



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

MEETING: JANUARY 24, 2024 ARCOM  
FEBRUARY 14, 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with pool, hardscape and landscape, requiring site plan review for development of an existing nonconforming lot was withdrawn by the applicant.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 and was deferred (7-0) 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 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 item was deferred (7-0) to the November 20, 2024 meeting.

November 20, 2024 meeting deferred for one month at the request of the applicant.

At the December 15, 2023 the item was heard and again deferred (7-0) for further refinement. At the JANUARY 24, 2024 ARCOM meeting, the item was presented and approved (7-0).

**THE PROJECT:**

The applicant has submitted plans, entitled "Proposed new construction at: 206 Caribbean Road" 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 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			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	9,750 SF	<b>Crown of Road (COR)</b>	2.47' NAVD
<b>Total Enclosed SF</b>	Previous (09/23): 3,269 SF Proposed: 3,629 SF	<b>FEMA Flood Zone</b>	AE-6
<b>Building Height from point of meas.</b>	Permitted: 22' Previous (09/23): 19'-6" Proposed 11/23: 19'3"	<b>Overall Building Height from point of meas.</b>	Permitted: 30' Previous (09/23): 26'-4" Proposed 11/23: 27'-3"
<b>Finished Floor Elevation</b>	7'-2" NAVD	<b>Point of Measurement</b>	7' NAVD
<b>Lot Coverage</b>	Permitted: 30% (2,925 SF) Prev. (09/23): 30% (2,924 SF) Proposed: 29.9% (2923 SF)	<b>Maximum Fill</b>	2'-4"
<b>Landscape Open Space (LOS)</b>	Required: 45% (4,387.5 SF) Prev. (09/23): 45.1% (4,401 SF) Proposed: 45% (4,391 SF)	<b>Front Yard Landscape Open Space</b>	Required: 40% Prev. (09/23): 43% Proposed: 43%
Surrounding Properties / Zoning			
<b>North</b>	1966 one-story residence / R-B		
<b>South</b>	1966 one-story residence / R-B		
<b>East</b>	1950 two-story residence / R-B		
<b>West</b>	2011 two-story residence / R-B		

### **STAFF ANALYSIS**

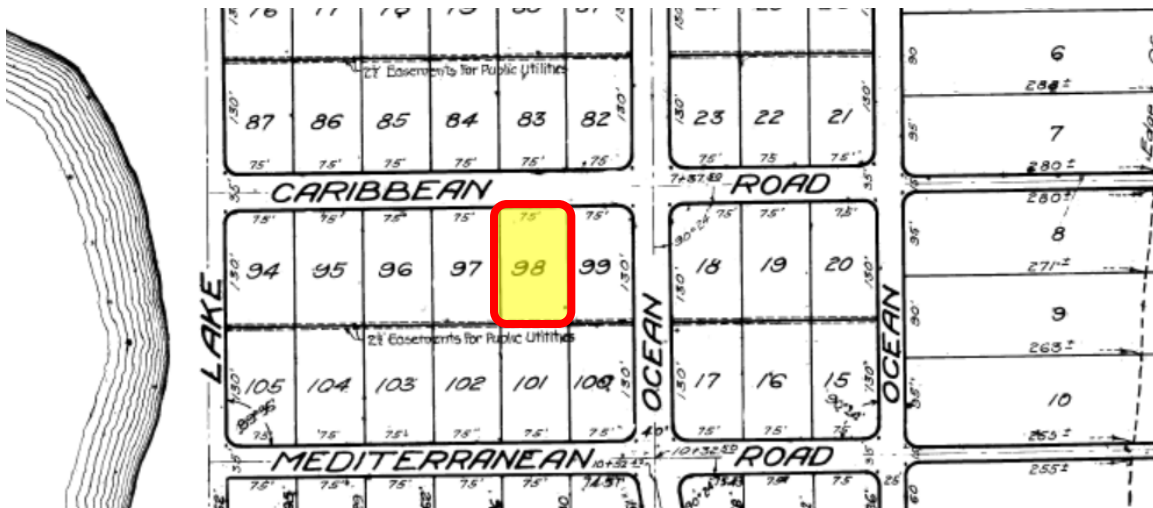
A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

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. Additional changes include the following:

- North façade: remove bay window and replace with balcony.
- East & west façade: sliding doors have been reduced in scale.
- West façade: pairs of French doors w/ side lights modified to a single door w/ side lights.
- Overall eave height of single-story 'great room' has been reduced and footprint has been moved towards the east setback line.

### **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:**

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.