

PROPOSED NEW RESIDENCE FOR:

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300 COLONIAL LANE

PALM BEACH, FL 33480

TOWN OF PALM BEACH, FLORIDA

ARC: 23-052    ZON: 23092

"FINAL SUBMITTAL"

SECOND SUBMITTAL DATE: 11-09-2023

ARCOM DATE OF HEARING: 12-15-2023

TOWN COUNCIL DATE OF HEARING: T.B.D.

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SCOPE OF WORK

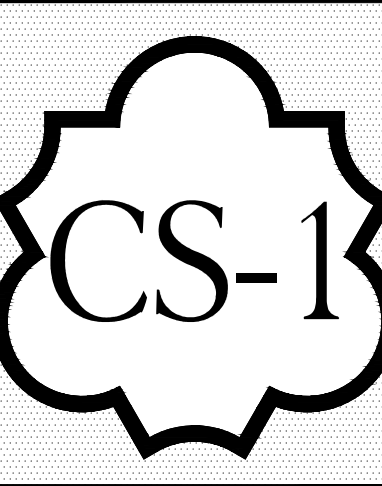
PROPOSED CONSTRUCTION OF:
TWO-STORY SINGLE FAMILY RESIDENCE
HARDSCAPE
LANDSCAPE
POOL
VARIANCE RELIEF:
a.Variance 1: Sec. 134.891 (b)(3) A variance to permit a south rear-yard setback of 8.75 ft. in lieu of the 10 ft minimum rear-yard setback required for a detached unenclosed accessory slat house structure.
b.Variance 2: Section 134-1576 (a): A variance to permit a west street side-yard setback of 8' 2" ft. in lieu of the 25 ft. setback required, for construction of a detached unenclosed accessory slat house structure.
c.Variance 3: Section 134-893 (6) A variance request to allow 128-degree angle of vision in lieu of the 100-degree angle of vision required, related to the construction of an accessory slat house structure.
d.Variance 4: Section134-893 (b)(11)a: A variance request to permit a lot coverage of 32% in lieu of the 30% maximum permitted, for the construction of a new-single family residence with a detached accessory slat house structure.
e.Variance 5: Sec.134-893(b)(7)a: A variance request to permit a one-story east side-yard setback of 10 ft. in lieu of the 12.5 ft minimum one-story side yard setback required.
f.Variance 6: Sec. 134-893(b)(7)b: A variance request to permit a two-story east side-yard setback of 13'-6" in lieu of the 15 ft minimum two-story setback required.
g.Variance 7: Sec. 134-1728: Mechanical Equipment: Variance request to allow three pieces of equipment in the East side-yard setback where two pieces of air conditioning equipment is the maximum permitted.



PATRICK RYAN O'CONNELL  
ARCHITECT, LLC.  
400 ROYAL PALM WAY, SUITE 206  
PALM BEACH FL 33480  
FL LIC #: AA26003685  
WWW.PROARCHITECT.COM  
tel (561)-331-2048

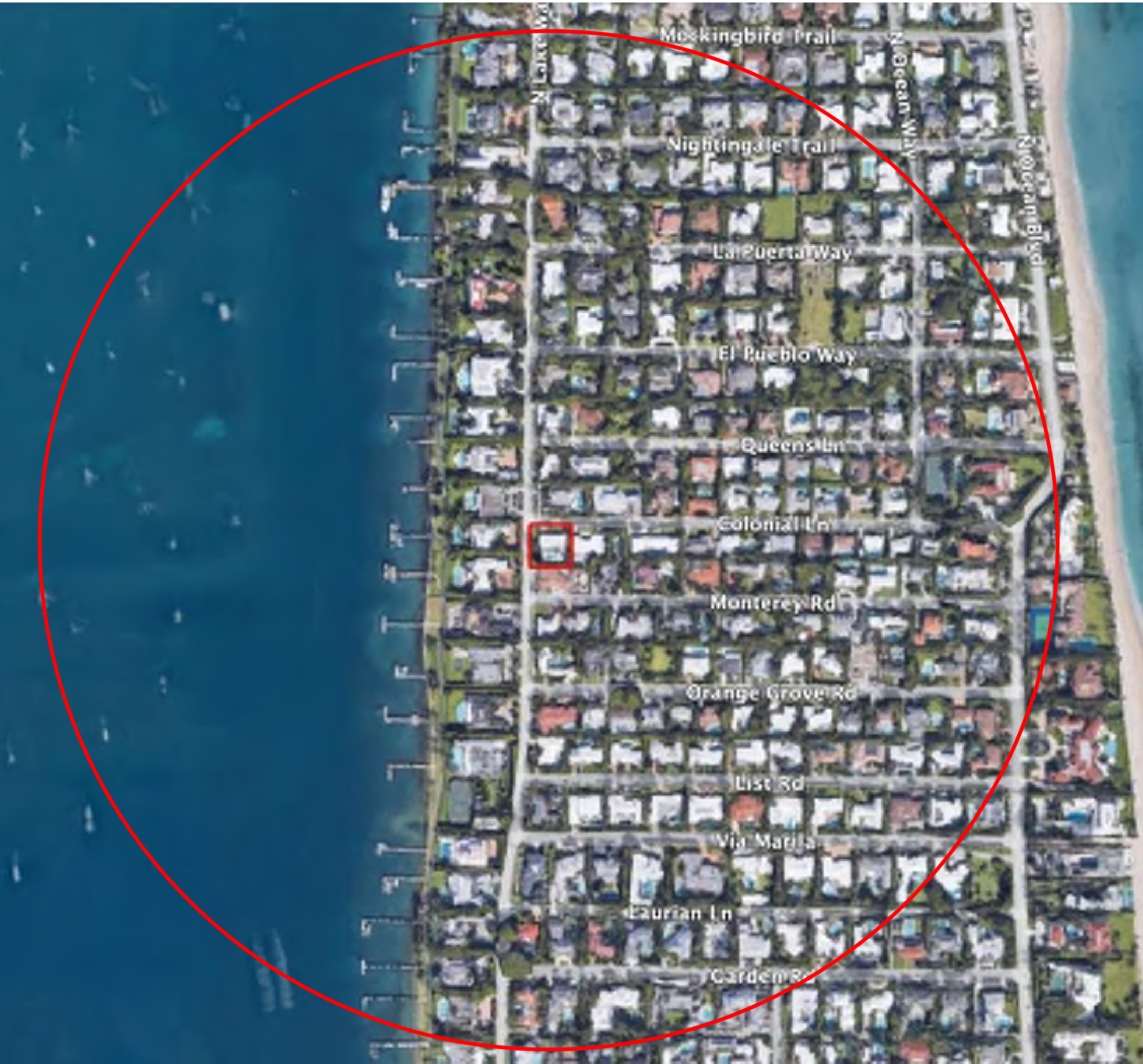
PROPOSED RESIDENCE FOR:  
CONNAUGHTON RESIDENCE  
300 COLONIAL LANE  
PALM BEACH, FL 33480

Project #: 23-003
Drawn by: AR,PRO
Date(s):
26 JUNE, 2023 - ARCOM PRE-APP
07 SEPT. 2023 - ARCOM FIRST
SUBMITTAL
23 OCT. 2023 - ARCOM SECOND
SUBMITTAL
09 NOV. 2023 - ARCOM FINAL
SUBMITTAL



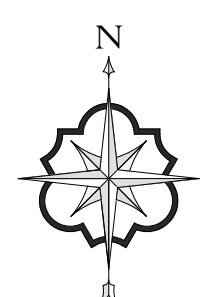
	ARCHITECT:	LANDSCAPE ARCHITECT:	CIVIL ENGINEER:	SURVEYOR:	ELIZABETH CONNAUGHTON ARCHITECT OF RECORD: PATRICK RYAN O'CONNELL
	PATRICK RYAN O'CONNELL ARCHITECT 400 ROYAL PALM WAY, SUITE 206 PALM BEACH, FL 33480	ENVIRONMENTAL DESIGN GROUP 139 NORTH COUNTY RD. PALM BEACH, FL. 33480 561-832-4600	GRUBER CONSULTING ENGINEERS, INC. 2475 MERCER AVE, SUITE 305 WEST PALM BEACH, FL 33401 561-312-2041	COMPASS SURVEYING. 6250 N. MILITARY TRAIL, SUITE 102. WEST PALM BEACH, FL 33407 561-640-4800	





1 SITE LOCATION AERIAL  
N.T.S.

2 VICINITY MAP  
N.T.S.



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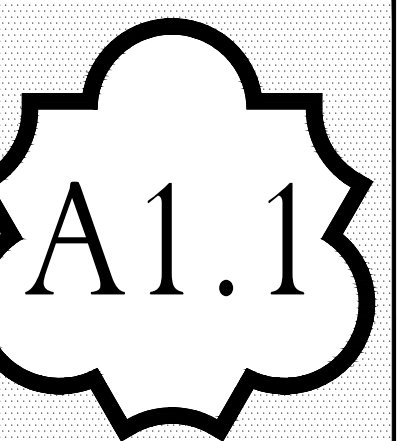
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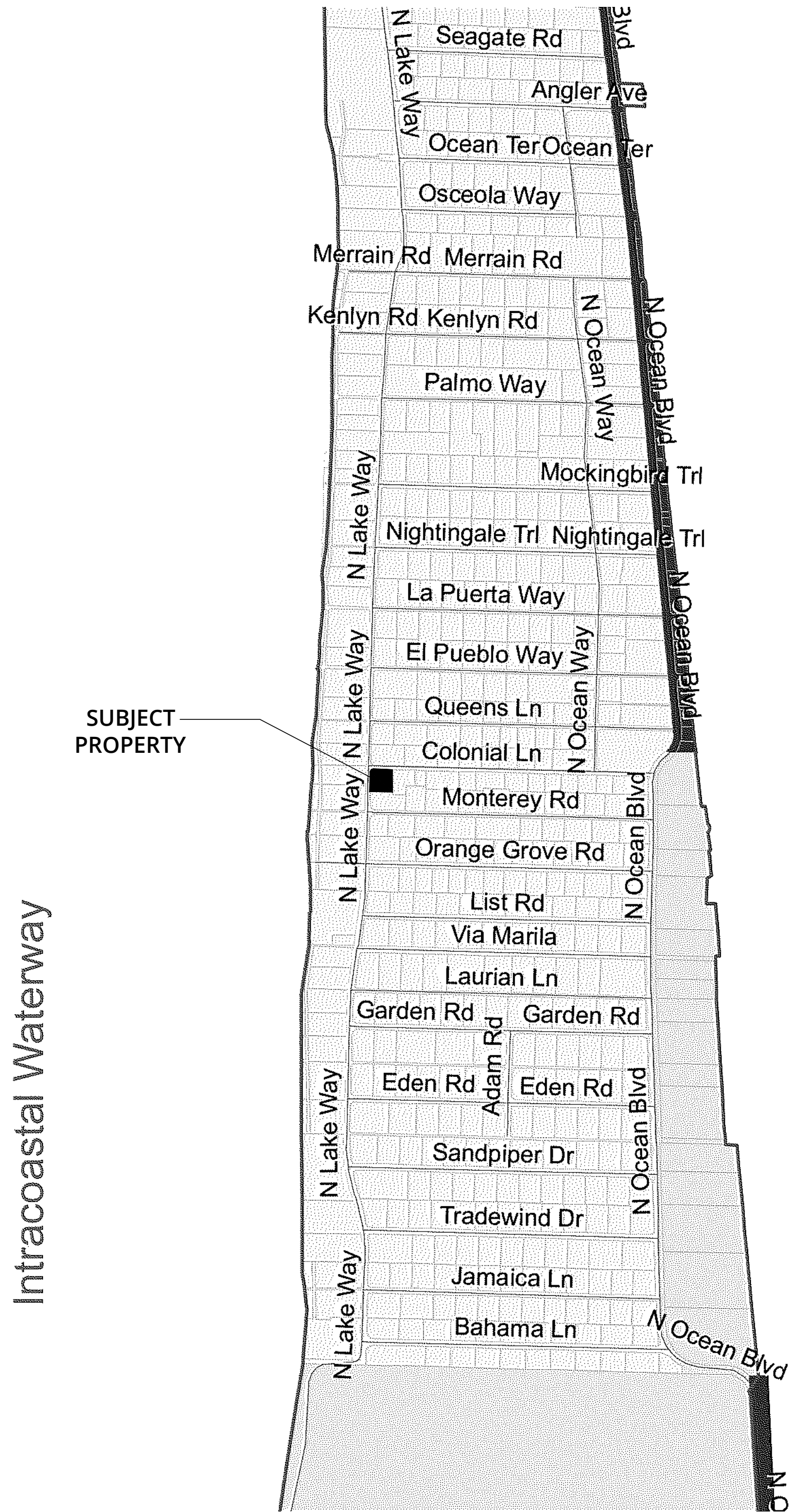
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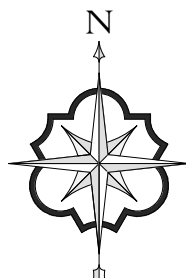
1

LOCATION MAP  
N.T.S.



2

SITE VICINITY PLAN  
N.T.S.



ELIZABETH CONNAUGHTON  
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A1.2





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PROPOSED RESIDENCE FOR:

CONNAUGHTON RESIDENCE

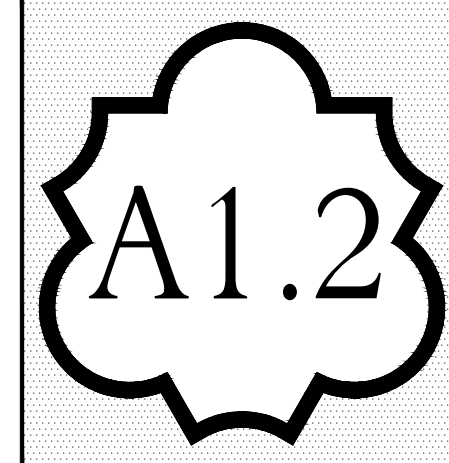
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1 COLONIAL LANE LOOKING NORTH  
N.T.S.



2 NORTH LAKE WAY LOOKING WEST  
N.T.S.



3 NORTH LAKE WAY LOOKING EAST  
N.T.S.

ELIZABETH CONNAUGHTON  
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Photo 1



Photo 2



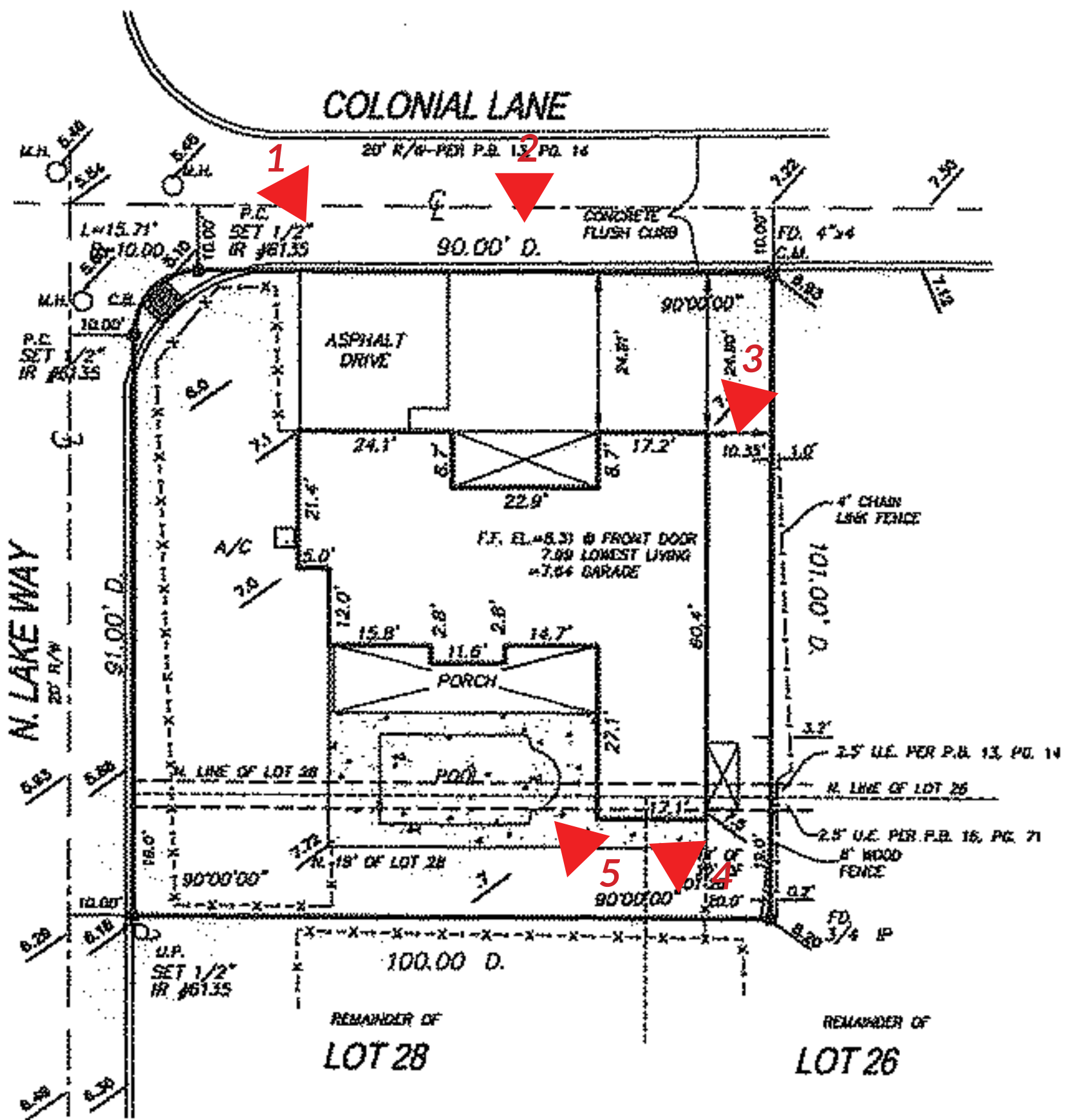
Photo 3



Photo 4



Photo 5



Key Plan

EXISTING CONDITIONS  
N.T.S.





Photo 6



Photo 7



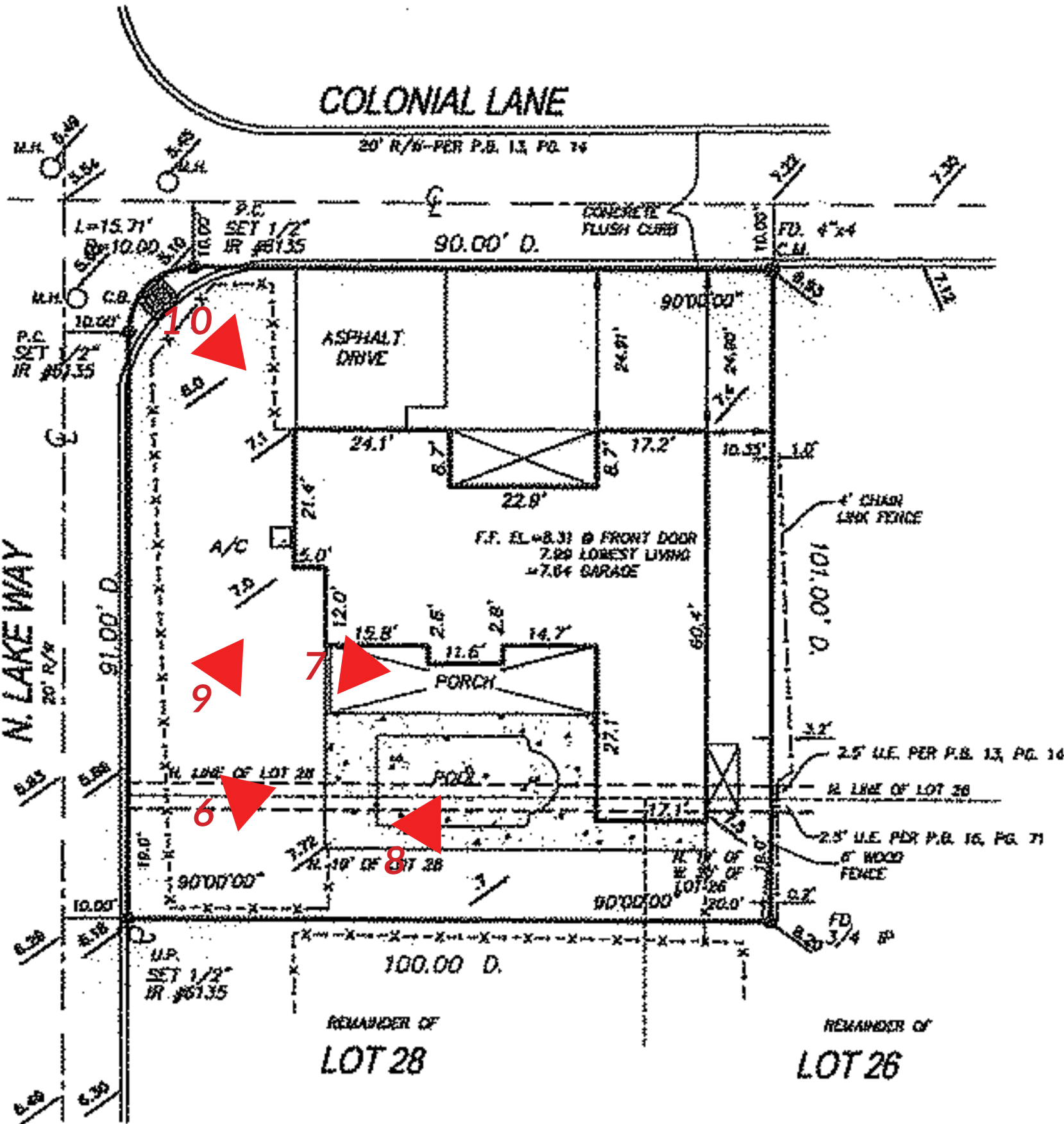
Photo 8



Photo 9



Photo 10



Key Plan

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1123 N Lake Way



300 Queens Lane



1105 N Lake Way



284 Monterey Road



1085 N Lake Way

NEIGHBORHOOD CONTEXT  
N.T.S.



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1141 N. Lake Way



1127 N. Lake Way



1118 N. Lake Way



1110 N. Lake Way



1100 N. Lake Way



1098 N. Lake Way



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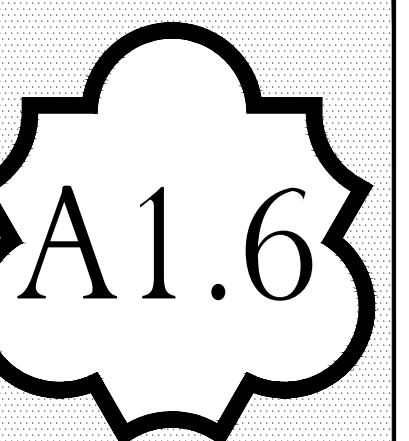
25 SEPT. 2023 - ARCOM SECOND

SUBMITTAL

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292 Colonial Lane



285 Colonial Lane



270 Colonial Lane



279 Colonial Lane



266 Colonial Lane



270 Queens Lane



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260 Colonial Lane



255 Colonial Lane



248 Colonial Lane



249 Colonial Lane



245 Colonial Lane



242 Colonial Lane



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223 Colonial Lane



232 Colonial Lane



215 Colonial Lane



230 Colonial Lane



205 Colonial Lane



224 Colonial Lane

NEIGHBORHOOD CONTEXT  
N.T.S.



PATRICK RYAN  
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Project #: 23-003

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07 SEPT. 2023 - ARCOM FIRST

SUBMITTAL

25 SEPT. 2023 - ARCOM SECOND

SUBMITTAL

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216 Colonial Lane

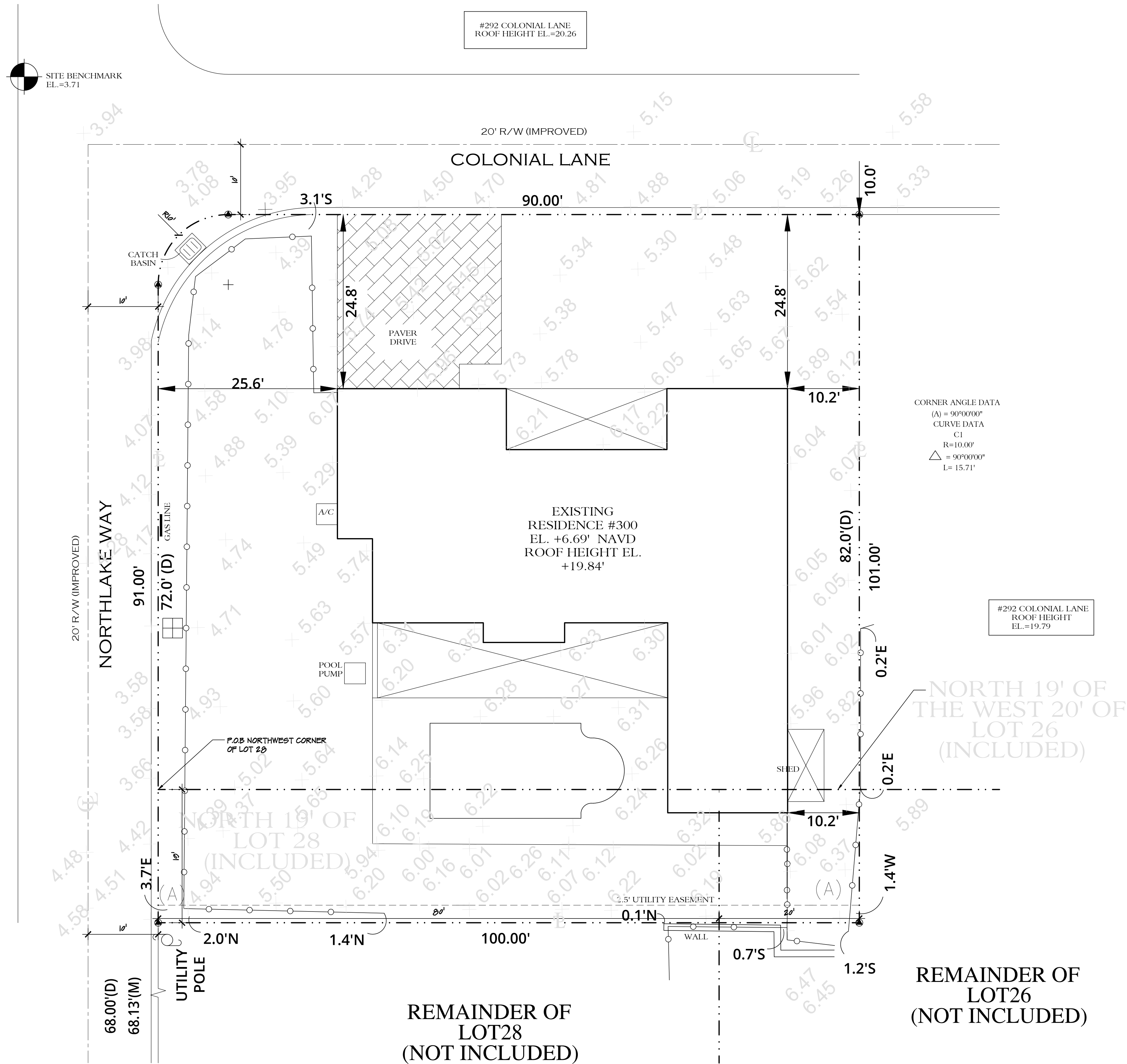


1102 N Ocean Blvd



1090 N Ocean Blvd

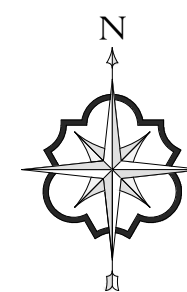




1

# EXISTING SITE PLAN

SCALE: 1/8"=1'-0"



ELIZABETH CONNAUGHTON  
ARCHITECT OF RECORD:  
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



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REMAINDER OF  
LOT 26  
(NOT INCLUDED)

REMAINDER OF  
LOT 28  
(NOT INCLUDED)

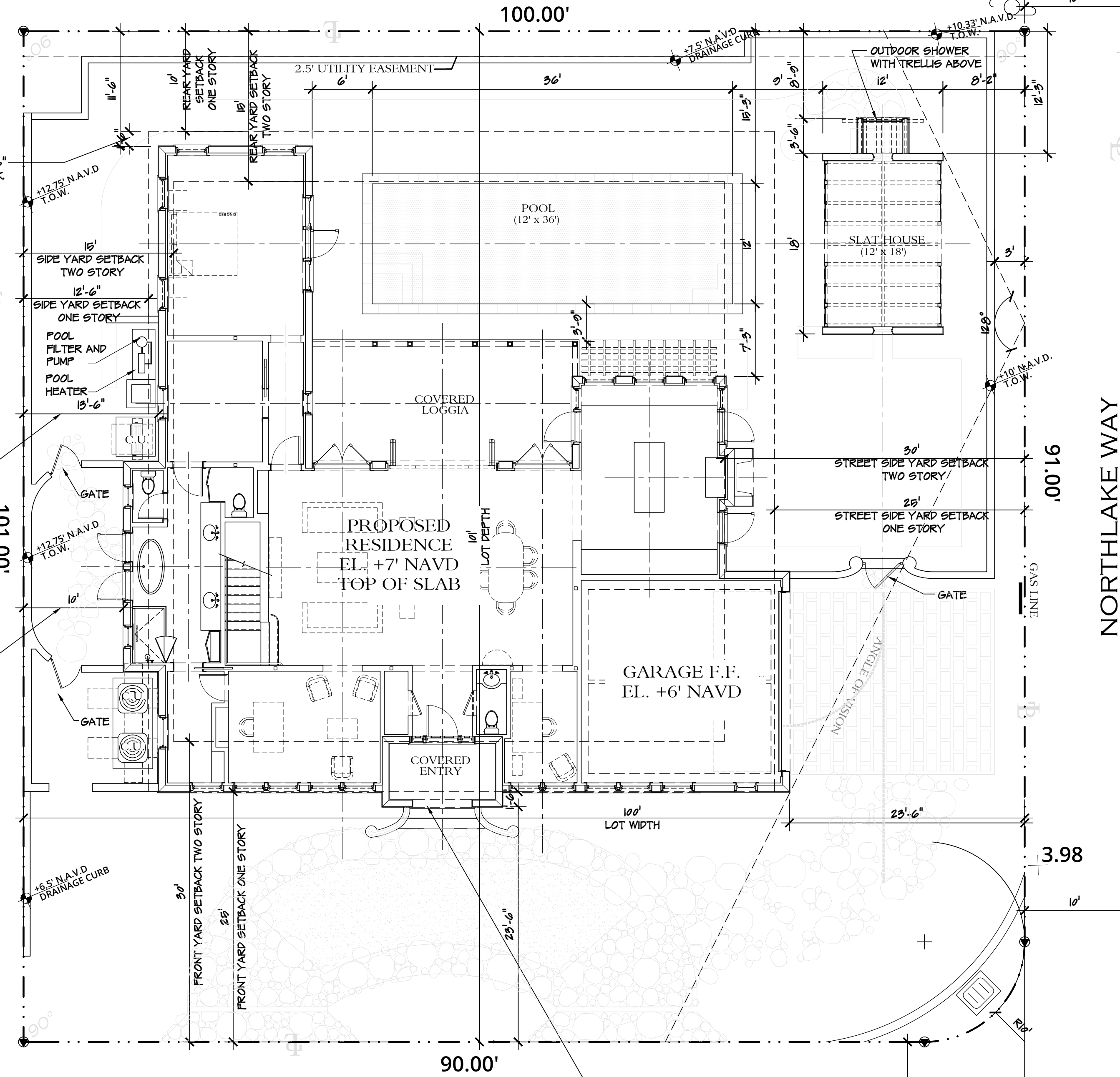
NORTH 19' OF  
THE WEST 20' OF  
LOT 26  
(INCLUDED)

NORTH 19' OF  
LOT 28  
(INCLUDED)

REAR SETBACK WILL COMPENSATE THE 1'-6"  
OF ENTRY FEATURE FROM FRONT SETBACK  
See 134-893 (h) (5) b

PROPOSED TWO-STORY EAST  
SIDE-YARD SETBACK

PROPOSED ONE-STORY EAST  
SIDE-YARD SETBACK



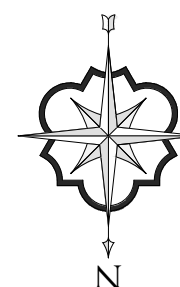
LOT INFORMATION	
PROPERTY ADDRESS:	300 COLONIAL LANE PALM BEACH, 33480
ZONING DATA:	R-B ZONING DISTRICT
FLOOD ZONE:	THIS PROPERTY IS LOCATED IN FLOOD ZONE A6 (EL. 6), ACCORDING TO FIRM (FLOOD INSURANCE RATE MAP) NO. 12099C0089F, DATED 10-06-2017.
SURVEY INFO:	ALL SURVEY INFORMATION BASED ON SURVEY BY: COMPASS SURVEYING 6250 N. MILITARY TRAIL, SUITE 102 WEST PALM BEACH, FLORIDA 33407 (561)-640-4800 KENNETH OSBORNE FLORIDA CERTIFICATE #6415
DATE OF FIELD SURVEY:	06/06/2023
LEGAL DESCRIPTION:	A PARCEL OF LAND BEGINNING AT THE NORTHWEST CORNER OF LOT 28, GREGORY ADDITION, AS RECORDED IN PLAT BOOK 16, PAGE 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF LOTS 28 AND 26, GREGORY ADDITION, A DISTANCE OF 100 FEET; THENCE AT RIGHT ANGLE IN A NORTHERLY DIRECTION, A DISTANCE OF 92 FEET; THENCE IN A WESTERLY AND SOUTHERLY DIRECTION TO THE EAST SIDE OF LAKE WAY; THENCE IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SIDE OF LAKE WAY, A DISTANCE OF 72 FEET TO THE POINT OF BEGINNING; ALSO THE NORTH 10 FEET OF LOT 28 AND THE NORTH 10 FEET OF THE WEST 20 FEET OF LOT 26 OF SAID GREGORY ADDITION.

SQUARE FOOT DATA	
LOT AREA FOR CALCULATIONS:	10,078 S.F.
LOT COVERAGE:	
ALLOWABLE: 2-STORY	(30%) 3,023 S.F.
PROPOSED: 2-STORY MAIN HOUSE (3,033 S.F.) (30.4%) 3,073 S.F.	
+ KITCHEN PERGOLA (40 S.F.)	
2-STORY WITH SLAT HOUSE & TRELLIS	(32.8%) 3,300 S.F.
SQUARE FOOTAGE BREAKDOWN:	
AIR CONDITIONED SPACE	
1ST FLOOR (INCLUDES GARAGE)	2,628 S.F.
2ND FLOOR	1,076 S.F.
TOTAL A/C	3,704 S.F.
COVERED NON-AIR CONDITIONED SPACE	
1ST FLOOR (FRONT ENTRY + LOGGIA)	408 S.F.
2ND FLOOR	0 S.F.
TOTAL NON-A/C	408 S.F.
ADDITIONAL AREAS	
KITCHEN PERGOLA	40 S.F.
SECOND FLOOR TERRACE	320 S.F.
SLAT HOUSE	216 S.F.
SLAT HOUSE TRELLIS	20 S.F.

COLONIAL LANE  
20' R/W (IMPROVED)

1

PROPOSED SITE PLAN  
SCALE: 1/8"=1'-0"



COR  
4.58

NORTHLAKE WAY  
20' R/W (IMPROVED)

3.98

FRONT SET BACK ENTRY FEATURE WILL  
BORROW 1'-6" FROM REAR SETBACK  
See 134-893 (h) (5) b



Town of Palm Beach  
Planning Zoning and Building  
360 S County Rd  
Palm Beach, FL 33480  
www.townofpalmbeach.com

Zoning Legend			
1	Property Address:	300 COLONIAL LANE PALM BEACH, 33480	
2	Zoning District:	R-B	
3	Lot Area (sq. ft.):	10,078 S.F.	
4	Lot Width (W) & Depth (D) (ft.):	W 100'-0" D 101'-0"	
5	Structure Type:	Single Family Residence	
6	FEMA Flood Zone Designation:	X/AE	
7	Zero Datum for point of meas. (NAVD)	7' NAVD	
8	Crown of Road (COR) (NAVD)	5.58' NAVD @COLONIAL LN 4.58' NAVD @N LAKE WAY	
9		REQ'D / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	3,023 S.F. 30%	3,309 S.F. 32.8%
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Area, Structure, etc.)	N/A	3,701 S.F.
12	*Front Yard Setback (Ft.)	1-25' 2-30'	1-23'-6" 2-37'-0"
13	*Side Yard Setback (1st Story) (Ft.)	E-12'-6" W-25'-0"	E-10'-0" W-8'-2"
14	*Side Yard Setback (2nd Story) (Ft.)	E-15'-0" W-30'-0"	E-13'-6" W-44'-6"
15	*Rear Yard Setback (Ft.)	1-10' 2-15'	1-11'-6" 2-30'-4"
16	Angle of Vision (Deg.)	100°	128°
17	Building Height (Ft.)	1-14' 2-22'	1-12'-1" 2-20'-1"
18	Overall Building Height (Ft.)	30'	29'-6"
19	Cubic Content Ratio (CCR) (R-B ONLY)	4.0	4.0
20	** Max. Fill Added to Site (Ft.)	1.01	0.75
21	Finished Floor Elev. (FFE)(NAVD)	7' NAVD	7.417' NAVD
22	Base Flood Elevation (BFE)(NAVD)	6' NAVD	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	4,535.1 S.F. 45%	4,545 S.F. 45.09%
24	Perimeter LOS (Sq Ft and %)	2,267.6 S.F. 50%	2,880 S.F. 80%
25	Front Yard LOS (Sq Ft and %)	993.2 S.F. 40%	1,256 S.F. 50%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

\* Indicate each yard area with cardinal direction (N, S, E, W)

\*\* Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two, (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

\*\*\* Provide Native plant species info per category as required by Ord. 003-2022 on separate TOPB Landscape Legend

REV BF 20230626



Town of Palm Beach  
Planning Zoning and Building  
360 S County Rd  
Palm Beach, FL 33480  
www.townofpalmbeach.com

Landscape Legend			
1	Property Address:	300 Colonial Lane	
2	Lot Area (sq. ft.):	10,078 SF	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	4,535.1 SF (45%)	4,614 SF (45.8%)
5	LOS to be altered (Sq Ft and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	2,267.6 SF (50% REQ O.S.)	2,740 SF (76.1%)
7	Front Yard LOS (Sq Ft and %)	993.2 SF (40%)	1429 (57.6 %)
8	Native Trees %	30% (number of trees)	69.2% (9)
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	44.9% (162)
10	Native Groundcover %	30% (groundcover area)	90.9% (1,350)

ZONING TABULATION		
ZONING ITEM	REQUIRED/ALLOWED	PROPOSED
ZONING DISTRICT	R-B	R-B
LOT AREA	10,000 SF	10,078 SF
LOT WIDTH	100' MIN.	100'
LOT DEPTH	100' MIN.	101'
DENSITY	4 DU/ACRE	
FRONT YARD SETBACK	1ST STORY 25'-0" 2ND STORY 30'-0"	1ST STORY 23'-6" 2ND STORY 37'-0"
SIDE YARD SETBACK (EAST)	1ST STORY 12'-6" 2ND STORY 15'-0"	1ST STORY 10'-0" 2ND STORY 13'-6"
FRONT SIDE YARD SETBACK (WEST)	1ST STORY 25'-0" 2ND STORY 30'-0"	SLAT HOUSE 8'-2" 2ND STORY 44'-6"
REAR YARD SETBACK	1ST STORY 10'-0" 2ND STORY 15'-0"	1ST STORY 11'-6" 2ND STORY 30'-4"
ANGLE OF VISION (PER SECTION 134-893 a.6)	N/A. CUL-DE-SAC LOT	N/A. CUL-DE-SAC LOT
MAX. BUILDING HEIGHT	1ST STORY 14'-0" 2ND STORY 22'-0"	12'-1" 20'-1"
MAX. OVERALL HEIGHT	30'-0" MAXIMUM	29'-6"
CUBIC CONTENT	4.00 CCR 40,400 CF.	4.00 CCR 40,506 CF.
LOT COVERAGE (FOOTPRINT)	TWO STORY: 30% (3,023 S.F. MAX)	TWO STORY: 32.8% (3,300 S.F.)
LANDSCAPE OPEN SPACE	48% MINIMUM (4,836 S.F.)	45.8% 4,614 S.F.
REQUIRED FRONT YARD LANDSCAPE OPEN SPACE	40% MINIMUM (993.2 S.F.)	57.6% 1,420 S.F.
NATIVE PLANTING	30% MINIMUM	69.2% (9)
PERIMETER LANDSCAPE OPEN SPACE	50% MINIMUM (2,267.6 S.F.)	76% 2,740 S.F.

ELIZABETH CONNAUGHTON  
ARCHITECT OF RECORD:  
PATRICK RYAN O'CONNELL

ARCOM #: 23-052 ZON #: 23092



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PROPOSED RESIDENCE FOR:  
CONNAUGHTON RESIDENCE  
300 COLONIAL LANE  
PALM BEACH, FL 33480

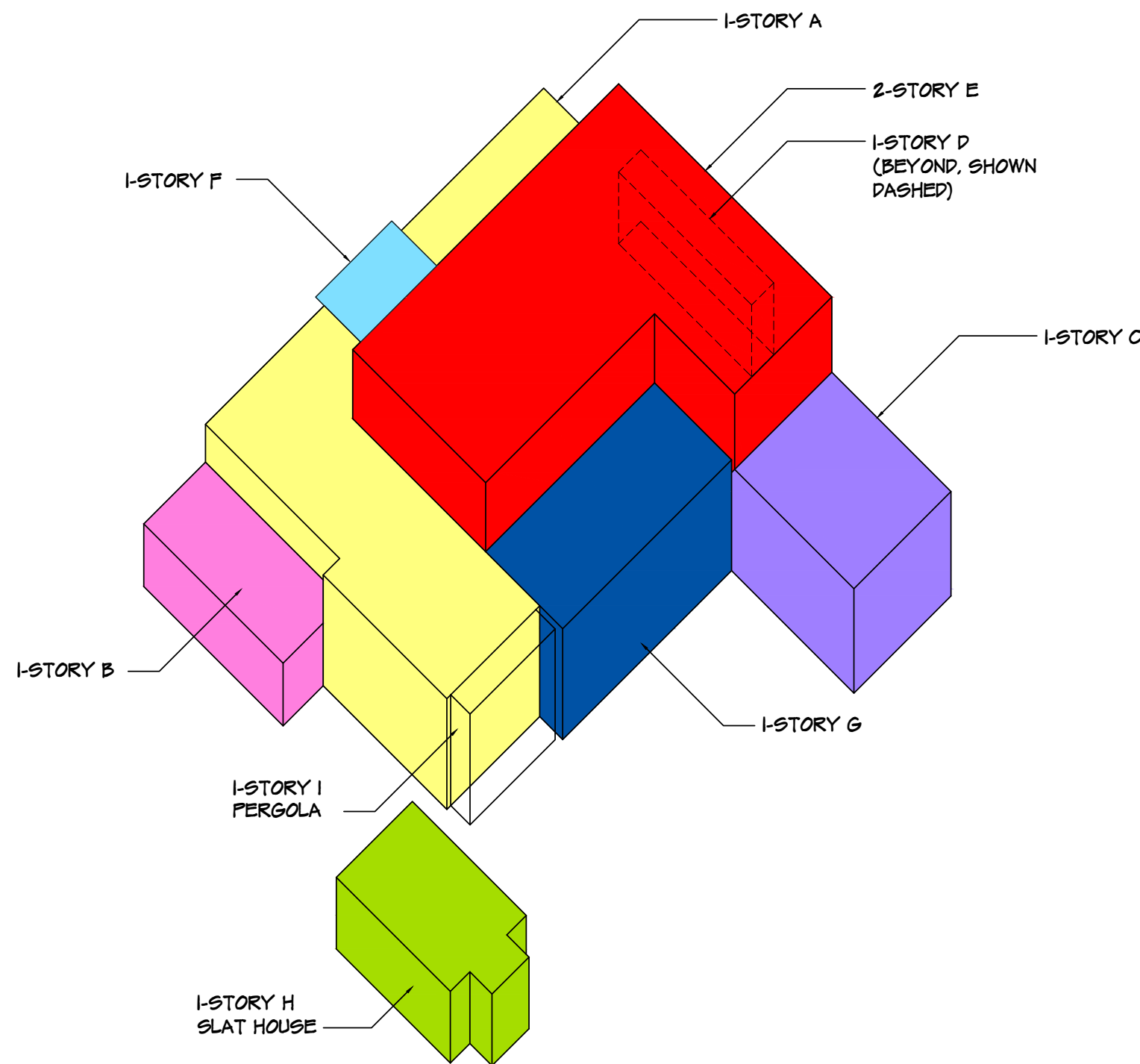
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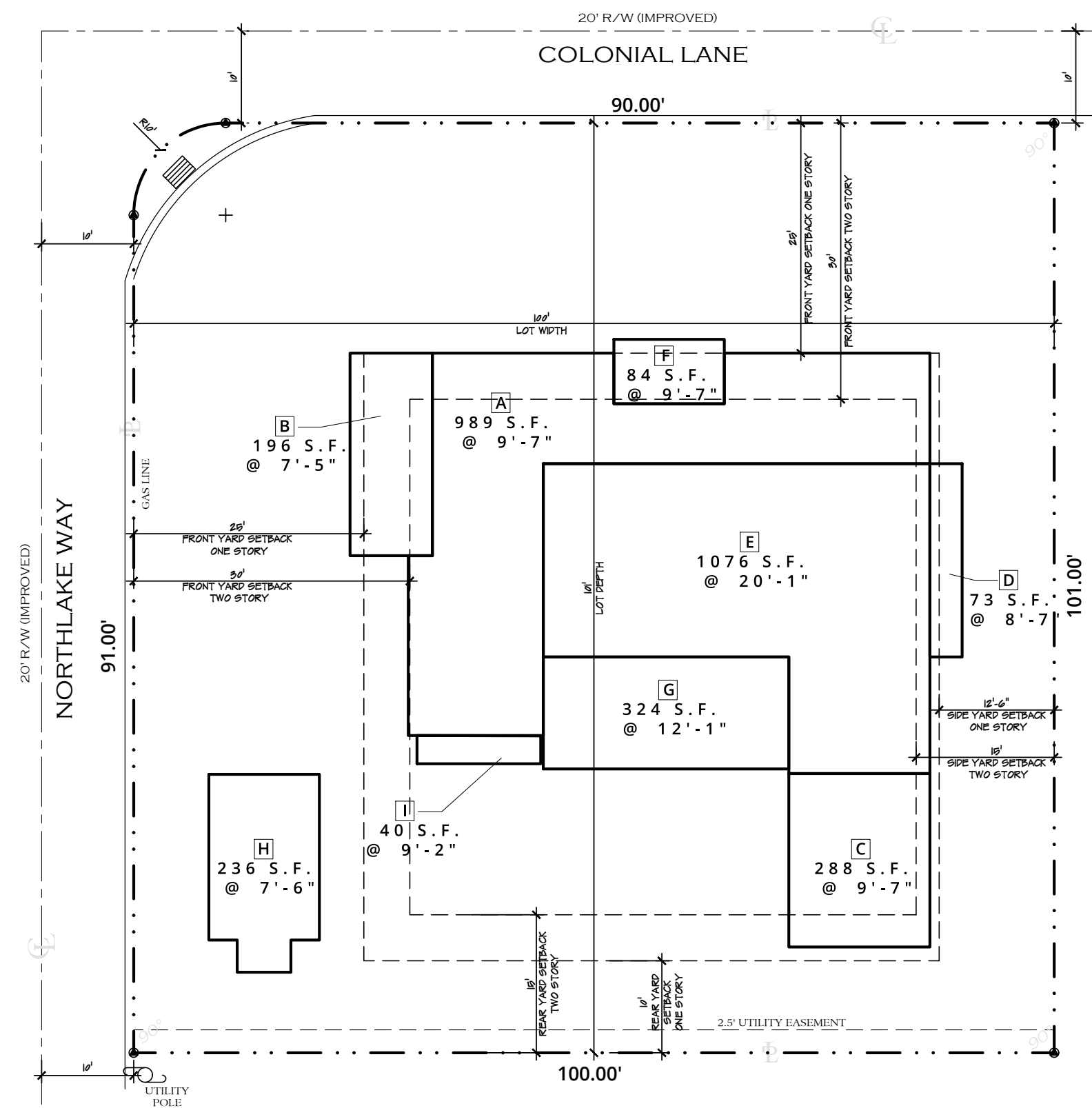
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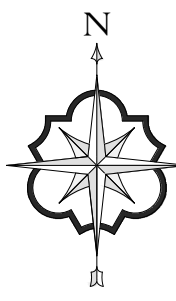


CUBIC CONTENT RATIO DATA FOR R-B DISTRICT			
LOT SIZE: 10,078 SF	SQ. FT. AREA	HEIGHT	CUBIC FEET VOLUME
1-STORY A:	989 SF	9'-7"	9,477 CF
1-STORY B:	106 SF	7'-8"	1,453 CF
1-STORY C:	288 SF	9'-7"	2,760 CF
1-STORY D:	79 SF	9'-7"	626 CF
2-STORY E:	1076 SF	20'-1"	21,609 CF
TOTAL ENCLOSED:			35,925 CF
1-STORY COVERED F:	84 SF	9'-7"	803 CF
1-STORY COVERED G:	324 SF	12'-1"	3,916 CF
1-STORY COVERED H (SLAT HOUSE):	236 SF	7'-6"	1,770 CF
KITCHEN PERGOLA I: (NOT INCLUDED IN CALC)	40 SF	9'-2"	368 CF
TOTAL UNENCLOSED:			6,490 CF
CALCULATIONS ARE TAKEN FROM PROPOSED SLAB TO THE BOTTOM OF THE TOP CHORD.			
* "Building height of (applicable only in R-B districts) means the vertical distance from the top of the floor slab (excluding garage) to the bottom of the top chord of the roof framing member where it intersects the plane of the outside face of the exterior wall for pitched roofs."			
[MAX. ALLOWABLE CCR] = $3.50 + [(60,000 - 10,100) \div 50,000] \times 0.10$ = 4.0 OR 40,400 CF			
TOTAL ALLOWABLE FOR UNENCLOSED COVERED = 8.0% OF C.C. OR 2,020 C.F. MAX (ALLOWED) - (PROPOSED) 2,020 C.F. - 6,490 C.F. = 4,470 C.F. OVER			
TOTAL PROPOSED UNENCLOSED COVERED = 6,490 CF 35,925 C.F. + 6,490 C.F. - 2,020 = 40,395 C.F. (ENCLOSED) + (UNENCLOSED) - (UNENCLOSED CREDIT) = PROPOSED CCR			
[PROPOSED CCR] = 4.0 or 40,395 C.F. - TOTAL ENCLOSED AREA OF CCR 40,400 C.F. - 40,395 C.F. = 5 C.F. UNDER (ALLOWED) - (PROPOSED)			



1

CUBIC CONTENT DIAGRAM  
N.T.S.



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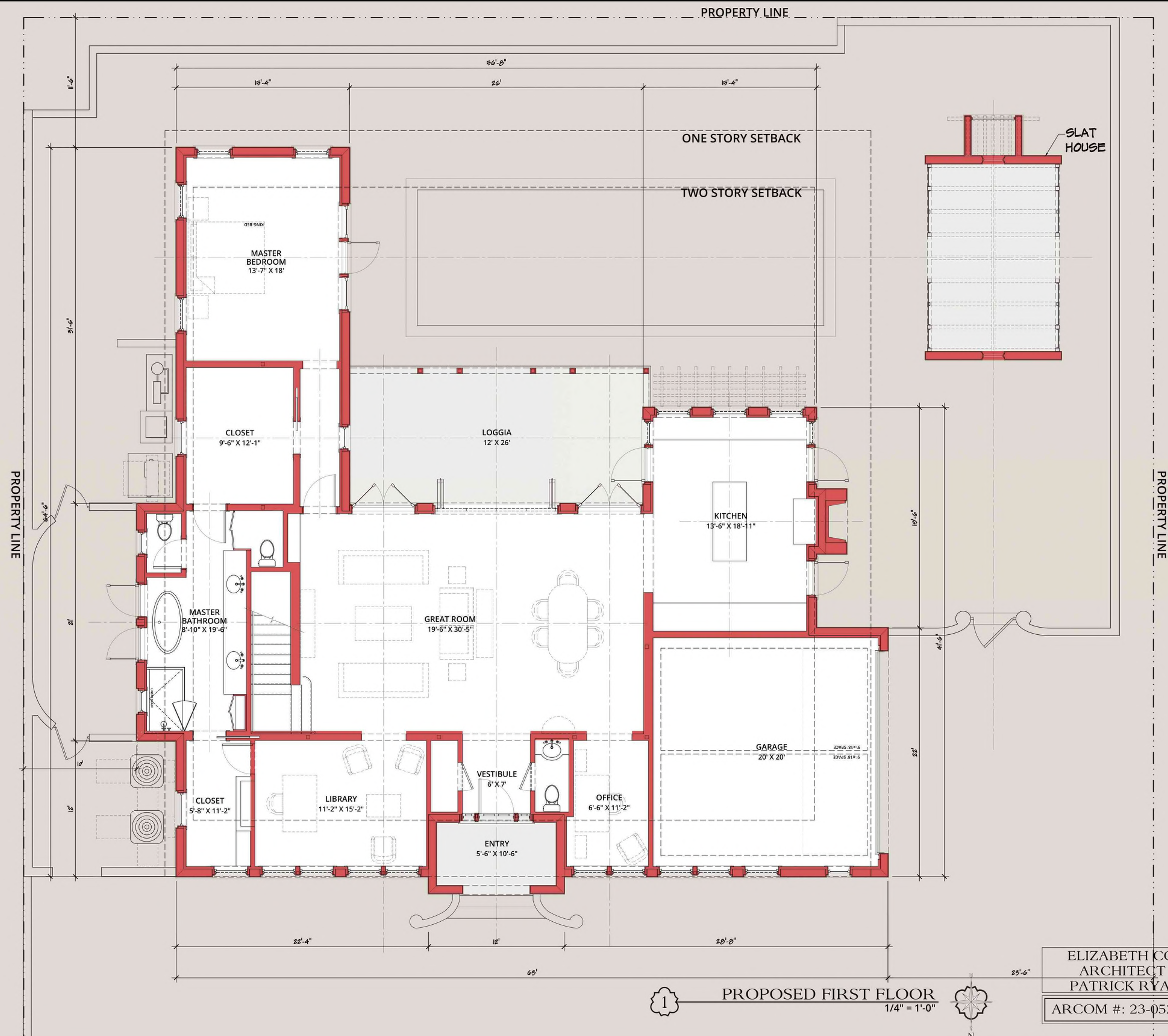
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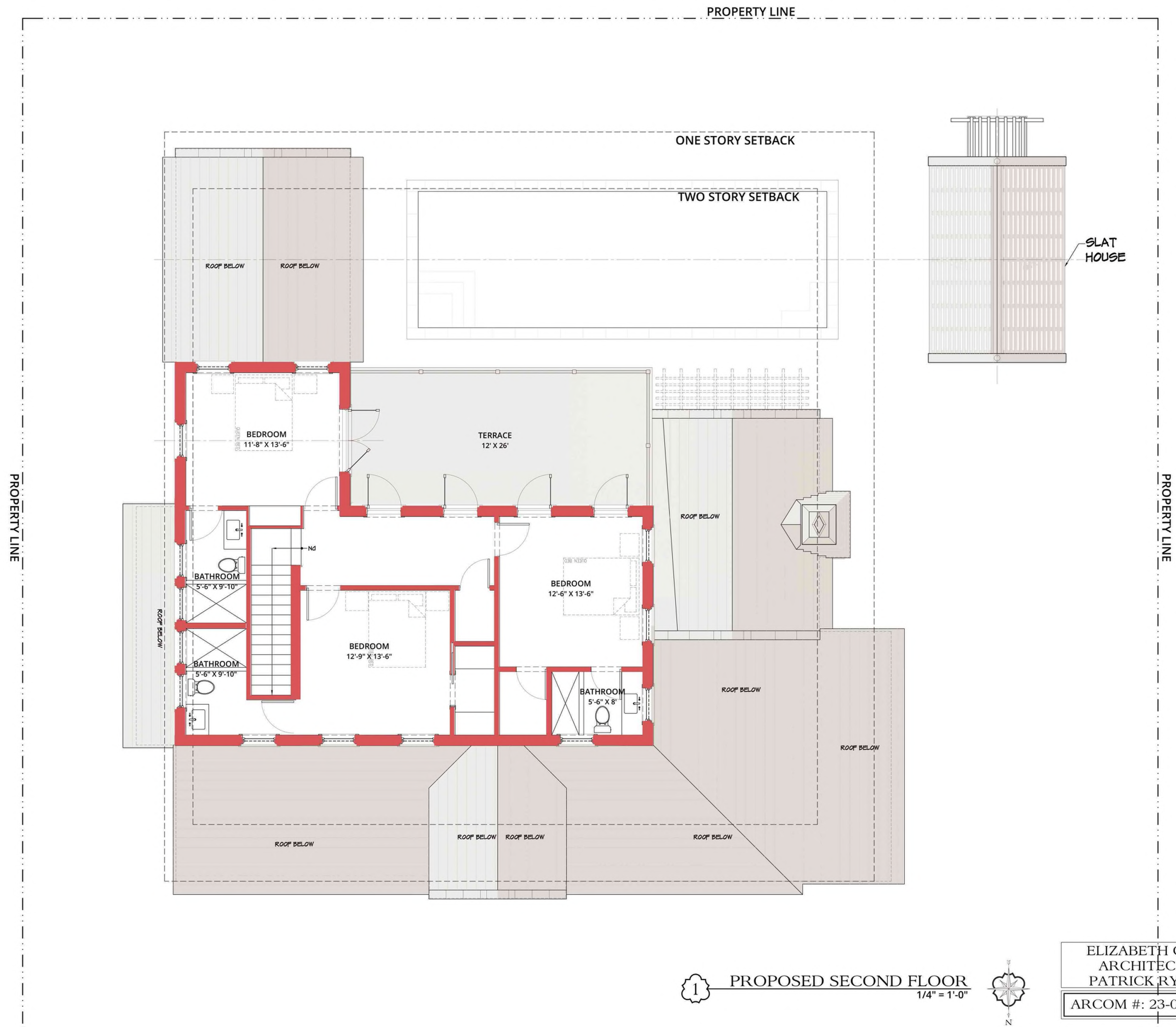
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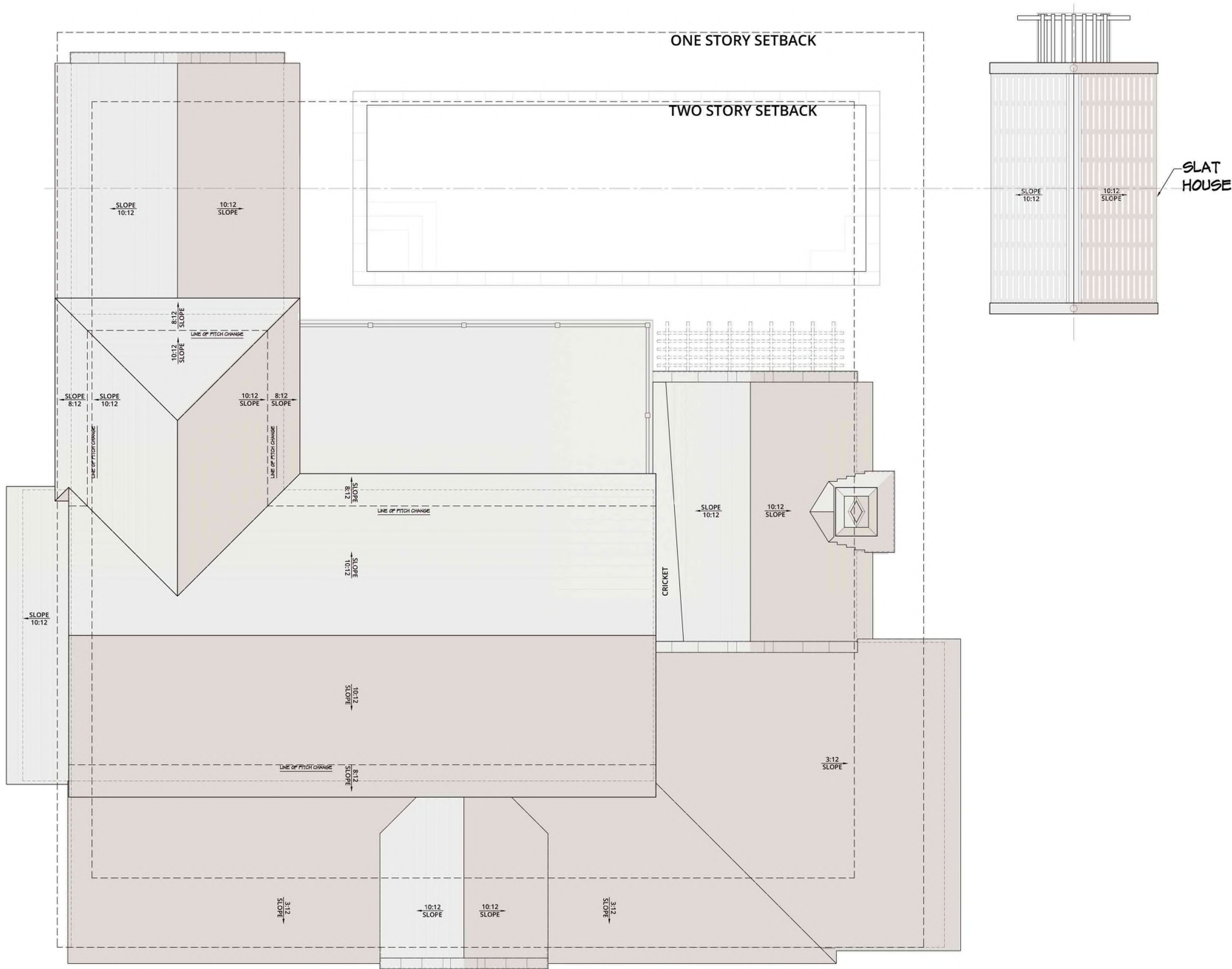








PROPERTY LINE



1

PROPOSED ROOF PLAN  
1/4" = 1'-0"



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