



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-22-142 232 MOCKINGBIRD TRL

MEETING: MARCH 29, 2023

ARC-22-142 232 MOCKINGBIRD TRAIL The applicant, The Beach House Trust, has filed an application requesting Architectural Commission review and approval for the demolition of an existing 3,371 square foot residence. Construction of a new two-story residence with associated landscape and hardscape.

Applicant: The Beach House Trust (Janice Lewis, Trustee)
Professional: Affiniti Architects | Benjamin Schreire
Fernando Wong Outdoor Living Design | Fernando Wong

HISTORY:

The current request to construct a new two-story single-family residence with site wide landscape and hardscape improvements was initially reviewed by ARCOM at the July 27, 2022, meeting. The initial proposal featured a two-story Art Deco styled residence for the mid-block parcel, which was deferred for major restudy. The project architect resubmitted with a redesign on October 28, 2022 and again on November 18, 2022 with request from the board to further study the design.

THE PROJECT:

The applicant has submitted plans, entitled "232 Mockingbird Trail", as prepared by **Affiniti Architects**, dated March 6, 2023.

The following is the scope of work:

- Construction of a two-story residence
- Sitewide landscape and hardscape improvements

Site Data			
Zoning District	Estate Residential District (R-B) Low Density Residential	Lot Size	Required: 10,000 SF Existing: 12,700 SF Proposed: 12,650 SF

Future Land Use	Single-Family	Fill	Maximum Permitted: 1.81 FT Proposed: 1.5 FT
Total Building Size (SF)	Existing: 2,897 SF Proposed: 5,082 SF	Lot Coverage	Maximum: 3,810 SF (30%) Existing: 3,099 SF (24.4%) Proposed: 3,804 (30%)
Crown of Road (COR)	Existing: 3.38' NAVD	FEMA Zone	AE6 (7' NAVD)
Landscape Open Space (LOS)	Minimum: 5,692 SF (45%) Proposed: 5,949 SF (4701%)	Front Yard (LOS)	Minimum: 1,350 SF (40%) Proposed: 1,674 SF (55%)

Surrounding Properties / Zoning	
North	233 Mockingbird Trail / 2006 Two-story single-family residence / RB
South	235 Nightingale Trail / 2012 Two-story single-family residence / RB
East	222 Mockingbird Trail / 1949 One-story single-family residence / RB
West	240 Mockingbird Trail / Vacant single family residential lot / RB

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, is consistent Town zoning code.

The applicant resubmitted with changes based on November's ARCOM meeting including modifications to the stair tower, entry way, and massing. The current proposal does make minor changes to site data calculations; however the alterations do not trigger the need for any zoning relief. The residence complies with setback, height, mechanical, and massing requirements.

The item was deferred at the February ARCOM meeting with comments regarding window proportion, column placement and request for further study of the sleeping porch. The applicant has made modifications to address the above noted items which are described in detail in the Letter of Intent dated March 6th.

The application will require one motion to be made by the Commission: (1) for the overall design of the project subject to any conditions.

WRB:JGM:JRH:SCP