



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-23-092 (ZON-23-070) 217 BAHAMA LN (COMBO)

MEETING: JANUARY 24, 2024 ARCOM
FEBRUARY 14, 2024 TC

ARC-23-092 (ZON-23-070) 217 BAHAMA LN (COMBO). The applicant, James and Sarah McCann, have filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence and associated landscape and hardscape on a lot substandard in lot depth in the R-B zoning district. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-070 (ARC-23-092) 217 BAHAMA LN (COMBO)—SITE PLAN REVIEW. The applicant, James and Sarah McCann, have filed an application requesting Town Council review and approval for Site Plan Review for the construction of new two-story single-family residence on a non-conforming platted lot which is 90 feet in depth in lieu of the 100-foot minimum depth required in the R-B Zoning District. The Architectural Commission shall perform design review of the application.

Applicant: James and Sarah McCann
Professional: Dailey Janssen Architect

HISTORY:

This project was originally presented at the August 23, 2023 ARCOM meeting. The design was generally well received, with some commentary on the massing, the general fit within the neighborhood and the location of the second floor element. After discussion (7-0) the matter was deferred for one month. At the SEPTEMBER 27, 2023 ARCOM meeting, the item was presented again, but the Commissioners indicated that the “design did not go in the right direction”, and the item was deferred (7-0) to the NOVEMBER 20, 2023 meeting. The item was deferred to the DECEMBER 15, 2023 ARCOM meeting for one month at the request of the applicant, and then again to the JANUARY 24, 2024 meeting.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed new residence at: 217 Bahama Lane" as prepared by **Dailey Janssen Architects**, received, and dated by the Town as January 04, 2024.

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 which is 90 ft in width in lieu of the 100 ft required.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	10,283 SF	Crown of Road (COR)	5.85' (avg) NAVD
Total Enclosed SF	4,674 SF	FEMA Flood Zone	A-6
Building Height <i>from point of meas.</i>	Permitted: 22' Proposed: 19'-7"	Overall Building Height <i>from point of meas.</i>	Permitted: 30' Proposed: 26'-4"
Landscape Open Space (LOS)	Required: 45% (4,627 SF) Proposed: 45.8% (4,710 SF)	Front Yard Landscape Open Space	Required: 40% (1,130 SF) Proposed: 64.2% (1,813)
Surrounding Properties / Zoning			
North	1942 two-story residence / R-B 1950 one-story residence / R-B		
South	1952 one-story residence / R-B		
East	1954 one-story residence / R-B		
West	1956 one-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. As previously mentioned in the History portion of the report, this item was previously presented to the Commission twice before.

The plan features a new two-story residence on an interior parcel at the intersection of Bahama Lane. There are many single-story residences in the immediate area along Bahama Lane. The design features a two-car garage facing the r-o-w, setback over 35'-0" from the front property line, predominantly one-story in mass with a small habitable dormer floor area. A one story covered porch and entry, trellised lanai and covered loggia extends along the balance of the eastern front of the house and extends towards the east side of the residence. This east side area has been given a generous setback and features the swimming pool.



Since the prior submittal, the applicant has revised the form of the roof of the one-story front element, modified the dormers above the garage, and further reduced the second floor massing along the east side of the proposal—among other revisions.



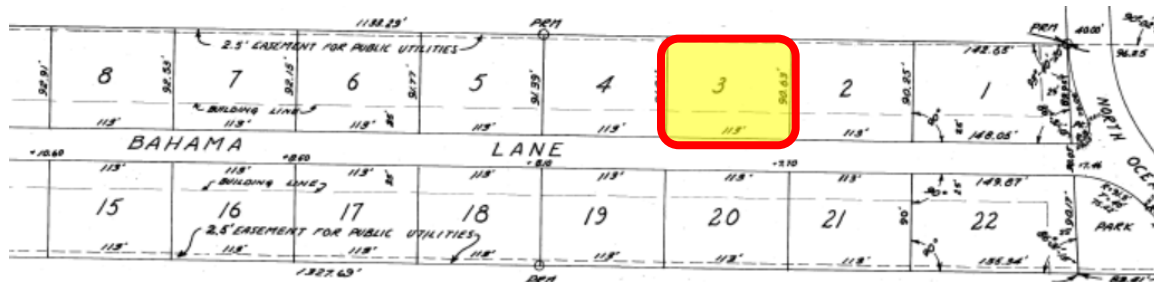
Previous proposal front elevation



Current proposal front elevation

SITE PLAN REVIEW

Site Plan Review is required due to the nonconforming lot width. The parcel is deficient in minimum width (90') 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 1951 as Lot '3' within the plat of Bahama Addition 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 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 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