



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**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-23-018 260 NIGHTINGALE TRL

**MEETING:** APRIL 26, 2023

**ARC-23-018 260 NIGHTINGALE TRL.** The applicant, Nightingale 260 LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with associated landscape and hardscape.

**Applicant:** Nightingale 260 LLC  
**Professional:** Dailey Janssen Architects  
Nievera Williams Design

**HISTORY:** The property at 260 Nightingale Trail was a single-family residence that was built in 1941. The existing structure will be demolished in order to construct a new two-story single family residence at approximately 4,549 SF. The application also includes a new pool, hardscape and landscape.

**THE PROJECT:**

The applicant has submitted plans, "Proposed New 2 Story Residence at 260 Nightingale Trail", as prepared by **Dailey Janssen Architects**, dated April 10, 2023.

The following is the scope of work for the Project:

- Construction of a new two-story residence with site wide landscape and hardscape improvements.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	12, 652 SF	<b>Crown of Road</b>	3.32 NAVD
<b>Lot Depth</b>	100'	<b>Lot Width</b>	100'
<b>Rear Yard Setback</b>	Required: 10' Proposed: 10'-1.5"	<b>Front Yard Setback</b>	Required: 25' / 30' Proposed: 27' 1.5" / 36'
<b>Building Height</b>	Permitted: 22' Proposed: 20'	<b>Overall Building Height</b>	Permitted: 30' Proposed: 27' 9"

<b>Finished Floor Elevation</b>	7'	<b>Point of Measurement</b>	7'
<b>FEMA Flood Zone</b>	AE (EL6)	<b>Base Flood Elevation</b>	7'
<b>Lot Coverage</b>	Permitted: 3,000 SF Proposed: 3,796 SF	<b>Angle of Vision</b>	100
<b>Cubic Content Ratio (CCR)</b>	Maximum: 50,228 CF Proposed: 47,534 CF	<b>Enclosed Square Footage</b>	4,549 SF
<b>Landscape Open Space</b>	Required: Proposed: 47.5%	<b>Front Yard Landscape Open Space</b>	Required: 1000 SF (40%) Proposed: 1492 SF (59.7%)
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	Single Family Residence		
<b>South</b>	Single Family Residence		
<b>East</b>	Single Family Residence		
<b>West</b>	Single Family Residence		

#### **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 with the Town zoning code.

The application request the construction of a new +/- 4,549 SF two-story single-family residence with site wide landscape and hardscape improvements. The 12,652 SF parcel is located on Nightingale Ave on the southwest end of the block and one lot east of North Lake Way.

The proposed plan shows an entry motor court on Nightingale Trail with a two-car garage to the west. The residence is situated centered on the lot with 12'6" setbacks to the east and west. Air conditioning and generator have been placed in the Northwest corner of the lot while the pool equipment is in the southeast adjacent to the proposed 40' x 14' pool. A rear pergola is also proposed to the west of the pool along with terrace and wood deck. The proposed landscape design exceeds required percentages in overall landscape and native requirements.

WRB:JGM:SCP