



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 LN

MEETING: JULY 26, 2023

ARC-23-047 269 JAMAICA LN. 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: Dustin Mizell | Environment Design Group
Representative: Maura Ziska, Esq.

HISTORY

At the April 26, 2023, ARCOM meeting, a new two-story single-family residence by Fairfax & Sammons was approved with the conditions that (1) the finish floor elevation be lowered to 7' NAVD, (2) that the proposed site walls do not exceed 5' where possible, and (3) that the fountain in the west yard be omitted. The landscape and hardscape portion of the application was deferred for a one month restudy.

The revised landscape portion of the application was approved at the June meeting, but ARCOM deferred the hardscape components and requested that the driveway paving be "tightened-up", and that a pedestrian walkway be reintroduced.

THE PROJECT:

The applicant has submitted plans, entitled "269 Jamaica Lane Palm Beach" as prepared by **Environment Design Group**, dated July 10, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence
Approved with conditions at the April 26, 2023, ARCOM meeting.
- Sitewide landscape improvements
Approved at the June 8, 2023, ARCOM meeting.
- 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'
Finish Floor Elevation	7' NAVD	Perimeter Land. Open Space	Required: 50% Proposed: 79.88%
Landscape Open Space	Required: 45% Proposed: 45.39%	Front Yard Landscape Open Space	Required: 40% Proposed: 57.68%
Surrounding Properties / Zoning			
North	264 Tradewind Dr. 1-Story Residence / R-B Zoning		
South	268 Jamaica Lane 2-Story Residence / R-B Zoning		
East	265 Jamaica Lane 1-Story Residence / R-B Zoning		
West	277 Jamaica Lane 1-Story Residence / R-B Zoning		

STAFF ANALYSIS

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.

A request for the construction of a new two-story single-family residence by Fairfax & Sammons was approved at the April ARCOM meeting with the conditions that (1) the finish floor elevation be lowered to the minimum FEMA requirement, (2) that the proposed site walls not exceed 5' where possible, and (3) that the fountain in the west yard be omitted. The landscape and hardscape proposal was deferred for one month.

For the June resubmittal, the landscape and hardscape in the front yard was made less symmetrical, less formal, and more dense. The pedestrian walkway and gate were removed, and the driveway had been redesigned to incorporate random coral stone inlays on stabilized turf. ARCOM approved the landscape portion of the application but deferred the hardscape and requested that the driveway paving be “tightened-up” and that a pedestrian walkway be reintroduced.

For the July submittal, the applicants have restudied the driveway’s paving pattern and have reintroduced a walkway that connects the home to Jamaica Lane. Additionally, the dense 8’ high Clusia hedge in the front yard has been replaced with a 6’ high Florida Privet, which provides code compliant vehicular screening.

Conclusion

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. 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