



**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-22-125 (ARC-22-115) 233 BAHAMA LN (COMBO)

MEETING: SEPTEMBER 14, 2022

**ZON-22-125 (ARC-22-115) 233 BAHAMA LN (COMBO)—SITE PLAN REVIEW AND VARIANCES.** The applicants, Richard and Lori Jabara, have filed an application requesting Town Council review and approval for Site Plan Review for a structure on a nonconforming lot deficient in required depth in the R-B zoning district and variances (1) to maintain landscape open space below current requirements and (2) to reduce the required rear (north) setback to construct a new landing; related to the renovation of an existing nonconforming residence with more than 50% demolition. The Architectural Commission will perform the design review of the application.

**ARCOM NOTICE:**

**ARC-22-115 (ZON-22-125) 233 BAHAMA LN (COMBO)** The applicants, Richard and Lori Jabara, have filed an application requesting Architectural Commission review and approval for a 437 SF rear addition and exterior alterations including roof, window, and door replacement for an existing one-story residence, including variances from landscape open space and setback requirements for a proposed rear landing due to demolition of more than 50% of a structure on a nonconforming lot as part of the renovation. This is a combination project that shall also be reviewed by Town Council as it pertains to the variances and Site Plan Review.

Applicant: Richard and Lori Jabar  
Professional: Studio SR Architecture + Design

**THE PROJECT:**

The applicant has submitted plans, entitled "Alterations and Additions to The Residence at 233 Bahama Lane", as prepared by **Studio SR Architecture + Design**, dated July 19, 2022.

The following is the scope of work:

- Construction of a 437 SF addition to an existing one-story residence including variances.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

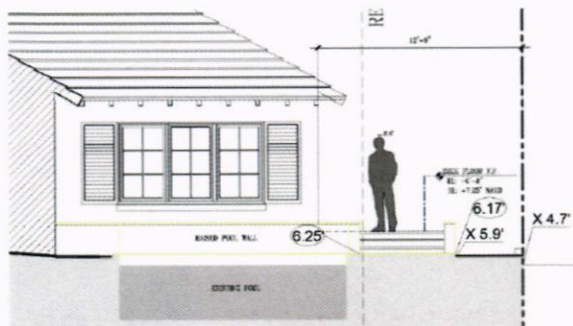
- Demolition of more than 50% of a façade or roof on an existing structure triggers the property to come into full compliance with the ToPB Zoning Code. Site Plan Review by

- Town Council is required due to non-confirming lot depth.
- Site Plan Review: Section 134-893(b)(3): Lot depth of 91.77' in lieu of the required 100'.
  - Variance (1): Section 134-893(b)(12): A request for a variance to have 37.6% Landscaped Open Space in lieu of the 45% required in the R-B Zoning District.
  - Variance (2): Section 134-895(2): A request for a variance to permit a rear landing to encroach 5.5' into a required rear setback in lieu of the 4' maximum allowed encroachment.

Site Data			
Zoning District	R-B	Lot Size (SF)	10,353 SF
		Lot Width	91.77' width 100' width Required
Future Land Use	SINGLE FAMILY	Total Building Size (SF)	3,220 SF
C-O-R	6.06' NAVD	Flood Zone	AE 6 X
Finished Floor Elevation	7.9' NAVD	Max Fill	N/A
Lot Coverage	Permitted: 40% (4,142 SF) Existing: 26% (2,771 SF) Proposed: 31% (3,220 SF)	Cubic Content Ratio CCR	Permitted: 3.9 Existing: 2.4 Proposed: 2.7
Landscape Open Space (LOS)	Required: 45% (4,666 SF) Existing: 37.5 (3,887 SF) Proposed: 37.6% (3,901 SF)	Year Built	1951
Surrounding Properties / Zoning			
North	1951 One-story residence		
South	2019 Two-story residence		
East	1956 One-story residence		
West	1968 One-story residence		

### STAFF ANALYSIS

The application will require Town Council review for the Site Plan Review to allow the renovation of an existing one-story residence by demolishing more than 50% cubic footage on the south side of the existing property and adding 437 SF to the northwest corner of the residence on a lot with a depth of 91.77' in lieu of the 100' minimum required in the R-B Zoning District.



First, a variance to reduce the required Landscaped Open Space. The existing conditions are nonconforming in open space, and along with the new addition, improvements are being proposed to slightly improve the nonconformity particularly with the landscape improvements to the rear of the property. Second, a variance to permit a rear landing to encroach 5.5' into a required rear setback in lieu of the 4' maximum allowed encroachment.

Staff does not support the request to extend the rear platform 1.5' further into the rear yard. This proposed element contributes to the nonconforming nature of the landscape open space, and be redesigned to comport with the setback requirements.