



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-23-066 1421 N LAKE WAY

MEETING: MAY 24, 2023

ARC-23-066 1421 N LAKE WAY. The applicant, Reef Road LLC, has filed an application requesting Architectural Commission review and approval construction of a new two-story residence with associated landscape and hardscape.

Applicant: Reef Road LLC
Professional: Dailey Janssen Architects

THE PROJECT:

The applicant has submitted plans, entitled "1421 NORTH LAKE WAY" as prepared by **Dailey Janssen Architects**, dated April 10, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 13,387 SF Required: 10,000 SF	Crown of Road (COR)	6.18' NAVD (avg)
Total Enclosed SF	5,658 SF	FEMA Flood Zone	X
Building Height	Permitted: 22' Proposed: 19'-4"	Overall Building Height	Permitted: 30' Proposed: 25'-11"
Finished Floor Elevation	7.68' NAVD	Point of Measurement	7.68' NAVD
Lot Coverage	Permitted: 30% (4,016 SF) Proposed: 27% (3,631 SF)	Cubic Content Ratio (CCR)	Maximum: 3.97 (53,198 CF) Proposed: 3.97 (53,147 CF)
Landscape Open Space (LOS)	Required: 45% (6,025 SF) Proposed: 45% (6,025 SF)	Front Yard Landscape Open Space	Required: 40% (1,195 SF) Proposed: 62.7% (1,874 SF)
Surrounding Properties / Zoning			
North	2022 Two-story Residence / R-B		
South	1954 One-story Residence / R-B		

East	1976 One-story Residence / R-B
West	2021 Two-story Residence / R-B

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 proposed project includes the construction of a new two-story residence with landscape, hardscape, pool, and spa. The proposed area of the project is 5,658 SF; including 3,321 square feet of enclosed ground level, and 2,336 square feet of enclosed second level. The proposed style is Island Colonial within the R-B zoning district.

The proposed site plan features a compact shape centrally located within the corner site, with a long vehicular driveway along the eastern edge of the site leading to a rear garage located at the back of the site. A central pedestrian walkway leading from Reef Road to the front door, orients the site southerly. The outdoor back yard is oriented along the western portion of the site along North Lake Way with a rectilinear pool. 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