



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 *WCB*
Director PZ&B

SUBJECT: ARC-24-0004 (ZON-24-0005) 260 COLONIAL LANE (COMBO)

MEETING: JUNE 26, 2024, ARCOM
JULY 10, 2024, TC

ARC-24-0004 (ZON-24-0005) 260 COLONIAL LN (COMBO). The applicant, Maura Ziska (attorney) in conjunction with SKA Architect + Planner, has filed an application requesting Architectural Commission review and approval for construction of a new one-story single-family residence with final hardscape landscape and swimming pool, requiring Special Exception with Site Plan Review approval to develop a nonconforming parcel and a variance to reduce the rear yard setback for the swimming pool. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-24-0005 (ARC-24-0004) 260 COLONIAL LN (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN, REVIEW AND VARIANCE. The applicant, Maura Ziska (attorney) in conjunction with SKA Architect + Planner, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review approval to develop a nonconforming parcel in the R-B zoning district and once (1) variance to reduce the rear yard setback for a swimming pool in relationship with the construction of a new one-story single-family residence with final hardscape and landscape. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicants: Maura Ziska, legal counsel
Architecture: SKA Architect + Planner
Landscape: SMI Landscape Architecture

HISTORY:

This lot currently has an existing one story, approximately 2,375 SF, residence built in 1950.

THE PROJECT:

The applicant has submitted plans, entitled "HUNT RESIDENCE 260 COLONIAL LANE" as prepared by SKA, uploaded May 13, 2024, and identified as final submittal for ARCOM hearing 6-26-24.

The following scope of work is proposed:

- New one-story residence, approximately 3,400 SF.
- New swimming pool, hardscape, and landscape.

The following is required to complete the project:

- **Variance 1: Sec. 134-1757:** A variance for the rear setback for the pool of 5' in lieu of the required 10'

- **SPECIAL EXCEPTION: Sec. 134-893(c):** A special exception to develop an existing nonconforming parcel, comprised of portions of platted lots, which is 85' in depth (in lieu of the 100' depth required) and has a lot area of 9,960.46 SF (in lieu of the 10,000 SF required).

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 9,710 SF	Crown of Road	6.35' NAVD
Lot Depth	Required: 100' Existing: 72-82' <i>Special Exception Required</i>	Lot Width	Required: 100' Existing: 130'
Lot Coverage	Permitted: 40% (3,884 SF) Proposed: 35% (3,398 SF)	Enclosed Square Footage	Proposed: 3,398 SF
Cubic Content Ratio (CCR)	Permitted: 4.03 Proposed: 3.24	Angle of Vision	Permitted: 112° Proposed: 112°
Building Height	Permitted: 14' – 0" Proposed: 10' – 0"	Overall Building Height	Permitted: 22' Proposed: 19.12'
Finished Floor Elevation	Proposed: 7' NAVD	FEMA Flood Zone	ZONE X
Maximum Fill	Permitted: 1.875' Proposed: 1.66	Zero Datum	7' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 45%	Front Yard Landscape Open Space	Required: 40% Proposed: 56%
Surrounding Properties / Zoning			
North	255 Colonial Lane Residence / R-B		
South	255 & 249 Monterey Road Rd Residences / R-B		
East	248 Colonial Lane Residence / R-B		
West	266 Colonial Lane Residence / R-B		

STAFF ANALYSIS

The applicant is proposing the construction of a new one-story residence with final hardscape, landscape, and swimming pool on the south side of Colonial Lane. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance and one (1) special exception to achieve the application as proposed.

The proposed simple, Bermuda style inspired design, similar to the house currently on site and compatible in scale with most of the surrounding primarily one-story homes on this street. The north facing front elevation features a single-entry door, a one-car garage, a bay window and a combination of paired and triple multi-lite windows. The exterior finish is proposed to be smooth, and the roof is a white flat concrete tile with copper roof accents over the various bay window projections. The front yard has a circular drive in addition to the front facing one car garage.

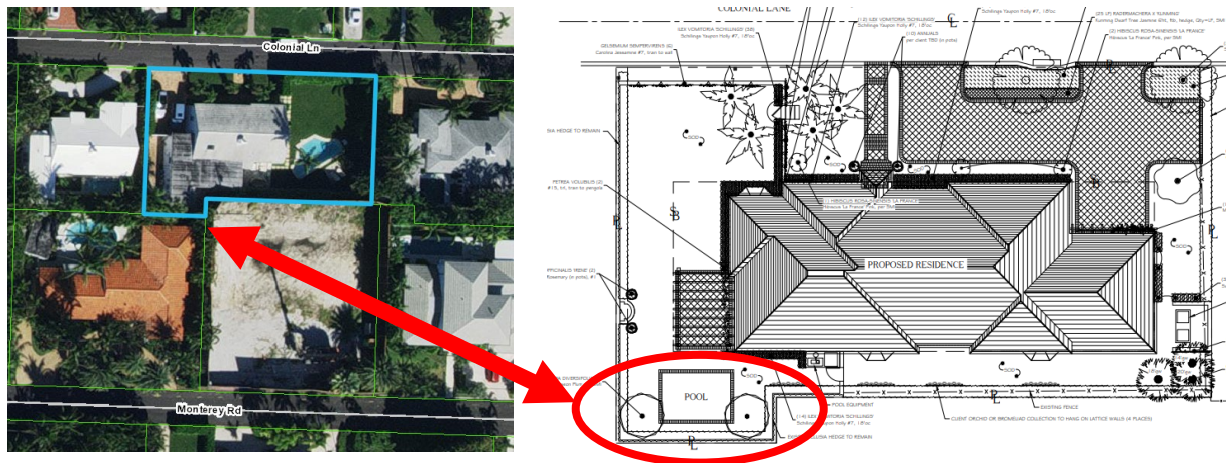
Staff had initially expressed concern that per Section 134-2197 supplemental parking spaces not located within an enclosed garage structure shall require effective screening by hedges and/or a

wall permitted by this Code not less than six feet in height, which shall be placed between said off-street parking and any street and/or interior lot lines was not being met. However, the applicant has added appropriate landscaping while maintaining the visibility triangle.

The drive is proposed to be a gray shell concrete paver and landscaping at the front includes Seagrape's, dwarf jasmine trees for hedging material and coconut palms and Yaupon Holly. No gates are proposed.



As previously mentioned, the design requires one variance and special exceptions as proposed. There is a small section (approximately 35' wide) of the lot at the southwest corner that juts out further south than the remainder of the lot. The applicant wishes to place the pool there. The water's edge is 5' from the rear property line instead of the 10' required.

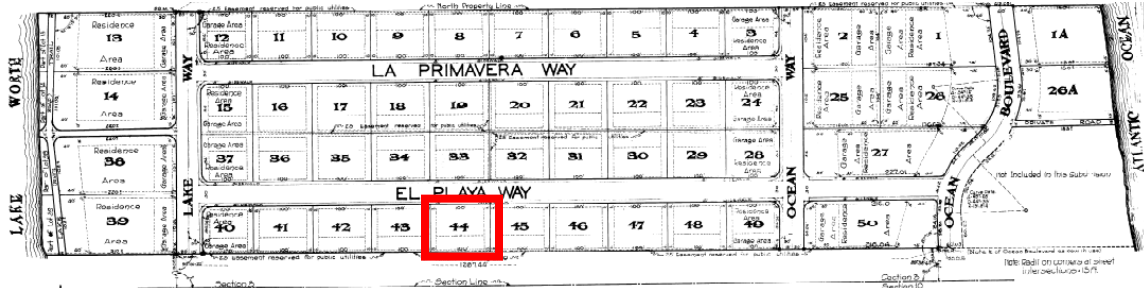


Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-1757.	10' rear setback to pool	5' rear setback to pool	5'

The pool will be screened by a masonry wall of 7'-0" and have an interior clusia hedge that already exists. It appears that the neighbor to the south that will be most impacted by the pool area has a bedroom in that general area.

Redevelopment of the existing nonconforming parcel requires approval of a special exception by the Town Council. A lot depth of 100' is required with only 72'-85' existing and a lot area of 10,000

SF is required with only 9,710 SF existing. The parcel is comprised of portions of Lot 44-46 of plat 2 of the El Encanto subdivision, with Colonial Lane previously known as El Playa Way.



The subject property contains the same historic dimensions and geometric configuration as it was originally platted in 1925 and was previously developed with a residence.

CONCLUSION:

Approval of the project will require two (2) separate motion(s) 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, and
- (2) that the implementation of the proposed variance **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require two (2) separate motion(s) to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.
- (2) for final determination of approval or denial of the (1) Special Exception for development of an undersized parcel in that the approval of said application meets the criteria set forth in [Sec.134-229](#) and finding that the approval 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.