



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
 PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, Director, MCP, LEED-AP *URB*

SUBJECT: ARC-24-025 143 REEF ROAD

MEETING: MARCH 27, 2024 ARCOM

ARC-24-025 143 REEF ROAD. The applicant, Kameron Glasgow with Niviera Williams on behalf of the owner John Criddle, has filed an application requesting Architectural Commission review and approval for a revision to a previously approved ARCOM project for new site-wide landscape plant materials, hardscape materials, changes to the pool and outdoor shower configuration, and a new outdoor fireplace.

Applicant/Professional: Kameron Glasgow (Niviera Williams Design)

HISTORY:

At the June 29, 2022 ARCOM meeting, a project was approved for the construction of a new two-story residence, pool, landscape, and hardscape improvements, pursuant to ARC-21-060.

The subject property was also issued a staff-level approval in 2023 for fenestration and wall opening changes on the rear elevation (A-23-03166).

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 143 REEF ROAD, PALM BEACH", as prepared by **Niviera Williams Design**, date stamped by the Town, February 12, 2024.

The following is the scope of work for the project:

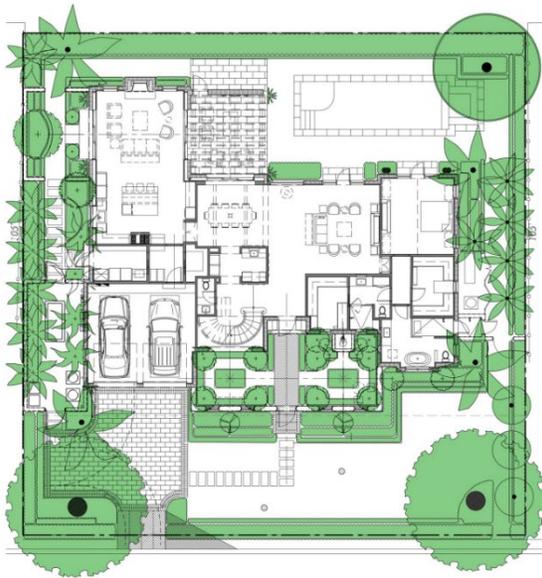
- Landscape and hardscape modifications
- Swimming pool modification
- Reconfiguration of the outdoor shower
- Installation of an outdoor fireplace

Site Data			
Zoning District	R-B Low Density Residential	Future Land Use	SINGLE-FAMILY
Landscape Open Space	Required: 45% (4,961 SF) Proposed: 48% (5,298 SF)	Front Yard Open Space	Required: 40% (1,050 SF) Proposed: 64% (1,100 SF)
Surrounding Properties / Zoning			
North	220 & 230 ESPLANADE WAY RESIDENCE / R-B		
South	144 REEF ROAD RESIDENCE / R-B		

East	135 REEF ROAD RESIDENCE / R-B
West	151 REEF ROAD RESIDENCE / R-B

STAFF ANALYSIS

The application includes landscape and hardscape modifications. The proposed driveway will be constructed with compacted gravel. The new front walkways will utilize coral stone flagging of various sizes. The front courtyard will be modified with new fountains and reflecting pools. A new fireplace is proposed on the northwest corner of the property. The reconfigured outdoor shower will be enclosed by 6-foot-high site walls with a stucco finish. In addition, the pool design will be modified.



Previously Approved



Proposed

The application, as proposed, is zoning-compliant and does not require relief. AS proposed, the scope of work exceeds what can be reviewed administratively as per the Project Designation Matrix and therefore is before the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met.

CONCLUSION:

Approval of the project will require one (1) motion to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.

WRB: JGM: FHM: ALF