



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 *WRB*
Director PZ&B

SUBJECT: ARC-24-0072 127 EL BRAVO WAY

MEETING: SEPTEMBER 25, 2024 ARCOM

ARC-24-0072 127 EL BRAVO WAY. The applicant, 127 El Bravo Trust U/A/D 12/30/2020 (Guy Rabideau, Trustee), has filed an application requesting Architectural Commission review and approval for modifications to the design of a previously approved new two-story single-family residence, including minor landscape and hardscape adjustments.

Applicant: 127 El Bravo Trust U/A/D 12/30/2020 (Guy Rabideau, Trustee)
Architecture: Dailey Janssen Architects
Landscape: Lang Design Group
Legal:

HISTORY:

Application ARC-22-027 was approved at the February 23, 2022 ARCOM meeting, for construction of a new, two-story, single-family residence. A one-year extension of time was approved in March 2023 and another one-year extension was granted again in March 2024. Construction has not commenced on the site.

THE PROJECT:

The applicant has submitted plans, entitled "127 EL BRAVO WAY" as prepared by **Dailey Janssen Architects**, dated August 12, 2024.

The following scope of work is proposed:

- Modifications to an approved new two-story residence including:
 - Delete second floor, exterior stair, center with loggia, family room.
 - Stone cladding replaced with stucco sponge finish.
 - Adjust height and size of windows and cornice eave at tower.
 - Remove shutters at east.
 - Align wall at laundry with main wall plane.
 - Revise front entry courtyard wall and gate with related landscape adjustments.
 - Raise tie beat at garage, loggia and guest cabana.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE FAMILY
Lot Size	22,404 SF	Crown of Road	11' NAVD
Lot Depth	147'	Lot Width	150'

Lot Coverage	Approved: 25% Proposed: 25%	Enclosed Square Footage	Approved: 9941 SF Proposed: 9605 SF
Building Height	Approved: 25' Proposed: 25'	Overall Building Height	Approved: 34'-4" Proposed: 35'
Finished Floor Elevation	Approved: 12.5' NAVD Proposed: 12.5' NAVD	FEMA Flood Zone	ZONE X
Overall Landscape Open Space	Approved: 50.2% Proposed: 50.03%	Front Yard Landscape Open Space	Approved: 54% Proposed: 55.3%
Surrounding Properties / Zoning			
North	599 S County Rd Vacant Residential / R-B		
South	132 El Bravo Way Residence / R-A		
East	125 El Bravo Way Residence / R-A		
West	201 El Bravo Way Residence / R-A		

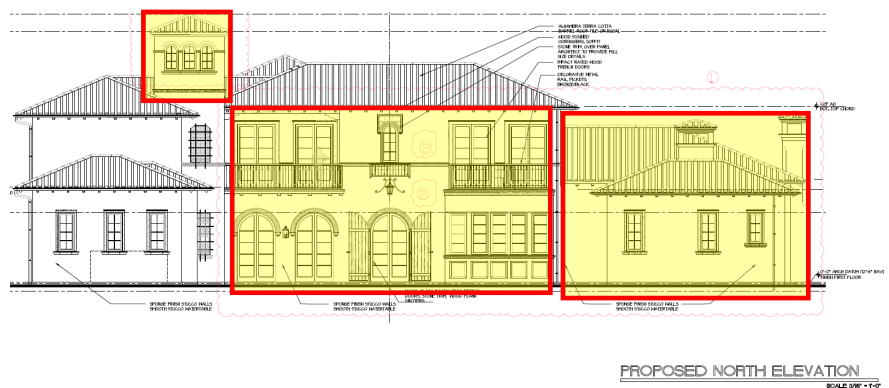
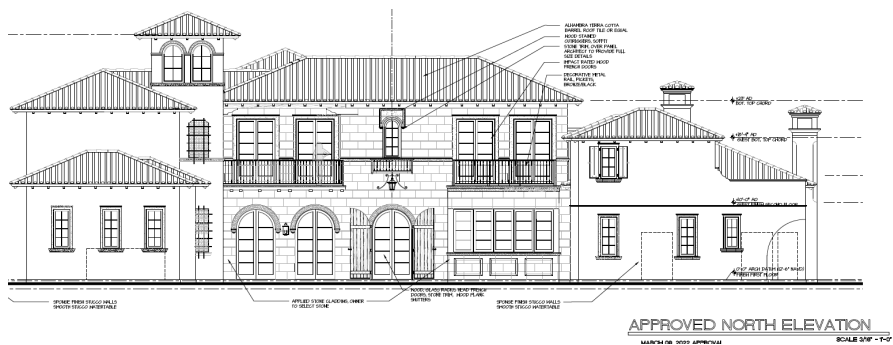
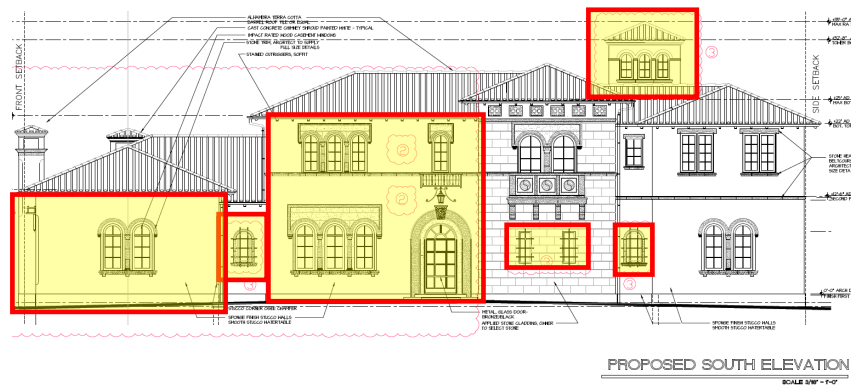
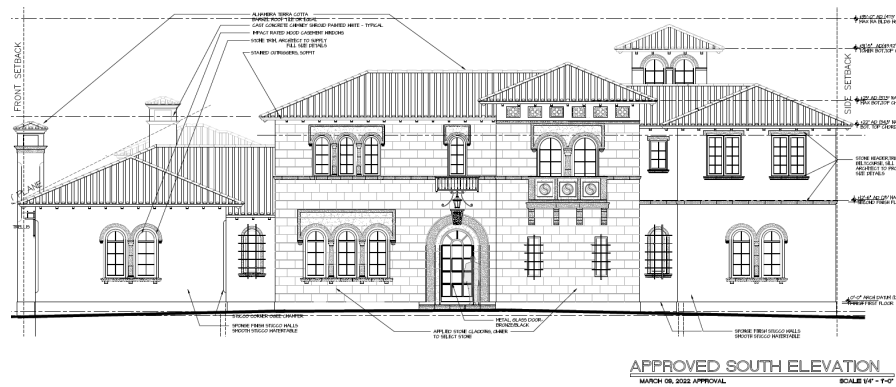
STAFF ANALYSIS

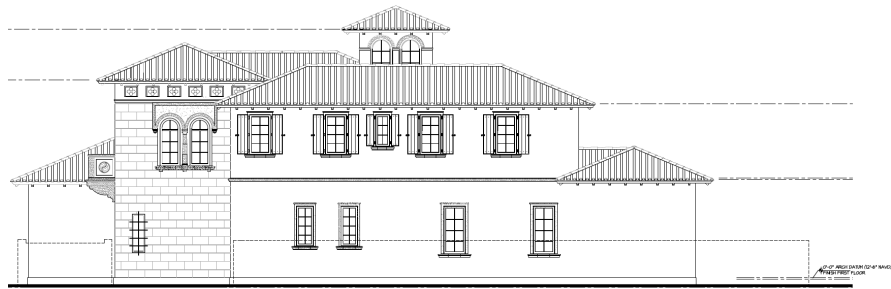
The applicant is proposing modifications to the design of a previously approved new two-story residence with final hardscape, landscape, and swimming pool on a vacant parcel of land on El Bravo Way. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The subject property is located at the northeast corner of the intersection of S County Rd at El Bravo Way. The previously approved house is a one and two-story Mediterranean design built roughly center on parcel with a rear courtyard and side loaded garage. The proposed changes do not have a significant effect on the overall design of the structure, and some massing is actually being lost along S County Road where an approved two-story guest wing is reduced to one level. Beyond the reduction in the guest wing, the majority of the changes pertain to adjustments to finishes, siding, window openings and types, and details of the approved tower feature.

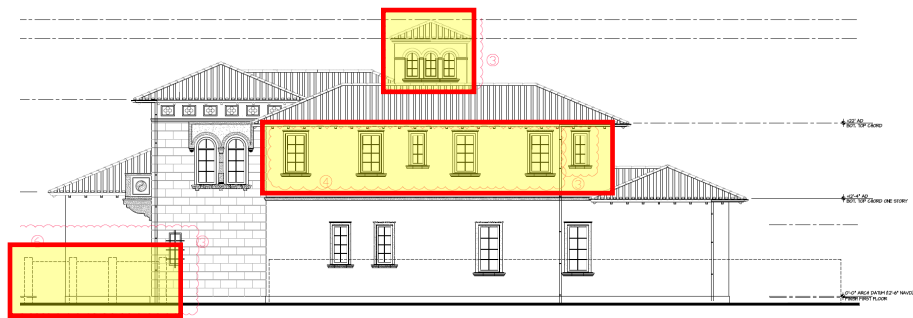
On the south (front) elevation, changes are proposed to small windows with grilles on the first floor and the windows on the tower feature. The tie beam at the garage is being slightly raised, and stone cladding at the main massing is proposed to change to a stucco finish. On the north (rear) elevation, the changes observed are the reduction in height of guest cabana, change of siding from stone to stucco, and adjustments to the tower feature. At the east (side) elevation, the second floor shutters are eliminated with other window changes, adjustments to the tower feature can be seen, and the modification to the entry courtyard wall can be seen. On the west (street side) elevation, the observed changes are to the guest cabana height with elimination of stair, tower adjustments, changing of siding at main massing, the adjustment of tie beam height, and a window adjustment.

For landscape and hardscape changes, the driveway length was reduced, a small parking space was added, adjustments were made to garden walls and gates. The driveway was narrowed. Walkway to loggia was enlarged. Planting areas were enlarged. And the pool terrace was reduced.





APPROVED EAST ELEVATION
MARCH 06, 2022 APPROVAL SCALE 3/8" = 1'-0"



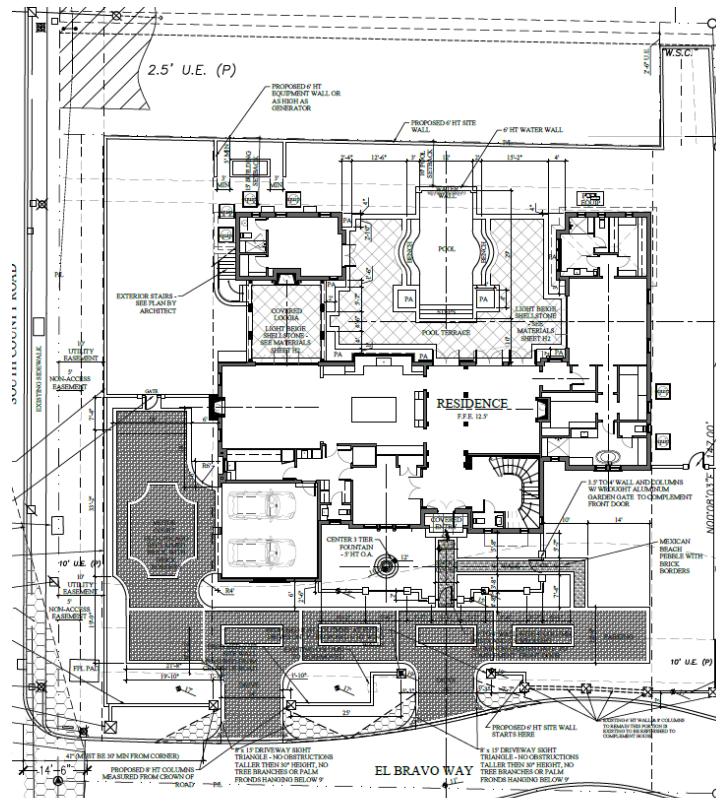
PROPOSED EAST ELEVATION
SCALE 3/8" = 1'-0"



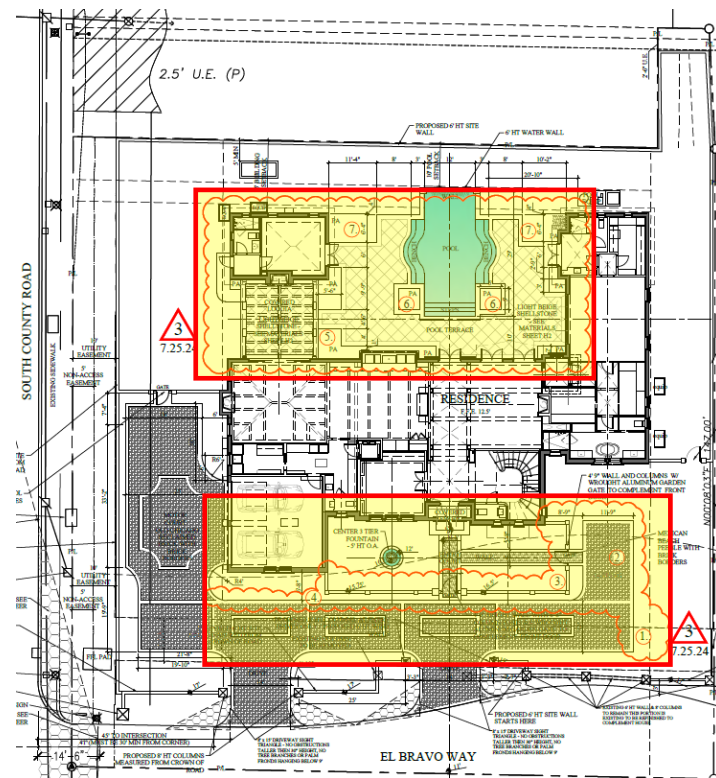
APPROVED WEST ELEVATION
MARCH 06, 2022 APPROVAL SCALE 3/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE 3/8" = 1'-0"



Previously Approved Hardscape Plan



Proposed Hardscape Plan

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, and

WRB:JGM:BMF