



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ARC-23-124 111 REEF ROAD

MEETING: SEPTEMBER 27, 2023 ARCOM

ARC-23-124 111 REEF ROAD. The applicants, Steve Rabin and Jonathan Winslow, have filed an application requesting Architectural Commission review and approval for the construction of enclosed additions and a covered loggia, exterior modifications including roof and window replacement, and sitewide landscape and hardscape improvements including the construction of a pool and new site walls.

Applicant: Steve Rabin and Jonathan Winslow
Professional: Meghan Ford Taylor | Tralongo & Taylor Architecture + Design
Steve West | Parker Yannette Design Group, Inc.

THE PROJECT:

The applicant has submitted plans entitled "111 Reef Rd. Palm Beach Florida", as prepared by **Tralongo & Taylor Architecture + Design**, stamped August 15, 2023.

The following is the scope of work for the project:

- Construction of an enclosed foyer addition and a rear covered loggia.
- Window and door replacement and fenestration modification.
- Roof material change.
- Construction of new site walls and gates.
- Sitewide landscape and hardscape improvements including a new pool.

| Site Data | | | |
|------------------------|---|--------------------------------|----------------------------------|
| Zoning District | R-B Low Density Res. | Future Land Use | SINGLE-FAMILY |
| Lot Size | Required: 10,000 SF Existing: 10,000.2 SF | Crown of Road | 7.74' NAVD |
| Lot Depth | 105' | Lot Width | 95.24' |
| Lot Coverage | Permitted: 30% (3,000 SF) Proposed: 28.4% (2,843 SF) | Enclosed Square Footage | 3,505 SF |
| Cubic Content | Permitted: 3.99 Proposed: 3.21 | Angle of Vision | Permitted: 100° Proposed: 94° |

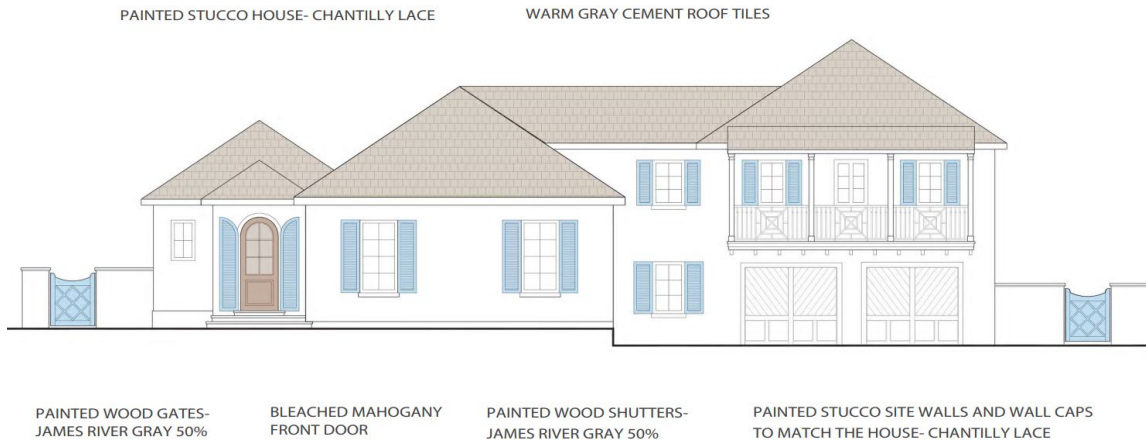
| | | | |
|--|--|--|--|
| Building Height | Permitted: 16'-2" Proposed: NC | Overall Building Height | Permitted: 24'-3" Proposed: NC |
| Finished Floor Elevation | 10.24' NAVD | FEMA Flood Zone | Zone X |
| Site Fill | Permitted: 1.25' Proposed: 1.12' | Zero Datum | 10.24' NAVD |
| Overall Landscape Open Space | Required: 45% (4,500 SF) Proposed: 45.5% (4,549 SF) | Front Yard Landscape Open Space | Required: 40% (952.4 SF) Proposed: 65.7% (1,564 SF) |
| Surrounding Properties / Zoning | | | |
| North | 1431 N Ocean Way Residence / R-B | | |
| South | 102 Reef Rd. Residence / R-B | | |
| East | 1420 N Ocean Blvd. Residence / R-B | | |
| West | 119 Reef Rd. Residence / R-B | | |

STAFF ANALYSIS

A review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The subject parcel is located on the north side of Reef Road, one lot east of North Ocean Boulevard. The property is currently improved with a four-bedroom, two-story residence constructed in 1956.

The application proposes several modifications to the existing residence including the construction of an enclosed foyer addition at the front entryway and the construction of a new covered loggia to the rear of the property. The existing front entryway features a small, shed roof covered porch. The new enclosed foyer is roughly in the same location as the covered porch and will utilize a hip roof that is more integrated with the building's rooflines. A similar treatment is proposed for the rear loggia. The existing rear loggia features a low slope roof supported by columns, whereas the proposed rear loggia will utilize a combination flat and sloped roof that is more integrated with the primary mass rooflines. Existing and proposed roof plans are provided on architectural plan sheets 16 and 17.

A series of modifications are proposed to the residence's facades including fenestration resizing and modification, window and door replacement, roof material replacement, garage door replacement, and the introduction of new railing systems and shutters. The existing residence has undergone a series of exterior changes over the years – including window replacement with hung and horizontal slider windows, and roof replacement with a vertically seamed metal roof. The application requests to regularize the fenestration arrangement with vertically proportioned openings in a more consistent rhythm than exists today. The proposed replacement windows are divided lite single-leaf casements with louvered shutters. Additionally, the roofing material is proposed to change from the vertically seamed metal roof to a flat concrete tile - which is a more architecturally compatible roof material for a masonry building in Palm Beach. Existing and proposed elevation drawings depicting each façade are provided on architectural plan sheets 19-22. Façade demolition sheets, which illustrate the areas that will be demolished to accommodate the façade alterations are provided on sheets 23-24.



In addition to the above mentioned changes, a new railing design for the cantilevered second story balcony and new recessed panel garage doors are proposed. The new door providing entry into the foyer addition is an arch top bleached mahogany door with divided lites. The building's material and paint pallet is pictured above and is provided on sheets 27 and 28 of the architectural plan set.

In addition to the architectural modifications, the application seeks to significantly modify the property's landscape and hardscape program. Approximately 9" of fill is proposed in the front yard, west of the driveway, to even out the slope of the existing lot. A new 2'-2" masonry retaining wall, walkway steps, and entry piers with decorative round finials are proposed along the front property line. New site walls and gates are also proposed in the east and west yards to consolidate and screen building's mechanical systems.

A new pool with a fountain wall is proposed for the rear yard. An existing 4' high chain link fence and a new 6" high masonry drainage curb are sited south of the property's rear utility easement. Additionally, a complete landscape overhaul is proposed, with new hedges, trees, palms, and ground cover for the property. The landscape plans and elevations are provided on sheets L1-L2 of the plan set. Proposed site and landscape plan pictured above right.



CONCLUSION:

This application is presented to the Architectural Commission to consider whether all criteria 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 [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB:JGM:JRH