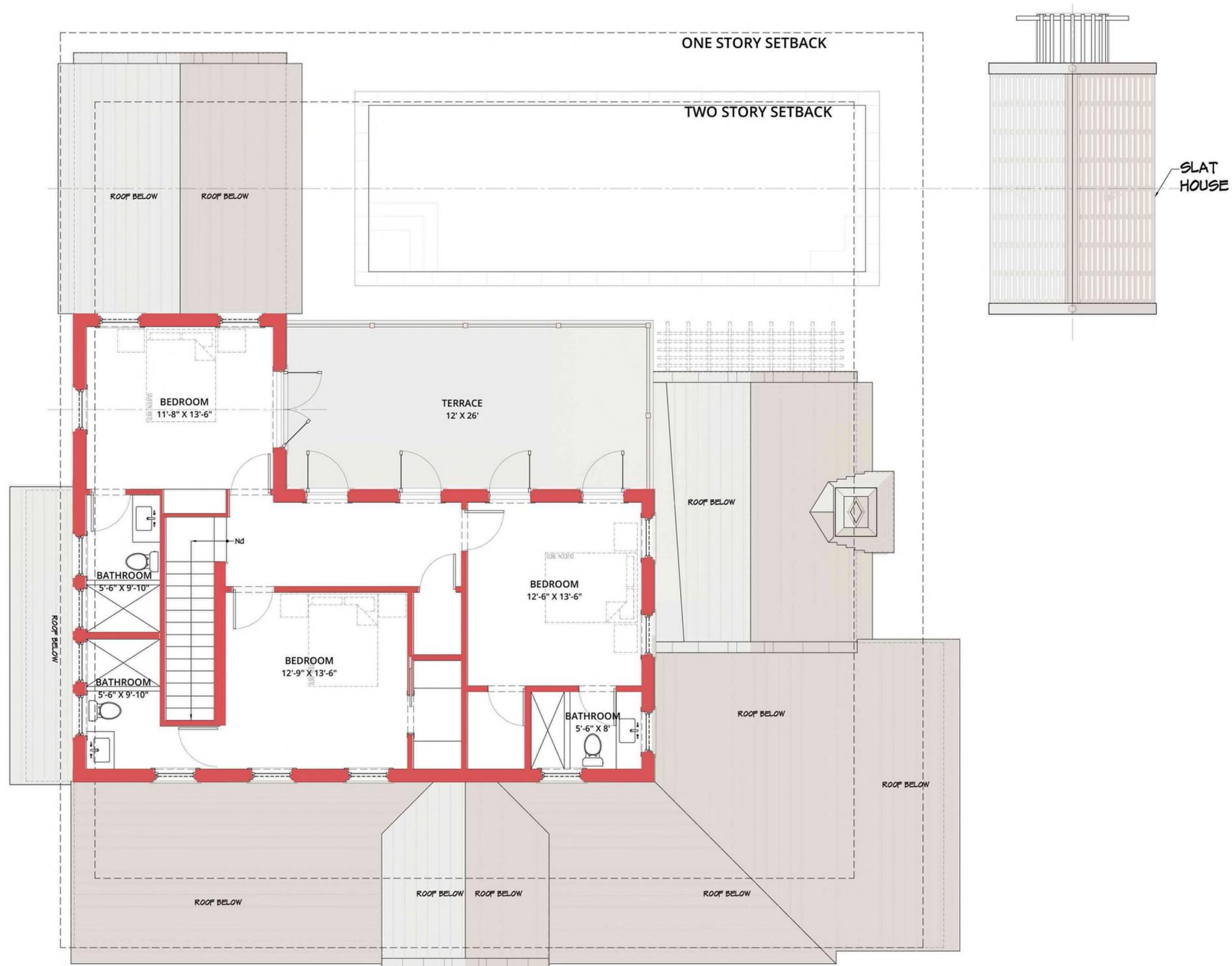
ONE STORY SETBACK

TWO STORY SETBACK

SLAT HOUSE

PROPERTY LINE

PROPERTY LINE



1

PROPOSED SECOND FLOOR  
1/4" = 1'-0"



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PATRICK RYAN O'CONNELL ARCHITECT

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A2.3

PROPERTY LINE

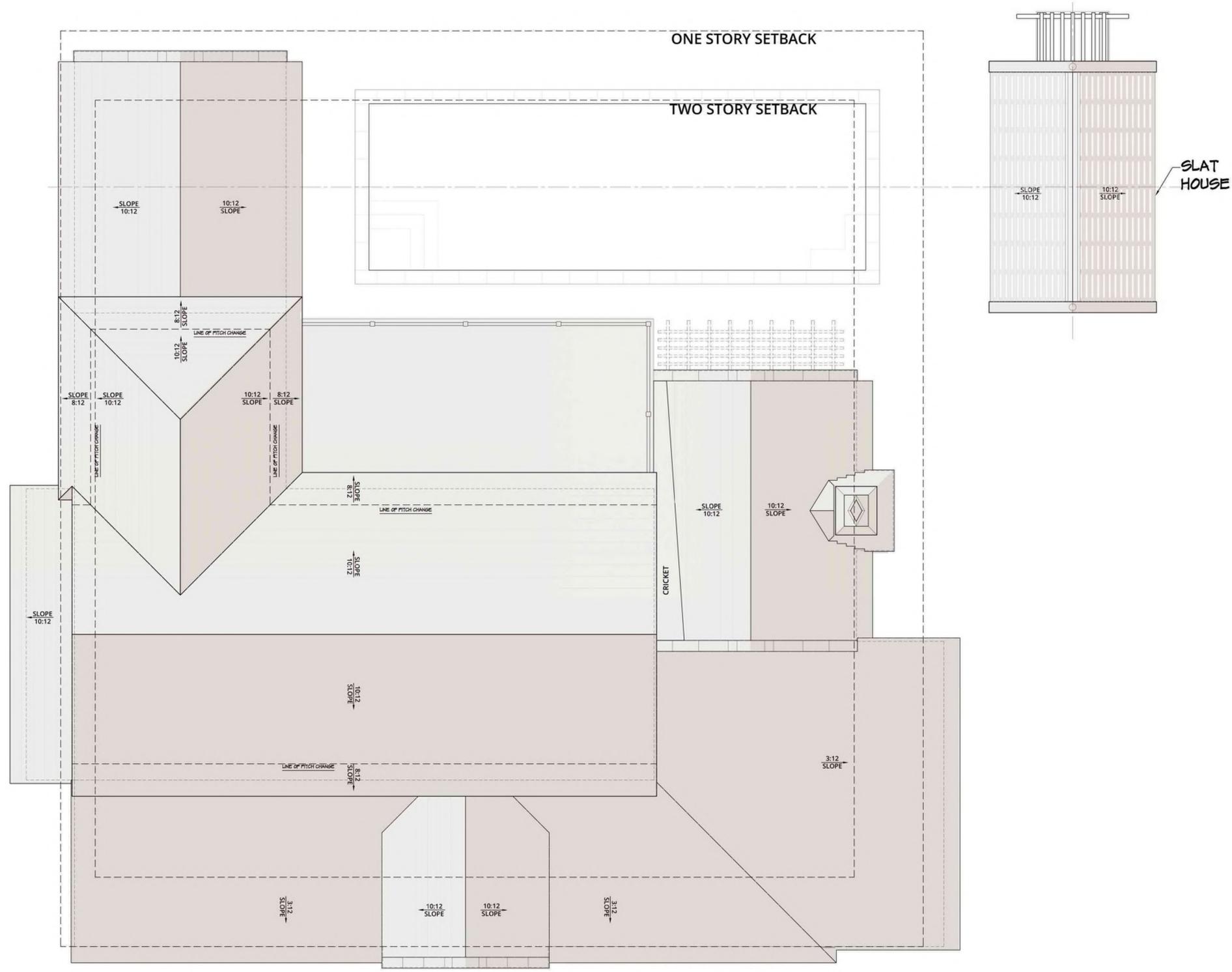
PROPERTY LINE

PROPERTY LINE

ONE STORY SETBACK

TWO STORY SETBACK

SLAT HOUSE



1

PROPOSED ROOF PLAN  
1/4" = 1'-0"



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PATRICK RYAN  
O'CONNELL  
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**CONNAUGHTON RESIDENCE**

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PALM BEACH, FL 33480

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SUBMITTAL

23 OCT. 2023 - ARCOM SECOND

SUBMITTAL



1 BERMUDA PRECEDENT IMAGES

ELIZABETH CONNAUGHTON  
ARCHITECT OF RECORD:  
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ARCOM #: 23-052 ZON #: 23092

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