




**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: JULY 26, 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

**HISTORY:**

This project was originally presented at the MAY 24, 2023 ARCOM meeting. Discussion commenced and the project was deferred for two months to the JULY 26, 2023 ARCOM meeting for a “major restudy” and complete redesign. The motion carried unanimously, 7-0.

**THE PROJECT:**

The applicant has submitted plans, entitled "1421 NORTH LAKE WAY" as prepared by **Dailey Janssen Architects**, dated July 10, 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: 13,387 SF Required: 10,000 SF	Crown of Road (COR)	6.18' NAVD (avg)
Total Enclosed SF	5,585 SF 1 <sup>st</sup> Floor: 3,146 SF 2 <sup>nd</sup> Floor: 2,439 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

<b>Lot Coverage</b>	Permitted: 30% (4,016 SF) Proposed: 27% (3,617 SF)	<b>Cubic Content Ratio (CCR)</b>	Maximum: 3.97 (53,198 CF) Proposed: 3.97 (50,841 CF)
<b>Landscape Open Space (LOS)</b>	Required: 45% (6,025 SF) Proposed: 45.7% (6,118 SF)	<b>Front Yard Landscape Open Space</b>	Required: 40% (1,195 SF) Proposed: 52.3% (1,563 SF)
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	2022 Two-story Residence / R-B		
<b>South</b>	1954 One-story Residence / R-B		
<b>East</b>	1976 One-story Residence / R-B		
<b>West</b>	2021 Two-story Residence / R-B		

### **STAFF ANALYSIS**

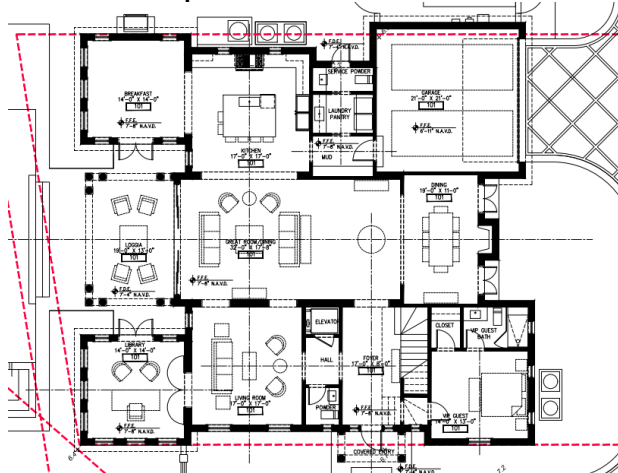
A review of the project indicates that the application, as proposed, is consistent with the R-B zoning provisions provided within the Town zoning code.

The proposed project includes the construction of a new two-story residence with landscape, hardscape, pool, and spa. The proposed square footage area of the project is 5,585 SF; including 3,146 SF of enclosed ground level, and 2,439 SF of enclosed second level. The proposed architectural style is Art Deco. The prior design was described as “Island Colonial” and was relatively the same size in terms of square footages.

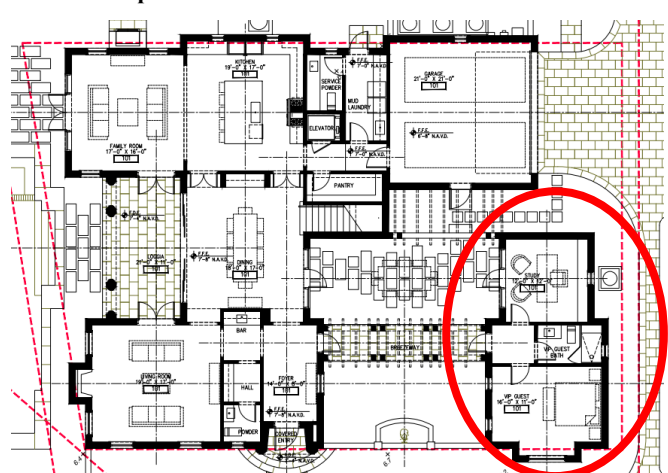
The proposed site plan features a compact shape centrally located within the corner site, with a long vehicular driveway along the eastern edge leading to a rear garage with two new vehicular drives from Reef Road. A central pedestrian walkway leading from Reef Road to the front door orients the site southerly. The back yard is oriented along the western portion of the site along North Lake Way and features a rectilinear pool. Landscape plans and elevations at all property lines have been provided and illustrate dense tropical plantings.

The current design has broken the massing by creating a separate one-story volume from the general overall massing of the residence as a detached guesthouse connected by a covered breezeway to the main residence.

**Prior floor plan**



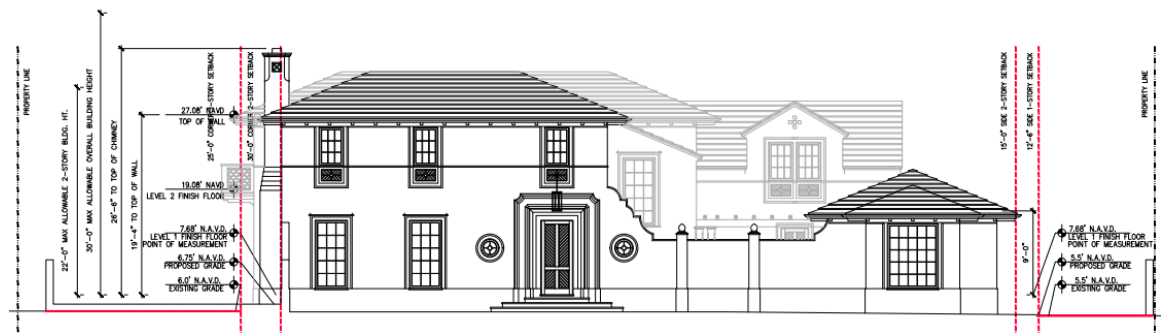
**Current floor plan**



### Prior south elevation along Reef Road



### Current south elevation along Reef Road



### 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