



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
Director PZ&B

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

MEETING: DECEMBER 15, 2023 ARCOM
JANUARY 10, 2024 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
Architect: Dailey Janssen Architect
Landscape: Environment Design Group

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with pool, hardscape and landscape, requiring site plan review for development of an existing nonconforming lot was withdrawn by the applicant.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 current project application was heard at the August 23, 2023 ARCOM hearing. The overall design and siting was generally well received, with an indication from the commission that the substandard size of the lot was driving some of the siting. There were comments and concerns about the location of the two-story massing, originally proposed in the rear, with suggestions to relocate this massing to the front of the structure along the street. The application was deferred to the September 27, 2023 hearing by the commission.

The project was heard at the September 27, 2023 ARCOM hearing. The applicant resubmitted plans in response to commission comments. The upstairs bedrooms were shifted to the north front of the property, moving massing away from neighbors to the east, west and south. The driveway was

shifted so that the garage is not visible, with a front site wall clad in jasmine, courtyard entry with buttonwood trees proposed. The redesigned plans were met without enthusiasm from the commission, especially as it pertained to the front façade and presence of the home to the street.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed new construction at: 206 Caribbean Road" as prepared by **Dailey Janssen Architects**, dated December 04, 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	Previous (09/23): 3,269 SF Proposed: 3,629 SF	FEMA Flood Zone	AE-6
Building Height <i>from point of meas.</i>	Permitted: 22' Previous (09/23): 19'-6" Proposed 11/23: 19'3"	Overall Building Height <i>from point of meas.</i>	Permitted: 30' Previous (09/23): 26'-4" Proposed 11/23: 27'-3"
Finished Floor Elevation	7'-2" NAVD	Point of Measurement	7' NAVD
Lot Coverage	Permitted: 30% (2,925 SF) Prev. (09/23): 30% (2,924 SF) Proposed: 29.9% (2923 SF)	Maximum Fill	2'-4"
Landscape Open Space (LOS)	Required: 45% (4,387.5 SF) Prev. (09/23): 45.1% (4,401 SF) Proposed: 45% (4,391 SF)	Front Yard Landscape Open Space	Required: 40% Prev. (09/23): 43% Proposed: 43%
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 applicant has resubmitted plans to address concerns of the commission. The applicant has resubmitted plans where the two-story massing at the front of the structure has been shifted. The location of the garage and entry remain the same on the plan, however, the garage and second story above are now stepped back from the entrance of the home. A covered entry is re-introduced for the main entrance. The second-floor balconies previously proposed have been eliminated. A second story bay window is now proposed over the garage in lieu of the balcony. The footprint of the home was modified slightly to allow for the changes, but overall, the site programming remains similar. Equipment is split between two enclosed equipment yards on the east side of the house and the south rear, with one A/C unit proposed at the front west corner of the home (outside of the setbacks). Landscape adjustments have been made to accommodate the redesign.



NORTH ELEVATION - PREVIOUS
SCALE: 1/8"=1'-0"



SOUTH ELEVATION - PREVIOUS
SCALE: 1/8"=1'-0"



NORTH ELEVATION - CURRENTLY PROPOSED
SCALE: 1/8"=1'-0"



SOUTH ELEVATION - CURRENTLY PROPOSED
SCALE: 1/8"=1'-0"



WEST ELEVATION - PREVIOUS
SCALE: 1/8"=1'-0"



EAST ELEVATION - PREVIOUS
SCALE: 1/8"=1'-0"



WEST ELEVATION - CURRENTLY PROPOSED
SCALE: 1/8"=1'-0"

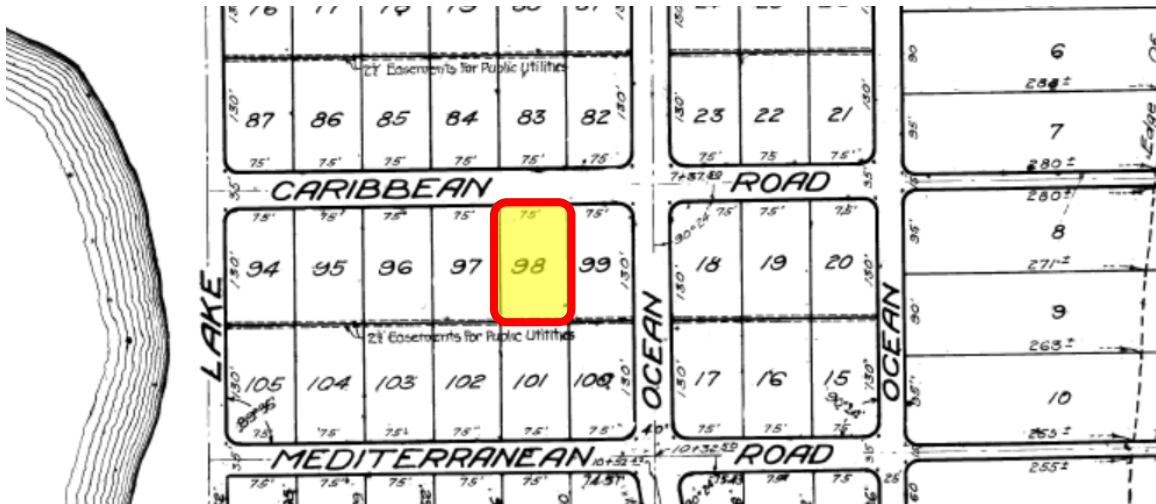


EAST ELEVATION - CURRENTLY PROPOSED
SCALE: 1/8"=1'-0"

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 Architectural 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