



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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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: MAY 24, 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 residence totaling approximately 4,549 SF. The application also includes a new pool, hardscape and landscape. At the April 26, 2023 ARCOM meeting the item was presented and deferred for one month

THE PROJECT:

The applicant has submitted plans, "Proposed New 2 Story Residence at 260 Nightingale Trail", as prepared by **Dailey Janssen Architects**, dated May 8, 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			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	12, 652 SF	Crown of Road	3.32 NAVD
Lot Depth	100'	Lot Width	100'
Rear Yard Setback	Required: 10' Proposed: 10'-1.5"	Front Yard Setback	Required: 25' / 30' Proposed: 27' 1.5" / 36'

Building Height	Permitted: 22' Proposed: 19'6"	Overall Building Height	Permitted: 30' Proposed: 29'6"
Finished Floor Elevation	7'	Point of Measurement	7'
FEMA Flood Zone	AE (EL6)	Base Flood Elevation	7'
Lot Coverage	Permitted: 30% (3,796 SF) Proposed: 30% (3,788 SF)	Angle of Vision	100
Cubic Content Ratio (CCR)	Maximum: 50,228 CF Proposed: 47,105 CF	Enclosed Square Footage	4,533 SF
Landscape Open Space	Required: 45% Proposed: 47.5%	Front Yard Landscape Open Space	Required: 1000 SF (40%) Proposed: 1492 SF (59.7%)
Surrounding Properties / Zoning			
North	Single Family Residence / R-B		
South	Single Family Residence / R-B		
East	Single Family Residence / R-B		
West	Single Family 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 preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The application requests 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 previously 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.

At the April ARCOM meeting the item was presented and deferred for one month. Discussion among ARCOM members included concerns over height, fenestration, and the style of the balcony. The applicant resubmitted plans that included changes to the front balcony, rear loggia and window configuration. The previously proposed rear loggia has been removed and a copper roof has been added in lieu of the awning. The modifications have decreased CCR calculations as well as overall SF of the proposed residence.

WRB:JGM:SCP