



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

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

SUBJECT: ARC-23-047 269 JAMAICA LANE

MEETING: APRIL 26, 2023

**ARC-23-047 269 JAMAICA LANE.** The applicant, Marrano Holdings 2022 LLC. (Maura Ziska), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements.

Applicant: Marrano Holdings 2022 LLC  
Professional: Richard Sammons | Fairfax & Sammons  
Representative: Maura Ziska, Esq.

**HISTORY**

The lot at 269 Jamaica Lane is a 11,311 SF parcel located mid-block on north side of Jamaica Lane. The parcel was developed with a one-story single-family residence in 1965.

**THE PROJECT:**

The applicant has submitted plans, entitled "269 Jamaica Lane Palm Beach, Florida" as prepared by **Fairfax & Sammons**, dated March 15, 2023.

The following is the scope of work:

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

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 11,311 SF Required: 10,000 SF	Crown of Road	4.8' NAVD
Lot Depth	Existing: 113' Required: 100'	Lot Width	Existing: 100' Required: 100'
Building Height	Permitted: 22' Proposed: 14.9'	Overall Building Height	Permitted: 30' Proposed: 25.1'

<b>Finished Floor Elevation</b>	Required: 7' NAVD Proposed: 9' NAVD	<b>Zero Datum for Point of Measurement</b>	7' NAVD
<b>FEMA Flood Zone</b>	AE6	<b>Angle of Vision</b>	Maximum: 100° Proposed: 97°
<b>Lot Coverage</b>	Permitted: 30% (3,393 SF) Proposed: 29.3% (3,351 SF)	<b>Enclosed Square Footage</b>	4,861 Sq. Ft.
<b>Cubic Content Ratio (CCR)</b>	Maximum: 3.99 (45,131 CF) Proposed: 3.75 (42,355 CF)	<b>Perimeter Land. Open Space</b>	Required: 50% Proposed: 79.88%
<b>Landscape Open Space</b>	Required: 45% Proposed: 45.39%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 57.68%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	264 Tradewind Dr.   1-Story Residence / R-B Zoning		
<b>South</b>	268 Jamaica Lane   2-Story Residence / R-B Zoning		
<b>East</b>	265 Jamaica Lane   1-Story Residence / R-B Zoning		
<b>West</b>	277 Jamaica Lane   1-Story Residence / R-B Zoning		

#### **STAFF ANALYSIS**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A review of the project indicates that the application, as proposed, is consistent with the R-B zoning provisions provided within the Town zoning code.

The application proposes the construction of a new two-story single-family residence on a 11,311 SF parcel within the R-B zoning district. The property has frontage on Jamaica Lane to the south. The 4,936 SF residence is designed in a British Colonial style, and is sited center lot, in roughly an "H" shape. The central mass features a voluminous two-story living room topped by a broken slope gable roof. The applicants are choosing to design at a finished floor elevation of 9' NAVD, which is two feet higher than current standards require, while also keeping the roof ridges roughly 5' below the allowable overall height. The ample square footage of the home is largely mitigated by the orientations of the massing, the height of the rooflines, and the generous front setback of the second story.

The front façade features one-story single-bay garage projections on either side of the building, ornamented with decorative Flemish gables, and flanking a broad 8' deep covered porch with decorative wood columns and railings. The front façade is largely symmetrical, balanced, and well detailed. Side and rear elevations are equally as detailed, featuring projecting wood clad bays with copper roofs, decorative gables, chimneys, and regularized window openings. Largely mirroring the front elevation in mass and scale, the rear elevation also features a deep covered porch, enclosed on the sides by projecting wings. Exterior building materials include painted white stucco walls, trim, doors, and windows, a concrete tile roof with copper gutters and downspouts, and light blue painted wood shutters, gates and garage doors.

The proposed site plan features an "H" shaped vehicular driveway bifurcated by a central walkway leading from the street to the front door. Low site walls are placed along the north central portion

of the drive which connect to the one-story projecting garage bays, creating an enclosed planting area and further defining the central walkway and front door. High masonry site walls are proposed to enclose the rear and side yards, terminating at the front façade. The equipment yards are largely placed in side yards, which meet all setback and screening requirements. A lap pool and paver deck are proposed in the rear yard. Landscape plans and elevations at all property lines have been provided and illustrate dense tropical plantings.

**Conclusion**

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:JRH