



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 South County Road
 Palm Beach, FL 33480
 (561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
 PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-0013 216 VIA MARILA

MEETING: JUNE 26, 2024 ARCOM

ARC-24-0013 216 VIA MARILA. The applicant, 216 VM LLC (Jason Green, Agent), has filed an application requesting Architectural Commission review and approval for a new two-story single-family residence with final hardscape, landscape and swimming pool.

Applicants: 216 VM LLC (Jason Green, Agent)
 Architecture: Dailey Janssen Architects (Roger Janssen)
 Landscape: Parker Yannette Design Group (Steve West)

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED NEW RESIDENCE AT: 216 VIA MARILA" as prepared by **Dailey Janssen Architects**, date uploaded and submitted to the Town May 10, 2024.

The following scope of work is proposed:

- New two-story residence.
- New swimming pool, hardscape, and landscape.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	16,474 SF	Crown of Road	3.17' NAVD
Lot Width	100'	Lot Depth	164'
Lot Coverage	Permitted: 30% (4,942 SF) Proposed: 29.9% (4,941 SF)	Enclosed Square Footage	Proposed: 6,959 SF
Cubic Content Ratio (CCR)	Permitted: 3.95 (65,010 CF) Proposed: 3.91 (64,463.5 CF)	Angle of Vision	Permitted: 100° Proposed: 99°
Building Height	Permitted: 22' – 0" Proposed: 19' – 2"	Overall Building Height	Permitted: 30' Proposed: 29' – 3"
Finished Floor Elevation	Required: 7' NAVD Proposed: 7.17' NAVD	FEMA Flood Zone	AE 6
Maximum Fill	Permitted: 1.92' Proposed: 1.92'	Zero Datum	7' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 47%	Front Yard Landscape Open Space	Required: 40% Proposed: 46.2%

Surrounding Properties / Zoning	
North	218 List Rd Residence / R-B
South	215 Garden Rd Residence / R-B
East	1050 N Ocean Blvd Residence / R-B
West	224 Via Marila Residence / R-B

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code as proposed.



NORTH ELEVATION
SCALE 1/4" = 1'-0"

The subject property is located on a parcel of land located two lots in from North Ocean Boulevard on the south side of Via Marila. The property has frontage on both Via Marila and Laurian Lane. Laurian Lane serves as an alleyway between Via Marila and Garden Road and for zoning purposes it is treated as such, as opposed to a “through-lot” with frontages on two proper rights-of-way as it pertains to setbacks. The proposed house is sited in an L-formation with a one- and two-story massing at Via Marila with a projecting bay window, a one-story connector along the west side of the property, and two-story garage at the south at Laurian Lane. The southeast quadrant of the

property is open yard areas configured with the swimming pool.

A single curb-cut is proposed at Via Marila at the west side of the property leading to a motor court, and an additional curb cut is proposed at the rear of the structure at Laurian Lane leading to the three-car garage. The residence's massing features one-story and two-story volumes with second floor balconies. The design features both hipped and gable roofs covered in natural cedar shake. Exterior details include white stucco and limewashed brick siding, copper standing seam roof accents, coral stone accents, and lime-washed cypress eaves. The entry door is proposed in mahogany with aluminum clad wood double hung and casement windows with divided lite pattern. Louvered shutters are proposed with paint to match the window sash color.



Hardscape materials proposed on the site include Dominican coral flagstone, Dominican coral stone, coral steppingstones, and limewashed brick. An equipment yard area is proposed at the rear of the property to the west of the garage which will contain a generator and two A/C units. Two additional A/C units are proposed to the east of the main massing. Pool equipment is proposed to be contained behind a fountain wall at the swimming pool.

CONCLUSION:

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

- (1)** for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB:JGM:FHM:BMF