



TOWN OF PALM BEACH

Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT PZ&B Staff Combination Memorandum

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

SUBJECT: ARC-23-014 (ZON-23-029) 325 VIA LINDA (COMBO)
ZON-23-029 (ARC-23-014) 325 VIA LINDA (COMBO)

ARCOM MEETING: MARCH 29, 2023
TOWN COUNCIL MEETING: APRIL 4, 2023

ARC-23-014 (ZON-23-029) 325 VIA LINDA (COMBO). The applicant, Three Palm Trees, LLC, has filed an application requesting Architectural Commission review and approval of the construction of a new two-story residence with garage and basement, a two-story detached accessory structure with garage and basement, a pool pergola structure with awning, pool(s)/water feature(s), and associated landscape and hardscape including entry gate assemblies, site walls and an emergency generator. This is a combo project that will require Town Council review and approval for a Special Exception and Site Plan Approval to permit a reduction in the required setback for the proposed gate and gateposts. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-029 (ARC-23-014) 325 VIA LINDA (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Three Palm Trees, LLC, has filed an application requesting Town Council review and approval for a Special Exception and Site Plan Approval to permit a reduction in the required setback for the proposed driveway gate and gateposts. The Architectural Commission will perform design review of the application.

Applicant: Three Palm Trees, LLC
Professional: Dailey Janssen Architects, P.A.
Representative: Maura A. Ziska, Esq

The subject property is located at the north-west corner of the 300 block of Via Linda and is comprised of two parcels, the main parcel being located north of Via Linda and east of the Lake Trail, and a small lake front parcel located between the Lake Trail and the Lake Worth Lagoon. The property has a Future Land Use designation of Single Family with compatible Zoning classifications of Low Density Residential (R-B).

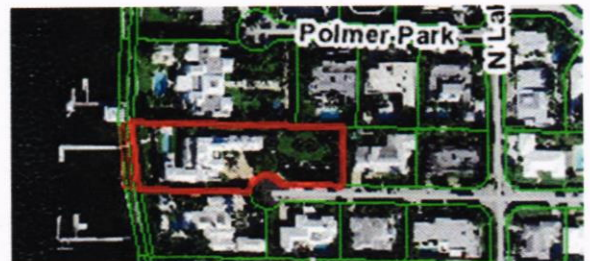


Figure 1: Subject property location.

HISTORY:

The existing structure on the western side of the property was built in 1993. In 1995, 317 Via Linda, located immediately east of the home, was demolished. In 1996, the vacant parcel at 317 Via Linda, was joined to the 325 Via Linda parcel by a unity of title agreement and has served as a garden area for the estate. Numerous renovations and repairs have been made to the structure and site since it's construction.

An application for new construction was presented to the Architectural Commission at the February 2023 meeting. The project was deferred to the March 2023 meeting by the commission with comments to restudy the glazing on the west elevation, column spacing at west loggia, overall massing, the mansard roofs over the garages, landscaping at the rear of the property, and the style of the front door.

At the March 2023 meeting, the project was deferred for further study of architectural features and details, landscaping, and overall massing of the proposed structures.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed New Construction At: 325 Via Linda Final 04.10.23", as prepared by **DAILEY JANSSEN ARCHITECTS, P.A.**, dated April 10, 2023.

The following is the scope of work:

- Construction of a new two-story residence with garage and basement, a two-story detached accessory structure with garage and basement, a pool pergola structure with awning, pool(s)/water feature(s), and associated landscape and hardscape including entry gate assemblies, site walls and an emergency generator.

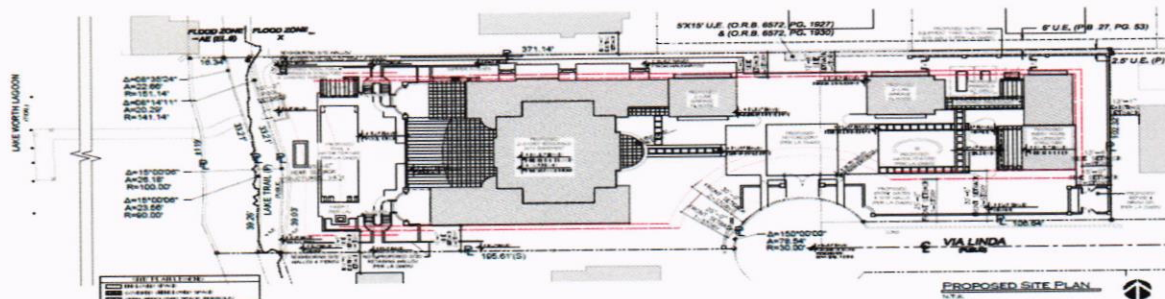


Figure 2: Subject application proposed site plan.



Figure 3: Proposed East Elevation of Main Structure

The following Special Exception, Site Plan Review and/or Variance(s) are required to complete the project:

- **SPECIAL EXCEPTION WITH SITE PLAN APPROVAL: Sec. 134-1668:** Special Exception with Site Plan Review for the installation of vehicular gate and columns with an 8 ft setback from the edge of pavement in lieu of the 18 ft required, on a cul-de-sac street.

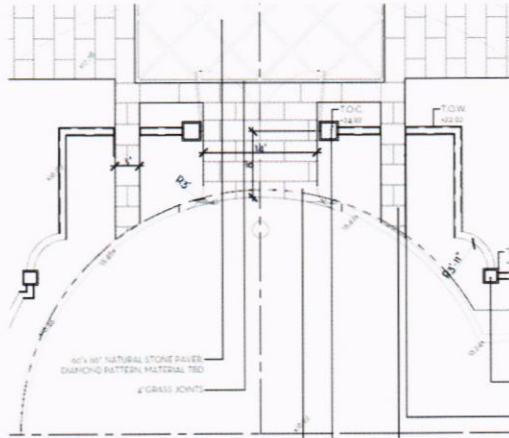


Figure 4: Diagram illustrating proposed vehicle loading area and driveway access.

STAFF ANALYSIS

Zoning

Below is a summary of the subject application with regards to Zoning Code compliance and/or variance requests.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	39,434 SF	Crown of Road	16.92' NAVD
Lot Depth	+/- 360'	Lot Width	+/- 117'
Rear Yard Setback	Required: 25' (Lake Trl Setback) Proposed: 25.5'	Front Yard Setback	Required: 30' Proposed: 30.1'
Building Height	Permitted: 22' Proposed: 22'	Overall Building Height	Permitted: 30' Proposed: 29.66'
Finished Floor Elevation	7.0' NAVD (Basement) 16.0' NAVD (First level)	Zero Datum for Point of Measurement	18.42' NAVD
FEMA Flood Zone	ZONE AE 6 & ZONE X	Base Flood Elevation	6' NAVD & None
Lot Coverage	Permitted: 30% Proposed: 29%	Angle of Vision	N/A on cul-de-sac street

Cubic Content Ratio (CCR)	Maximum: 4.5 Proposed: 4.26	Enclosed Square Footage	25,141SF
Landscape Open Space	Required: 45% Proposed: 46%	Front Yard Landscape Open Space	Required: 40% Proposed: 82%
Surrounding Properties / Zoning			
North	1969 2-Story Residence & 1966 2-Story Residence / R-B Zoning		
South	1952 2-Story Residence & 1954 1-Story Residence / R-B Zoning		
East	1954 1-Story Residence / R-B Zoning		
West	Lake Worth Lagoon		

This application is presented to the Architectural 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 consistent with the Town zoning code.

The subject application is a proposal for the construction of a new two-story residence with garage and basement, a two-story detached accessory structure with garage and basement, a pool pergola structure with awning, pool(s)/water feature(s), and associated landscape and hardscape including entry gate assemblies, site walls and an emergency generator. The subject parcel is oversized for the district, at almost 40,000 Sq. Ft. in a zoning district where a minimum of 10,000 Sq. Ft. is required. However, oversized parcels are not uncommon along the Lake Trail and Lake Worth Lagoon in the R-B Zoning District. Special zoning regulations govern lots which are greater than 20,000 Sq. Ft. and are adjacent to Lake Worth, allowing for decreased setbacks and increased lot coverage which are not afforded to other oversized estate lots elsewhere in the R-B zoning district.

A basement is proposed for both the main structure and the accessory structure. Both basements meet the zoning code basement regulations, and therefore, are not considered an additional story. The basement of the accessory structure is located entirely below grade and is not visible from any side of the structure. The basement of the main structure is visible from the western elevation of the building. A dramatic change in grade as the lot approaches the lake creates this condition. The exposed basement is stepped down from the main massing of the house, and does not provide three levels in vertical alignment.

The following element requires review and approval for special exception from the Town Council:

- **SPECIAL EXCEPTION WITH SITE PLAN APPROVAL: Sec. 134-1668:** Special Exception with Site Plan Review for the installation of vehicular gate and columns with an 8 ft setback from the edge of pavement in lieu of the 18 ft required, on a cul-de-sac street.

The zoning code requires that when a vehicular driveway gate is installed, that a space no less than 9' x 18' is provided between the gate and the edge of roadway pavement, to allow for vehicle stacking. This size space is required so that a vehicle will be completely clear of the right-of-way while waiting for the gate to operate, without impeding the flow of traffic. However, the zoning code has a provision which allows a reduction in the length of the loading space for dead end or cul de sac streets. Because these are not through streets, a vehicle which is partially in the roadway while waiting for the gate to operate will not impede local traffic flow.

At the February 2023 meeting, the Architectural Commission deferred the project with comments to restudy the glazing on the west elevation, column spacing at west loggia, overall massing, the mansard roofs over the garages, landscaping at the rear of the property, and the style of the front door. The applicant resubmitted plans responding to the commission's comments. At the main house, the entry door had been revised and lanterns were added, the one-story bays at the rear elevation were eliminated, the column spacing and associated posts and guardrails were revised, and the basement entrance was revised to coordinate with column spacing revisions. At the guest house and garages, the mansard roofs were eliminated and a parapet with pitched roof was introduced and the colonnades at the south garages elevations were reduced. Per the request of a neighbor, a dormer at the guest house north elevation was eliminated. Landscaping was also revised.

At the March 2023 meeting, the Architectural Commission reviewed the revised drawings, and deferred the project for another month with comments relating to the roof style of the guest house, overall massing of the structure, cornice and entablature details, landscaping, and glazing on the west rear façade. The applicant has responded by submitting revised drawings to include the eliminations of the one-story bay at the east entry elevation, lowering of the main house entry portico, lowering parapets. The massing along the north and south elevations has been reduced on the first and second floors, with exterior stairs shifted as necessary. The mansard roof and dormers on the guest house have been eliminated and replaced with parapet and pitch roof design. The proposed roof material has been revised. Garage door design has been revised. The cabana beam and roof height have been increased. Changes to landscape are proposed at commission's direction. Site calculations are revised to reflect the changes.

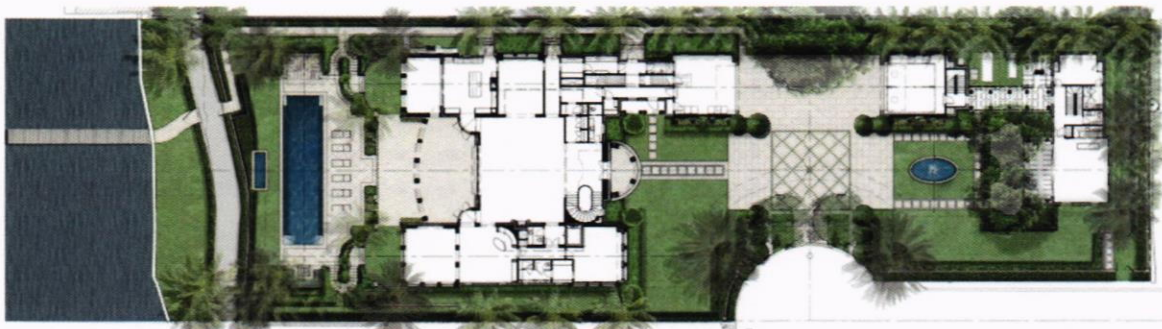


Figure 5: Landscape Rendering

Approval of the project will require one motion 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.

WRB:JGM:BMF