



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • 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-23-066 1421 N LAKE WAY

MEETING: SEPTEMBER 27, 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. At the JULY 26, 2023 meeting, the item was deferred for one month at the request of the applicant. At the August 23, 2023 meeting, the item was presented and provided with a wide range of design direction, including comments regarding the overall height of the structure, the siting of the design on the site, and other design details. The item was deferred to the September 27, 2023 meeting.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed New Residence at: 1421 NORTH LAKE WAY REV 02" as prepared by **Dailey Janssen Architects**, dated September 05, 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	Crown of Road (COR)	6.18' NAVD (avg)
Total Enclosed SF (Floor Area)	5,585 SF 1 st Floor: 3,146 SF 2 nd Floor: 2,439 SF	FEMA Flood Zone	X
Building Height	Permitted: 22' Proposed: 19'-4"	Overall Building Height	Permitted: 30' Proposed: 25'-11"

Lot Coverage	Permitted: 30% (4,016 SF) Proposed: 27% (3,622 SF)	Cubic Content Ratio (CCR)	Maximum: 3.97 (53,198 CF) Proposed: 3.97 (50,841 CF)
Landscape Open Space (LOS)	Required: 45% (6,025 SF) Proposed: 45.7% (6,118 SF)	Front Yard Landscape Open Space (LOS)	Required: 40% (1,195 SF) Proposed: 52.3% (1,563 SF)
Surrounding Properties / Zoning			
North	2022 Two-story Residence / R-B		
South	1954 One-story Residence / R-B		
East	1976 One-story Residence / R-B		
West	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 current design still retains 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. Specific design changes can be outlined in the applicant's narrative response and within the submitted drawings.

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