



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-22-241 (ZON-23-002) 624 ISLAND DR (COMBO)

MEETING: DECEMBER 16, 2022

ARC-22-241 (ZON-23-002) 624 ISLAND DR (COMBO). The applicant, Holly Ann Bartlett, as Trustee of the 1220 South Ocean Boulevard Trust dated May 23, 2013, has filed an application requesting Architectural Commission review and approval for the construction of a new skylight atrium enclosing an existing open-air interior courtyard to an existing two-story residence. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Holly Ann Bartlett
Professional: Smith and Moore Architects Inc.

HISTORY:

A new two-story residence designed by Smith and Moore was reviewed and approved by ARCOM at the July 2018 meeting, pursuant to ARC File # B-071-2018.

THE PROJECT:

The applicant has submitted plans, entitled "624 Island Drive", as prepared by **Smith and Moore Architects Inc.**, dated October 24, 2022.

The following is the scope of work:

- Construction of a rooftop atrium skylight for an existing two-story residence with an open-air courtyard, including variances for lot coverage, and cubic content ratio (CCR).

Site Data			
Zoning District	R-B	Lot Size (SF)	20,929 SF
Future Land Use	SINGLE FAMILY	Year Built	2021
Lot Coverage	Permitted: 25% (5,232 SF) Existing: 24.99% (5,228 SF) Proposed: 26.3% (5,508 SF) <i>Variance Requested</i>	Cubic Content Ratio (CCR)	Permitted: 3.89 Existing: 3.85 CCR Proposed: 4.14 CCR <i>Variance Requested</i>
Surrounding Properties / Zoning			

North	1954 One-story residence / R-B
South	2016 Two-story residence / R-B
East	Intracoastal Waterway
West	1966 Two-story residence / R-B

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:** Section 134-893(a)(i)(e) and 134-843(a) (ii). Variance to exceed lot coverage for a two-story building of 26.3% in lieu of 24.99% existing and 25% maximum permitted.
- **Variance 2:** Section 134-893(13). Variance to exceed cubic content ratio (CCR) of 4.14 vs 3.85 existing and 3.89 maximum permitted.

The application is for the installation of a new 280 SF glass skylight measuring 20' x 14' that will enclose an existing open-air courtyard. Due to the size of the lot, greater than 20,000SF in the R-B zoning district, the lot coverage is limited to 25%. The original design was proposed and built at 24.9%, or 5,228 SF of air-conditioned space. Reviewed in 2018, the two-story residence was designed at the maximum lot coverage and the existing open air courtyard was exempt from the lot coverage calculations. Approval of the double height skylight would also increase the CCR by a considerable amount as the "room" that would be added to the CCR would have a 21'-5" ceiling. There is no denying that the proposal is not visible from any right-of-way, and generally imperceivable except to those courtyard users, the variance request would grant this property other zoning permissions than other properties to exceed thresholds of both regulations. And while it certainly may be argued that the proposal has zero visual negative impact to neighboring properties, it may create a precedent for construction over the codified limitations in the immediate area. No demonstrated hardship has been provided by the applicant, as such, staff cannot support the variance request.

Approval of the project will require two separate motions to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and (2) that the implementation of the proposed variances will/will not cause negative architectural impact to the subject property.

WRB/JGM