



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

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

SUBJECT: ZON-22-067 (ARC-22-104) 281 MONTEREY RD (COMBO)

MEETING: June 15, 2022

ZON-22-067 (ARC-22-104) 281 MONTEREY RD (COMBO) – SPECIAL EXCEPTION W/ SITE PLAN REVIEW. The applicant, Adam Demark, has filed an application requesting Town Council review for Special Exception with Site Plan Review for the construction of a new two-story residence on portions of non-platted lots deficient in lot width. The Architectural Commission will perform design review of the application.

ARC NOTICE:

ARC-22-104 (ZON-22-067) 281 MONTEREY RD (COMBO). The applicant, Adam Demark, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence, a detached one-story cabana, and related landscape and hardscape improvements. Town Council will review the Special Exception w/ Site Plan Review:

Applicant: Adam Demark
Professional: MHK ARCHITECTURE & PLANNING
Representative: James M. Crowley, Esq.

HISTORY:

The total demolition of the existing structure was approved at the September 29, 2021 ARCOM meeting, pursuant to ARC-21-014.

THE PROJECT:

The applicant has submitted plans, entitled " NEW RESIDENCE 281 MONTEREY ROAD", as prepared by **MHK ARCHITECTURE & PLANNING** dated April 08, 2022.

The following scope of work is proposed for the project:

- Construction of a two-story residence (approximately 5,325 SF)
- Construction of landscape and hardscape improvements

The following Special Exception with Site Plan Review are required to complete the project:

- Sec. 134-446: Special Exception w/ Site Plan Review: Special exception with Site Plan Review required for construction of a new residence on portions of platted lots deficient in lot width.

| Site Data | | | |
|----------------------------|------------------|--------------------------|----------------|
| Zoning District | R-B | Lot Size (SF) | 13,100 SF |
| Future Land Use | SINGLE FAMILY | Total Building Size (SF) | 5,325 SF |
| C-O-R | 5.03' NAVD | Flood Zone | AE 6 and X |
| Finished Floor Elevation | 7.5' NAVD | Max Fill | 1.19 |
| Project | | | |
| | Required/Allowed | Existing | Proposed |
| Lot Coverage | 30% (3,930 SF) | N/A | 24% (3,149 SF) |
| Building Height | 22' | N/A | 19'-6" |
| Overall Building Height | 30' | N/A | 26'-11" |
| Point of Measure | 7' NAVD | N/A | 7.5' NAVD |
| Landscape Open Space (LOS) | 45% | N/A | 45% |
| Native Plant Species % | 35% | N/A | Complies (35%) |

*If value is not applicable, N/A

*If value is not changing, N/C

| Surrounding Properties / Zoning | |
|---------------------------------|--|
| North | Two-story 1962 residence |
| South | One-story 1950 residence Two-story 1932 residence |
| East | Two-story 1940 residence One-story 1980 residence |
| West | One-story 1970 residence One-story 1960 residence |

STAFF ANALYSIS

The existing lot is 13,100 square feet and meets the zoning requirements of an RB District lot, however, a Special Exception w/ Site Plan Review is required for the construction of the new residence approximately 5,325 SF as it is proposed on portions of platted lots totaling 13,100 SF of lot area but deficient in lot width for the R-B zoning district. The irregularly shaped parcel is a through lot and has a 90' wide frontage along Monterey Road and a 50' wide frontage along Colonial Lane.



The subject property is within both the El Encanto No 2 (north lot) Subdivision which was historically platted in October of 1928 and the Gregory Addition (south lot) Subdivision which was historically platted in June of 1935). And this patterning is evidenced in the built environment of today which contains many irregular and inconsistent lot depths, areas, and widths. The existing structure proposed to be demolished was built in 1940 and along the same geometric configuration of the lot today.