



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-24-0095 210 JAMAICA LN

MEETING: DECEMBER 20, 2024, ARCOM

ARC-24-0095 210 JAMAICA LN. The applicant, J. Williams Weeks Estate (Robin Weeks), has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Applicant: J. Williams Weeks Estate (Robin Weeks)
Architecture: Dailey Janssen Architects (Roger Janssen)
Landscape: Nielsen Landscape Architects (S. Tyler Nielsen)

HISTORY:

This item was deferred from the November 22, 2024, ARCOM hearing to allow the applicant the opportunity to revisit the design choices especially the front-loading garage and massing.

THE PROJECT:

The applicant has submitted revised plans, entitled "PROPOSED NEW RESIDENCE AT: 210 JAMAICA LN" as prepared by **Dailey Janssen Architects**, uploaded on December 04, 2024.

The following scope of work is proposed:

- Construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

Changes in response to ARCOM comments include:

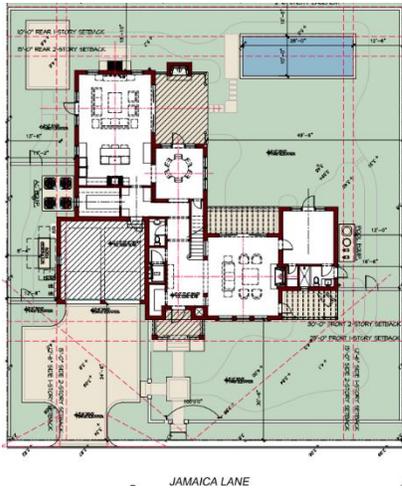
- The overall massing and floor plan have been simplified to reduce the jogs in the façade.
- The 2nd floor jog on the rear of the residence by the stair has been removed. These changes
- allowed for the roof plan to simplify.
- For the floor plan we were able to add 2'-8" in depth to the living room, the garage shrunk by 1'-4" in width, and the office shrunk 1'-0" in width.
- The main body of the house facing towards the street was widened by 20" and the front portico was slightly enlarged to add emphasis to the entry.
- The West wing of the house was reduced in width by 12" and the tie-beam was lowered 16" with dormer windows added for another layer of detail. This allows for the west wing to become secondary to the main massing in scale.
- Cubic content was revised accordingly.
- The windows were simplified around the home to be a more unified design.
- Optional color palette for green shutters added as sheet R1.08 per commissioner's request
- Garage façade was softened with vines covering wall.

- Landscape was revised per landscape architects' comments.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size	11,200 SF	Crown of Road	+3.17' NAVD
Lot Depth	112'	Lot Width	100'
Lot Coverage	Permitted: 30% (two-story) Previous: 25.5% Proposed: 25.8%	Enclosed Square Footage	Previous: 4,318 SF Proposed: 4,656 SF
Cubic Content Ratio (CCR)	Permitted: 44,688 SF Previous: 44,006 SF Proposed: 44,497 SF	Angle of Vision	Permitted: 100° Proposed: 97°
Building Height	Permitted: 22' Proposed: 20'	Overall Building Height	Permitted: 30' Previous: 26.58' Proposed: 27.08'
Finished Floor Elevation	Required: +7.0' NAVD Proposed: +7.17' NAVD	FEMA Flood Zone	AE +6.0' NAVD
Maximum Fill	Permitted: 1.92' Proposed: 1.83'	Zero Datum	+7.0' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 51%	Front Yard Landscape Open Space	Required: 40% Proposed: 66%
Surrounding Properties / Zoning			
North	215 Jamaica Ln Residence / R-B		
South	207 Bahama Ln Residence / R-B		
East	204 Jamaica Ln Residence / R-B		
West	214 Jamaica Ln Residence / R-B		

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence. The subject property is located on the south side of Jamaica Ln, three lots west of N. Ocean Blvd. The house is surrounded by two-story residences on Jamaica Ln at the east, west, north, north-east, and north-west; a single-story residence abuts the property to the rear. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. Even though the applicant has made some changes since ARCOM last reviewed this proposal, they seem minimal, and the two-car garage is still a very prominent feature. The overall square footage and height actually increased.



The proposed house is sited in an L-shape with massing at the front (north) and side (east) of the parcel. The massing of the two-story structure is broken up as it steps down at the north-east corner at the front-loaded garage featuring a lowered gable roof with a copper roofed dormer. A covered loggia is proposed at the rear of the structure, and unenclosed pergola areas are shown at the front and rear of the structure, in addition to an uncovered outdoor terrace proposed in the south-east corner of the property. A swimming pool is proposed in the southwest corner of the property, surrounded by sod and landscaping. A single curb cut is proposed leading to a front-loaded garage with two single-bay garage doors. Pedestrian access to the structure is offered through walkways stepping up from both the driveway area and the front property line at Jamaica Ln, leading to an unenclosed covered entry.

The front, rear and side yards are surrounded by a masonry wall. Aside from the gable end garage, hip roofs are proposed over the structure's two-story masses covered with cedar shake. Exterior details include painted white stucco, tan louvered shutters and cypress rafters. The entry door is dark wood with eight lites and a single lower panel, rear doors are full glass sliders or outswing. Windows are two over two divided lite pattern, with and without louvered shutters.

The landscape plan is tropical and informal with dense perimeter plantings that meander around a small irregular shaped lawn area at the front of the house and a larger lawn area at the rear of the house. Hardscape improvements are minimal with Dominican coral pavers at the covered areas around the house and the rear uncovered dining terrace at the south-east, crushed gravel pedestrian paths provide access between the front and rear yards, separated by masonry walls and pedestrian gates. The entry drive and pedestrian paths to the main entry are proposed in brick. Equipment areas are located on either side of the residence with the generator and pool equipment proposed on the east.



Illustrative landscape diagram.

CONCLUSION:

Approval of the project will require one (1) motion 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