



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 *WJB*
 Director PZ&B

SUBJECT: ARC-24-0074 117 DOLPHIN RD

MEETING: NOVEMBER 22, 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 (Roger Janssen)
 Landscape: Paradelo Burgess Design Studio (Andres Paradelo)

HISTORY

The application was originally heard at the September 25, 2024 ARCOM hearing and was deferred (7-0) by the commission to the November 22, 2024 ARCOM hearing with direction to study the size and massing of the structure, simplification of applied architectural elements, and to restudy the amount of hardscape and to make adjustment to landscape.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED NEW RESIDENCE AT: 117 DOLPHIN RD" as prepared by **Dailey Janssen Architects**, uploaded October 31, 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	Previously & Currently Proposed: 30%	Enclosed Square Footage	Previously & Currently Proposed: 4,796 SF
Cubic Content Ratio (CCR)	Permitted: 3.98 Prev. Proposed: 3.89 Proposed: 3.71	Angle of Vision	Required: 104° Proposed: 104°
Building Height	Permitted: 22' Prev. Proposed: 19' – 3" Proposed: 18' – 11"	Overall Building Height	Permitted: 30' Prev. Proposed: 28' – 6" Proposed: 29' – 5"
Finished Floor Elevation	+ 9.17' NAVD	FEMA Flood Zone	ZONE X

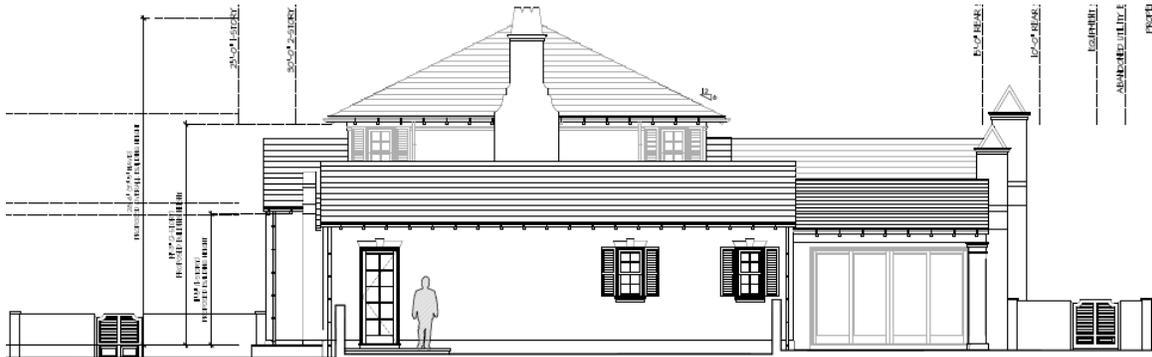
Maximum Fill	Permitted: 1.13' Proposed: 0.83'	Zero Datum	+ 8.96' NAVD
Overall Landscape Open Space	Required: 45% Prev. Proposed: 45.3% Proposed: 45.5%	Front Yard Landscape Open Space	Required: 40% Prev. Proposed: 63.5% Proposed: 67.4%
Surrounding Properties / Zoning			
North	102 Reef Rd Residence / R-B		
South	118 Dolphin Rd Residence / R-B		
East	107 Dolphin Rd Residence / R-B		
West	125 Dolphin Rd Residence / R-B		

STAFF ANALYSIS

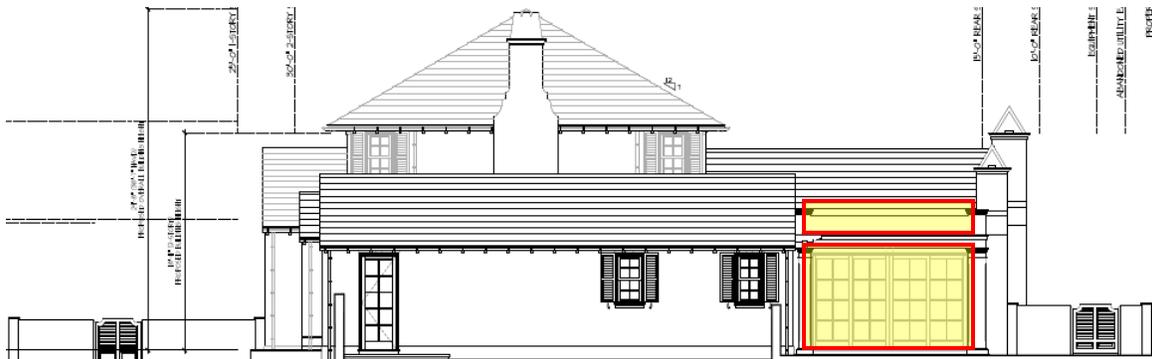
The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool. The subject property is located on the north side of Dolphin Rd, three parcels west of North Ocean Boulevard. A preliminary review of the project indicates that the application,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

The applicant has resubmitted plans in response to comments of the commission at the September 25, 2024 hearing. The first and second floor beam heights have been reduced while the roof pitch has increased. On the front (south) façade, pergolas have been eliminated from the design, the entry has been redesigned, adjustments and changes were made to some windows and doors, and hardscape and landscape changes were made to reduce hardscape and increase landscape. At the rear façade, the bathroom balcony has been eliminated and French doors are now shown as windows and the loggia roof is now flat in lieu of sloped. Overall, stucco detailing was removed, muntins were added to windows, shutter color has changed from blue to blue-green, and sconces have been updated to reflect a more traditional style.





Previously proposed east (side) elevation.



Proposed east (side) elevation.



Previously proposed west (side) elevation.



Proposed west (side) elevation.

swimming pool was shifted closer to the rear property line with additional decking added.

On the landscape and hardscape plan, the

The outdoor grill was eliminated behind the outdoor fireplace. The size of the pergola at the rear was expanded. The equipment yards are noted to be planted with frog fruit ground cover in lieu of mulch as previously proposed **NOTE: that if these equipment yards are changed in the field by installing mulch or gravel, landscape open space numbers will be effected which could result in the need for variances for nonconforming open space requirements.**

The entry drive is now shown to feature large Dominican coral flagstone pavers with grass joints. The area in front of the garage bays and the intersection of the pedestrian walkways in front of the residence are proposed to feature a medium Dominican white coral flat stone with grouted joints. Pedestrian walkways, rear patio, and driveway border are proposed in a staggered coral stone paver. The landscaping has been enhanced to include Seagrape and Silver Buttonwood trees and the relocation of Ficus and Noronhia tress.



Previously proposed landscape and hardscape.



Proposed landscape and hardscape.

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. 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. 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. 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.

WRB:JGM:BMF