



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-22-216 (ZON-22-140) 248 COLONIAL LN (COMBO)

MEETING: APRIL 26, 2023 (ARCOM)

ARC-22-216 (ZON-22-140) 248 COLONIAL LN (COMBO). The applicant, 306 Livingston Street Holdings I, LLC (Matthew Mirones), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence including variances (1) to not provide required garage enclosure for two vehicles, ~~(2 and 3) and locate a generator in a setback which is higher than allowed and not adequately screened,~~ in the R-B zoning district. This is a combination project that shall also be reviewed by Town Council as it pertains to the Special Exception w/ Site Plan Review and Variance relief for approval.

Applicant: 306 Livingston Street Toldings I, LLC (Matthew Mirones)
Professional: Wadia Associates (Robert Pilla)
Representative: Maura Ziska, Esq.

HISTORY:

At the October 2022 meeting, the applicant presented a Mediterranean style home to the Commission. While the asymmetrical design received some positive response, overall, the Commission indicated that the house presented too massive for the lot and that a Mediterranean style home was inappropriate for the street. The commission directed the applicant to restudy the style of home, the massing, materials, and enhancement of the landscaping. At the February meeting, the residence's style was changed from Mediterranean Revival to Colonial Revival, while the general footprint of the house and program of the site were retained. The Commission deferred the item for one month, requesting modifications to the height, rear roof design, and considerations to how the home relates to the street. The applicants resubmitted plans on March 6, 2023. At the March 29, 2023 meeting the overall design was approved (4-3) with the condition the applicant lower the second level (floor to floor) 8" and landscape to return to ARCOM. The associated variances were also approved at the March ARCOM Meeting (6-1). The applicant submitted plans on April 10, 2023 seeking approval for the landscape portion of the project.

THE PROJECT:

The applicant has submitted plans, entitled "248 COLONIAL LANE", as prepared by **Wadia Associates**, dated April 10, 2023.

The following is the scope of work:

- New pool, hardscape and landscape.

STAFF ANALYSIS:

Zoning

Below is a summary of the subject application with regards to Zoning Code compliance and Variance and/or Special Exception requests:

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size (SF)	Min. Required: 10,000 SF Proposed: 8,360 SF <i>Special Exception Requested</i>	Crown of Road	3.32' NAVD
Lot Depth	Min. Required: 100 FT Proposed: 82 FT <i>Special Exception Requested</i>	Lot Width	105'
Rear Yard Setback	Required: 10' (1 st) / 15' (2 nd) Proposed: 11.66' / 16.66'	Front Yard Setback	Required: 25' (1 st) / 30' (2 nd) Proposed: 25' / 28.33'
Building Height	Max. Permitted: 22' Proposed: 20'	Overall Building Height	Max. Permitted: 30' Proposed: 29.5'
Finished Floor Elevation	Min. Required: 7' NAVD Proposed: 7.19' NAVD	Zero Datum for Point of Measurement	7' NAVD
FEMA Flood Zone	AE-6	Base Flood Elevation	6' NAVD (+1' Freeboard)
Lot Coverage	Permitted: 40%/30% Proposed: 27% (2,228 SF)	Angle of Vision	Max. Permitted: 100° Proposed: 95.8°
Cubic Content Ratio (CCR)	Maximum: 34,944 CF Proposed: 34,667 CF	Enclosed Square Footage	3,407 Sq. Ft.
Native Planting	Complies	Landscape Open Space (LOS)	Required: 45% (3,672 SF) Proposed: 38.75% (3,160 SF)
Perimeter Open Space	Required: 50% (1,881 SF) Proposed: 61.8% (2,276 SF)	Front Yard Open Space	Required: 40% (1,050 SF) Proposed: 54.6% (1,432 SF)
Surrounding Properties / Zoning			
North	1950/1964 One-story residences/ R-B		
South	2021 One-story residence/ R-B		
East	1945 One-story residence/ R-B		
West	1950 Two-story residence/ R-B		

Based on feedback from the October 2022 ARCOM meeting, the applicant redesigned the proposed style from Mediterranean Revival to Colonial Revival. Material and finish inspiration is borrowed from other homes on Colonial Lane. The residence utilizes a cedar shake roof and a combination of stucco siding on the first floor and plank siding on the second. Shutter and bay window design inspiration come from elements of the existing structure on site. While the overall site programming remains similar to the previous proposal, the applicant has stepped back the west side of the house to mitigate the presence of the structure on the street. The proposed landscape plan has been slightly modified as well. The landscape buffer along the south rear property line has been enhanced to provide more screening of the proposed structure from the rear neighbor.

At the February meeting, the commission gave direction to restudy the height and street presence and to simplify the rear second story and rear facing roof design. The applicant resubmitted revised drawings on March 6, 2023.

The applicant returned to the March meeting and was approved for the overall design (4-3) with the condition the applicant lower the second level (floor to floor) 8" and landscape to return to ARCOM. The associated variances were also approved at the March ARCOM Meeting (6-1). The applicant submitted plans on April 10, 2023 seeking approval for the landscape portion of the project.

Approval of the project will require one (1) motion to be made by the Architectural Commission: (1) for the landscape in accordance with the criteria contained in Code Section 18-205, subject to any imposed conditions.

WRB:JGM:BMF