



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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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-22-073 (ARC-22-043) 143 REEF RD (COMBO)

MEETING: July 13, 2022

**ZON-22-073 (ARC-22-043) 143 REEF RD (COMBO) - VARIANCES** The applicant, John K. Criddle, has filed an application requesting Town Council review and approval for variances (1) to exceed the maximum amount of fill and (2) to exceed the maximum Cubic Content Ratio (CCR) in conjunction with the construction of a new two-story single-family house. The Architectural Commission will perform design review of the application.

**ARCOM NOTICE:**

**ARC-22-043 (ZON-22-073) 143 REEF RD (COMBO).** The applicant, John K. Criddle, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with associated landscape and hardscape, with variances to exceed maximum amount of fill and to exceed maximum allowed Cubic Content Ratio (CCR). Town Council will review the variance portion of the application.

Applicant: John K. Criddle  
Professional: DAILEY JANSSEN ARCHITECTS PA

**HISTORY:**

The total demolition of the existing structure was approved at the October 27, 2021, ARCOM meeting, pursuant to ARC-21-060. The residence has not yet been demolished.

The request for new construction was initially heard at the May 25, 2022 ARCOM meeting. The item was deferred for one month, with Commissioners requesting restudy of the window types, the courtyard walls, and the overall size and scale. Commissioners also commented on the variance requests, and asked the project design team restudy the need for additional fill.

**THE PROJECT:**

The applicant has submitted plans, entitled "143 REEF ROAD FINAL SUBMITTAL", as prepared by **DAILEY JANSSEN ARCHITECTS PA**, dated June 15, 2022.

The following is the scope of work:

- Construction of a new two-story residence
- Pool, landscape, and hardscape improvements

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

- VARIANCE 1: Sec. 134-1600: To exceed the maximum amount of fill by 1.12' to 2.33' in lieu of the 1.24' maximum allowed.

**VARIANCE REQUEST WITHDRAWN BY APPLICANT**

- VARIANCE 2: Sec. 134-893(b)(13): To exceed the maximum Cubic Content Ratio (CCR) by 845 cubic feet for a total of 44835 cubic feet (4.06) in lieu of 43990 cubic feet allowed (3.99).

Site Data			
Zoning District	RB	Lot Size (SF)	11,025 SF
Future Land Use	SINGLE FAMILY	Total Building Size (SF)	4,571 SF
C-O-R	6.59' NAVD	Flood Zone	AE 6
Finished Floor Elevation	9' NAVD	Max Fill	Allowed: +1.24' Proposed: +1.15'
Cubic Content Ratio (CCR)	3.99 allowed <i>4.06 Variance requested</i>	Lot Coverage	30% (3,307 SF) allowed 29.4% (3,244 SF)

Surrounding Properties / Zoning	
North	Two-story 2008 residence
South	One-story 1951 residence
East	Under construction new two-story 2020 residence (ARCOM File NO. B-036-2020)
West	One-story 1952 residence

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**STAFF ANALYSIS**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code:

- VARIANCE 1: Sec. 134-1600: To exceed the maximum amount of fill by 1.12' to 2.33' in lieu of the 1.24' maximum allowed.

**WITHDRAWN BY APPLICANT**

- VARIANCE 2: Sec. 134-893(b)(13): To exceed the maximum Cubic Content Ratio (CCR) by 845 cubic feet for a total of 44835 cubic feet (4.06) in lieu of 43990 cubic feet allowed (3.99).

The project consists of the construction of a new 4,571 SF two-story residence with pool, hardscape and landscape improvements. A significant issue of the design pertains to the proposed elevation of the finished floor of the residence at 9' NAVD, which is 2' above the FEMA requirement of BFE +1 (7'), and nearly 1' above the point of measurement (8.09 NAVD).

Since the May meeting, the project's design professionals have submitted changes in response to Commissioner comments. Per the submitted plans, the grading and fill plans have been revised to eliminate the need for a fill variance. Additional changes include a reduction of the entry courtyard walls, a revised window and door schedule with modified lite divisions, and revised gable details.

Town of Palm Beach Public Works Department staff have remaining concerns regarding the maneuverability of vehicles backing out of the garage (see Site Plan, Sheet SP-1.01). Additionally, the proposed improvements within the rear easement are prohibited without consent and an agreement.