



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-23-038 218 MERRAIN RD

MEETING: MAY 24, 2023

ARC-23-038 218 MERRAIN RD. The applicants, Mr. and Mrs. Robert Keith, have 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: Mr. and Mrs. Robert Keith
Professional: Carlos Esteban | Portuondo Perotti Architects
Mario Nievera | Nievera Williams Design

THE PROJECT:

The applicant has submitted plans, entitled "Merrain Road Residence" as prepared by **Portuondo Perotti Architects**, dated April 11, 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 | 12, 765 SF | Crown of Road (COR) | 3.36' NAVD |
| Total Enclosed SF | 5,189 SF | FEMA Flood Zone | AE-6 |
| Building Height | Permitted: 22' Proposed: 20' | Overall Building Height | Permitted: 30' Proposed: 30' |
| Finished Floor Elevation | 7' NAVD | Point of Measurement | 7' NAVD |
| Lot Coverage | Permitted: 30% (3,830 SF) Proposed: 24.3% (3,045 SF) | Cubic Content Ratio (CCR) | Maximum: 3.97 (50,677.05 CF) Proposed: 3.95 (50,493.22 CF) |
| Landscape Open Space (LOS) | Required: 45% (5,748 SF) Proposed: 51% (6,542 SF) | Front Yard Landscape Open Space | Required: 40% (1,000 SF) Proposed: 63% (1,591 SF) |

| Surrounding Properties / Zoning | |
|---------------------------------|------------------------------------|
| North | 235 and 243 Merrain Rd / SFR / R-B |
| South | 231 Kenlyn Rd / SFR / R-B |
| East | 210 Merrain Rd / SFR / R-B |
| West | 226 Merrain Rd / SFR / R-B |

STAFF ANALYSIS

This application is presented to the Commission to consider whether all 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 contemporary residence with sitewide landscape and hardscape improvements, including the installation of site walls, a pool, and accessory water features. The residence is positioned roughly center lot in an “L” shaped plan. The massing consists of two two-story elements – a garage with a second story guest suite topped with a vertically seamed metal hip roof, and the primary mass of the home which runs north to south on the western half of the lot, which is topped with a cedar shake gable roof. The two-story elements are connected through a one-story entryway hyphen that connects the second floors with a rooftop terrace. Exterior cladding materials include white stucco walls, a coral stone water table, copper and cedar shake roofs, and pewter painted window frames, railings and garage doors.

Site plan elements include a stone front site wall and stucco-clad masonry side and rear site walls, layered tropical landscaping with perimeter privacy hedges, and water features. The front yard features a terraced front walkway, ornamental stone driveway and accessory parking, and a water feature. Side and rear yards feature additional yard terracing with areas designated for outdoor dining, poolside lounging, and open grass lawn. Mechanical equipment is largely allocated to side and rear yards and meets all setback and screening requirements.

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