



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-23-090 (ZON-23-068) 206 CARIBBEAN RD (COMBO)

MEETING: SEPTEMBER 27, 2023 ARCOM
OCTOBER 11, 2023 TC

ARC-23-090 (ZON-23-068) 206 CARIBBEAN RD (COMBO). The applicant, Walter Wick, has filed an application requesting Architectural Commission review and approval for construction of a new two-story residence with landscape, hardscape and pool on a nonconforming parcel. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-068 (ARC-23-090) 206 CARIBBEAN RD (COMBO)—SITE PLAN REVIEW. The applicant, Walter Wick, has filed an application requesting Town Council review and approval for Site Plan Review to allow development of a new single-family residence on a platted nonconforming parcel deficient in lot width and lot area required in the R-B Zoning District. The Architectural Commission shall perform the design review component of the application.

Applicant: Walter Wick
Professional: Dailey Janssen Architect

HISTORY:

The demolition of the prior one-story residence was approved at the OCTOBER 27, 2021 ARCOM meeting, pursuant to ARC-21-066. An application, ARC-23-012 (ZON-23-027) 206 CARIBBEAN RD (COMBO), was scheduled for review and approval at the March 29, 2023 ARCOM meeting, for the construction of new two-story single-family dwelling with pool, hardscape and landscape, requiring site plan review for development of an existing nonconforming lot was withdrawn by the applicant.

The project was heard at the August 23, 2023 ARCOM hearing. The overall design and siting was generally well received, with an indication from the commission that the substandard size of the lot was driving some of the siting. There were comments and concerns about the location of the two-story massing, originally proposed in the rear, with suggestions to relocate this massing to the front of the structure along the street. The application was deferred to the September 27, 2023 hearing by the commission.

THE PROJECT:

The applicant has submitted plans, entitled "Proposed new construction at: 206 Caribbean Road" as prepared by **Dailey Janssen Architects**, dated September 5, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence.
- New landscape, hardscape, and pool.

The following Special Exception, Site Plan Review and/or Variances are required to complete the project:

- **SITE PLAN REVIEW:** Sec. 134-893(c): Site Plan Review to permit the construction of a new single-family dwelling on an existing nonconforming lot in the R-B zoning district with a lot width of 75' in lieu of the 100' required, and a lot area of 9,750 SF in lieu of the 10,000 SF required.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	9,750 SF	Crown of Road (COR)	2.47' NAVD
Total Enclosed SF	Prior: 3,987 SF Proposed: 3,269 SF	FEMA Flood Zone	A-6
Building Height from point of meas.	Permitted: 22' Prior: 20' Proposed: 19'-6"	Overall Building Height from point of meas.	Permitted: 30' Prior: 27'-3" Proposed: 26'-4"
Finished Floor Elevation	7'-2" NAVD	Point of Measurement	7' NAVD
Lot Coverage	Permitted: 30% (2,925 SF) Proposed: 30% (2,924 SF)	Maximum Fill	2'-4"
Landscape Open Space (LOS)	Required: 45% (4,387.5 SF) Proposed: 45.1% (4,401 SF)	Front Yard Landscape Open Space	Required: 40% (750 SF) Proposed: 43% (902 SF)
Surrounding Properties / Zoning			
North	1966 one-story residence / R-B		
South	1966 one-story residence / R-B		
East	1950 two-story residence / R-B		
West	2011 two-story residence / R-B		

STAFF ANALYSIS

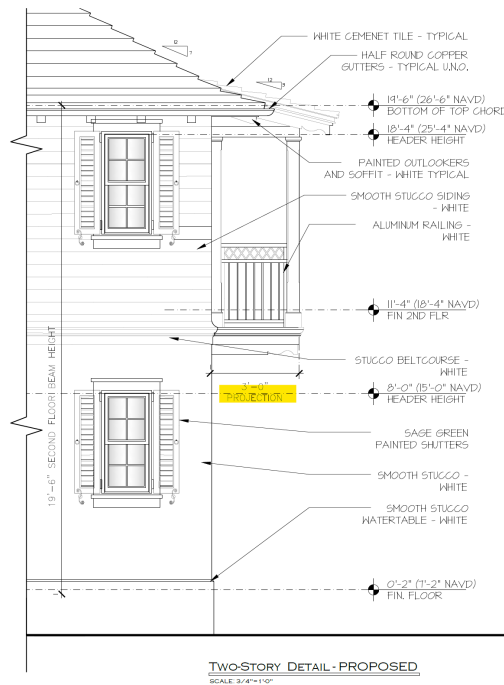
A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The applicant has resubmitted plans to address concerns of the commission. Overall, the project was fairly well received, with most of the concerns related to the location of the two-story massing. The applicant has responded by relocating the two-story mass from the rear of the home to the front of the home. The entrance is no longer recessed and brought forward on the same plane as the office, covered by a balcony above and a small balcony is proposed over the two-car garage (see note below regarding balcony over garage). At the rear, the open trellis previously proposed it now proposed to be a covered awning structure. Shutters have been added to the windows throughout and the window color has changed to white. The height of the structure has been reduced about ½

ft from the previous proposal. Slight changes in landscape also accompany the resubmittal.

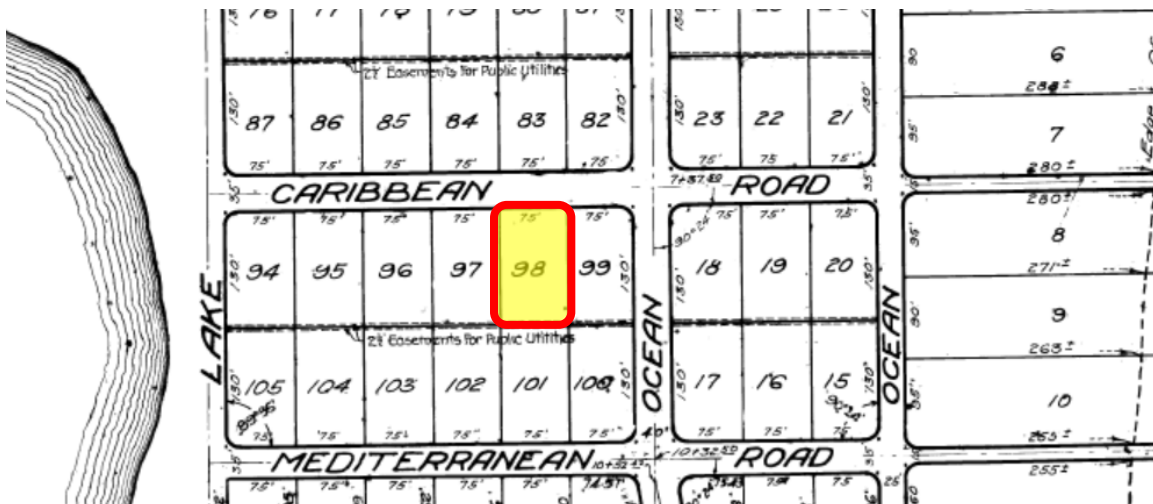


Note: Staff will also note that the proposed 3' balcony projection into the front setback is not permitted (a 2' maximum projection is permitted) and must be reduced to 2' for compliance.



SITE PLAN REVIEW

Site Plan Review is required due to the nonconforming lot width. The parcel is deficient in minimum width (75') for the R-B Zoning district (100'), thus requires Site Plan Review and approval by Town Council. The subject property contains its original geometric configuration and dimensions as it was originally platted in 1928 as Lot 98 within the plat of Boca Ratone Company's Inlet Subdivision.



Staff has no objections to the granting of the Site Plan Review, as the approval would allow the development of site with a new residence on a parcel that is consistent in size with those others on the street in the immediate vicinity and contains the original lot and block configuration as the historical plat.

CONCLUSION:

This application is presented to the Architectural Commission to consider whether all criteria in Sec. 18-205 have been met. Approval of the project will require one motion to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

Approval of the project will require one motion to be made by the Town Council:

- (1) for the overall Site Plan Review, as said applications meet the criteria set forth in section 134-329 of the Town Code and finding that approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made concerning items (1) through (11) of section 134-329.

WRB:JGM:BMF