



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, MCP, LEED-AP *WLB*
Director PZ&B

SUBJECT: ARC-24-0074 117 DOLPHIN RD

MEETING: SEPTEMBER 25, 2024 ARCOM

ARC-24-0074 117 DOLPHIN RD. The applicant, Marla Wiegman Fusz 2021 Family Trust (Marla Fusz, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool.

Applicant: Marla Wiegman Fusz 2021 Family Trust (Marla Fusz, Trustee)
Architecture: Dailey Janssen Architects
Landscape: Paradelo Burgess Design Studio

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED NEW RESIDENCE AT: 117 DOLPHIN RD" as prepared by **Dailey Janssen Architects**, uploaded August 12, 2024.

The following scope of work is proposed:

- New, two-story, single-family residence.
- Final hardscape, landscape and swimming pool improvements.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size	12,182 SF	Crown of Road	7.46' NAVD
Lot Depth	105'	Lot Width	116'
Lot Coverage	30%	Enclosed Square Footage	4,796 SF
Cubic Content Ratio (CCR)	Permitted: 3.98 Proposed: 3.89	Angle of Vision	Required: 104° Proposed: 104°
Building Height	Permitted: 22' Proposed: 19' – 3"	Overall Building Height	Permitted: 30' Proposed: 28' – 6"
Finished Floor Elevation	+ 9.17' NAVD	FEMA Flood Zone	ZONE X
Maximum Fill	Permitted: 1.13' Proposed: 0.83'	Zero Datum	+ 8.96' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 45.3%	Front Yard Landscape Open Space	Required: 40% Proposed: 63.5%
Surrounding Properties / Zoning			

North	102 Reef Rd Residence / R-B
South	118 Dolphin Rd Residence / R-B
East	107 Dolphin Rd Residence / R-B
West	125 Dolphin Rd Residence / R-B

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool. The subject property is located on the north side of Dolphin Rd, three parcels west of North Ocean Boulevard. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The structure is one and two stories, with the prominent massing organized into three bays, roughly in a “H” footprint formation. The center bay is two stories with hip roof and the flanking bays are single story with gable ends. The entry to the residence is centered on the middle bay and features a Dutch gable flanked by open trellis on either side. The garage is side loaded on the west with an additional single-story mass beyond the driveway towards the rear of the property. The rear of the structure features the swimming pool, pool deck, pergola, and a covered loggia. Finishes include cement tile roof, painted out lookers and soffit, painted stucco frieze and column details, Smooth stucco siding, stone tread, risers and sills, and decorative aluminum pergola. Proposed windows are impact rated double hung with divided lite pattern with painted aluminum louvered shutters. Exterior doors are proposed as impact rated French doors with divided lite pattern. The entry door is a three-quarter divided lite with panel door with matching sidelights on either side.





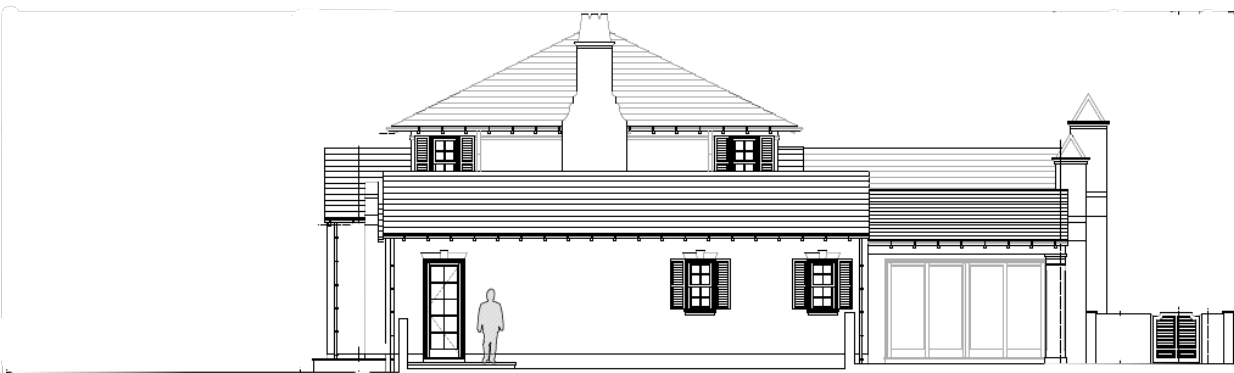
Proposed south (front) elevation.



Proposed north (rear) elevation.



Proposed west (side) elevation.



Proposed east (side) elevation.

The landscape and hardscape design features a central pedestrian walkway which leading to the front door. Pedestrian gates and site walls separate the front yard area from Dolphin Road and the parking area. The landscape palette is tropical featuring coconut palms along the perimeter of the property and Florida native plant species including Seagrape trees, Silver Buttonwood trees, Fakahatchee grass and Florida Coontie. Equipment areas are proposed on the sides and rear west corner of the property. A rectangular swimming pool with sun shelf is proposed at the rear of the residence, and water fountain features are proposed at various locations along the property line. Hardscape materials include cast stone driveway with grass driveway joints and cast stone walkways. Site walls are proposed finished in stucco and pedestrian gates are proposed in aluminum.



CONCLUSION:

Approval of the project will require one (1) 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.