



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

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

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

SUBJECT: EXTPLAN-24-0009 1421 N LAKE WAY – EXTENSION OF TIME

MEETING: SEPTEMBER 25, 2024 ARCOM

**EXTPLAN-24-0009 1421 N LAKE WAY—EXTENSION OF TIME.** The applicant, Reef Road LLC, has filed an application requesting a One-Year Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story residence with sitewide landscape and hardscape. (ORIGINALLY ARC-23-066 AND APPROVED AT THE SEPTEMBER 27, 2023 MEETING)

Applicant: Reef Road LLC  
Architecture: Dailey Janssen Architects

**HISTORY:**

This project was originally presented at the MAY 24, 2023 ARCOM meeting and deferred twice, once per the direction of ARCOM and once at the request of the applicant. The item was approved at the September 27, 2023 meeting, pursuant to ARC-23-066.

**THE PROJECT:**

The applicant has approved plans, entitled "Proposed New Residence at: 1421 NORTH LAKE WAY REV 02" as prepared by **Dailey Janssen Architects**, dated September 05, 2023.



Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Existing: 13,387 SF	<b>Crown of Road (COR)</b>	6.18' NAVD (avg)
<b>Total Enclosed SF (Floor Area)</b>	5,585 SF 1 <sup>st</sup> Floor: 3,146 SF 2 <sup>nd</sup> Floor: 2,439 SF	<b>FEMA Flood Zone</b>	X
<b>Building Height</b>	Permitted: 22' Proposed: 19'-4"	<b>Overall Building Height</b>	Permitted: 30' Proposed: 25'-11"
<b>Lot Coverage</b>	Permitted: 30% (4,016 SF) Proposed: 27% (3,622 SF)	<b>Cubic Content Ratio (CCR)</b>	Maximum: 3.97 (53,198 CF) Proposed: 3.97 (50,841 CF)
<b>Landscape Open Space (LOS)</b>	Required: 45% (6,025 SF) Proposed: 45.7% (6,118 SF)	<b>Front Yard Landscape Open Space (LOS)</b>	Required: 40% (1,195 SF) Proposed: 52.3% (1,563 SF)
Surrounding Properties / Zoning			
<b>North</b>	2022 Two-story Residence / R-B		
<b>South</b>	1954 One-story Residence / R-B		
<b>East</b>	1976 One-story Residence / R-B		
<b>West</b>	2021 Two-story Residence / R-B		

**STAFF ANALYSIS:**

The applicant has requested a one-year extension of time for their previously approved project, i.e. Development Order, issued on September 27, 2023. According to the applicant, the following factors support this request:

- **Permit Review Status:** Permits have been submitted to the Town of Palm Beach and are currently under review under B-24-02982. However, revisions are still required therefore the permit will not be issued prior to the expiration of their current Development Order.
- **General Contractor:** The homeowner has not yet selected a general contractor, which will delay the start of construction once the permits are approved.

Granting this one-year extension will allow the applicant additional time to complete the necessary revisions to their permits and select a general contractor. This will ensure that the project can proceed smoothly once the permit is issued.

**ARCOM Development Orders:**

- **Approval Date:** September 27, 2023
- **Expiration Date:** September 27, 2024
- **Proposed Expiration Date:** September 27, 2025

**CONCLUSION:**

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

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