



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

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-24-0085 (ZON-24-0044) 315 CHAPEL HILL RD

MEETING: FEBRUARY 26, 2025, ARCOM

**ARC-24-0085 (ZON-24-0044) 315 CHAPEL HILL RD (COMBO).** The applicant, Ocean Breezes 2 LLC (Francis Lynch, Attorney), has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story, single-family residence of over 10,000 SF with a detached two-story accessory structure including final hardscape, landscape, and swimming pool improvements; requiring a special exceptions to redevelop a nonconforming parcel in the R-A zoning district and to provide reduced vehicle stacking; also one variance to encroach into the building height plane setback area. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

**ZON-24-0044 (ARC-24-0085) 315 CHAPEL HILL RD (COMBO) – SPECIAL EXCEPTION(S) AND VARIANCE.** The applicant, Ocean Breezes 2 LLC (Frances Lynch, Attorney), has filed an application requesting Town Council review and approval for two (2) special exceptions (1) for the redevelopment of an existing nonconforming parcel of land in the R-A zoning district and (2) to provide reduced vehicular queuing back-up distance for vehicular gates installed on a cul-de-sac street. Additionally, one (1) variance to exceed the maximum required building height plane setback area for the construction of the new two-story residence is also being requested. The Architectural Commission shall perform design review of the application.

Applicant: Ocean Breezes 2, LLC (Frank Lynch, Attorney)  
Architecture: Spina O'Rourke (Keith Spina / Nelo Freijomel)  
Landscape: Nievera Williams Design (Mario Nievera)  
Legal: Frank Lynch

**HISTORY:**

The project was initially heard at the November 22, 2024, ARCOM hearing and was deferred to the December 20 meeting with comments pertaining primarily to size and scale of the structure's wings as well as other minor architectural details. The applicant made a request in writing for a deferral to the January 29, 2025, meeting to allow for additional study.

At the January 29, 2025 meeting, the applicant presented the revised set of plans. The commission approved the application (7-0) with ten (10) conditions relating to design, to return for final ARCOM approval. The variance request was also supported (7-0).

At the February 12, 2024 Town Council meeting, the Council reviews and approved (5-0) the (2) special exception requests and the (1) variance request.

**THE PROJECT:**

The applicant has submitted plans, entitled "New Residence At: 315 Chapel Hill Road" as prepared by **Spina O'Rourke + Partners**, uploaded on February 10, 2025.

The following scope of work is proposed:

- New two-story single-family residence with over 10,000 SF of area.
- New detached two-story garage accessory structure.
- Final hardscape, landscape and swimming pool improvements.

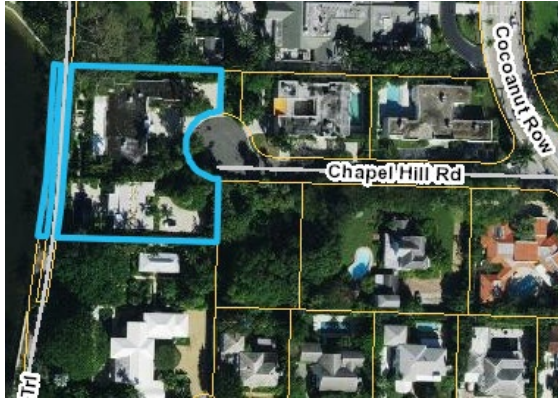
The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **SPECIAL EXCEPTION 1:** Sec. 134-843(b): A request for a special exception to redevelop an existing nonconforming parcel comprised of portions of platted lots which is 148'-2" in depth in lieu of the 150'-0" minimum depth required in the R-A zoning district.
- **SPECIAL EXCEPTION 2:** Sec. 134-1668: A request for a special exception to provide less than 18 ft of vehicle queuing space between vehicular gates and edge of pavement on a cul-de-sac street.
- **VARIANCE 1:** Sec. 134-843(7): A variance to encroach into the required building height plane setback area.

Site Data			
<b>Zoning District</b>	R-A ESTATE RESIDENTIAL	<b>Future Land Use</b>	SINGLE FAMILY
<b>Lot Size</b>	36,525 SF	<b>Crown of Road</b>	+6.18' NAVD
<b>Lot Depth</b>	Required: 150' Existing: 148.23' <i>Special Exception Required</i>	<b>Lot Width</b>	Required: 150' Existing: 205'
<b>Lot Coverage</b>	Permitted: 25% (9,131 SF) Proposed: 25% (9,131 SF)	<b>Enclosed Square Footage</b>	Prev. Proposed: 14,938 SF Proposed: 15,350 SF
<b>Building Height</b>	Permitted: 25' Prev. Proposed: 21' Proposed: 23'	<b>Overall Building Height</b>	Permitted: 35' Prev. Proposed: 30.67' Proposed: 31.25'
<b>Finished Floor Elevation</b>	+8' NAVD	<b>FEMA Flood Zone</b>	Zone AE 7' & Zone X
<b>Maximum Fill</b>	Permitted: 0.9' Proposed: 0.9'	<b>Zero Datum</b>	+8' NAVD
<b>Overall Landscape Open Space</b>	Required: 50% (18,267 SF) Proposed: 54.2% (19,805 SF)	<b>Front Yard Landscape Open Space</b>	Required: 45% (3,254 SF) Proposed: 45% (3,256 SF)
Surrounding Properties / Zoning			
<b>North</b>	60 Cocoanut Row   House of Worship (Royal Poinciana Chapel) / R-B		
<b>South</b>	4 S Lake Trl   Residence / R-A		
<b>East</b>	309 Chapel Hill Rd   Residence / R-B & West 100 ft of Lot #6 of Hill Subdivision (Unimproved Parcel) / R-B		
<b>West</b>	Lake Worth Lagoon		

### **STAFF ANALYSIS**

The applicant is proposing the construction of a new two-story residence and new two-story detached accessory structure totaling over 10,000 square feet of enclosed area. The subject property is located at the westernmost terminus of the Chapel Hill Rd cul-de-sac adjacent to the Lake Worth Lagoon. This is the only property on Chapel Hill Rd with R-A zoning. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires two (2) special exceptions and one (1) variance to achieve the application as proposed.



*Color elevation with landscape.*

The application was originally heard at the November 2024 ARCOM hearing and was deferred for further study of scale and massing, especially as it pertained to appendages of the main structure. Overall, the project was well received by the commission. The applicant resubmitted plans in response to comments of the commission, with modifications to building footprint, roof eave height, ridge height, gable ends, massing, and other architectural details. The attached two-car garage previously proposed at the north of the structure was eliminated from the design. Landscape and hardscape plans were also adjusted according to the modifications to the structure, including relocation of a vehicular gate and elimination of the pedestrian gate. The application was subsequently approved with conditions by ARCOM and Town Council relief was granted for the special exceptions and variance. The conditions of ARCOM approval do not have an adverse effect on the required council relief.

The Architectural Commission imposed the following conditions on the approval:

1. Applicant shall revise the shutters.
2. Applicant shall reduce the scale of the bay windows and lighten the limestone beneath.
3. Applicant shall submit brick and limestone selection.
4. Applicant shall add a treillage to the morning porch.
5. Applicant shall differentiate the center gate from others.
6. Applicant shall revise the detail on the two proposed oriel windows.
7. Applicant shall revise the rear porch.
8. Applicant shall revise the parapets.
9. Applicant shall restudy the proportion of the fenestration.
10. Applicant shall restudy the front entry design.
11. Applicant shall return to the February 26, 2025 ARCOM Meeting for final review and approval of these items.





*Previously Proposed East Front*



*Proposed East Front*



*Previously Proposed West Rear*



*Proposed West Rear*



*Previously Proposed South Side*



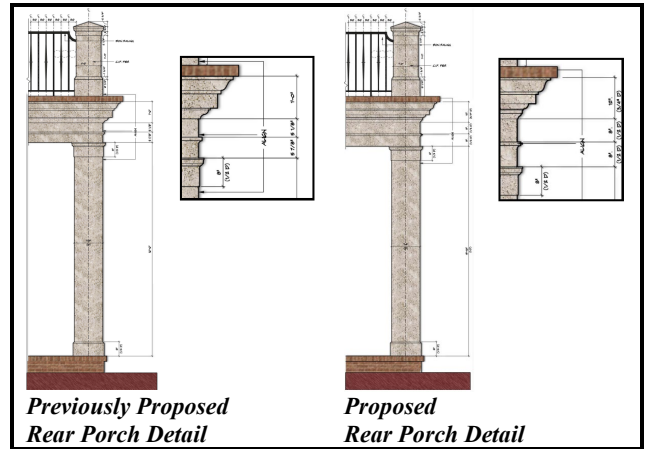
*Proposed South Side*



*Previously Proposed North Side*



*Proposed North Side*



**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.