



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 *WB*
 Director PZ&B

SUBJECT: ARC-24-003 232 LA PUERTA WAY

MEETING: JANUARY 24, 2024

ARC-24-003 232 LA PUERTA WAY. The applicant, La Puerta Project LLC (Peter Burt), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool.

Applicant: La Puerta Project LLC (Peter Burt)
 Professionals: Dailey Janssen Architects (Lauren Urquart)
 Nievera-Williams Design

HISTORY:

The subject site is vacant parcel in the El Encanto subdivision. The parcel has frontage to the north on La Puerta Way and is one located in the middle of the island.

THE PROJECT:

The applicant has submitted plans, entitled “232 La Puerta Way” as prepared by **Dailey Janssen Architects**, dated December 4, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence
- Sitewide landscape and hardscape improvements

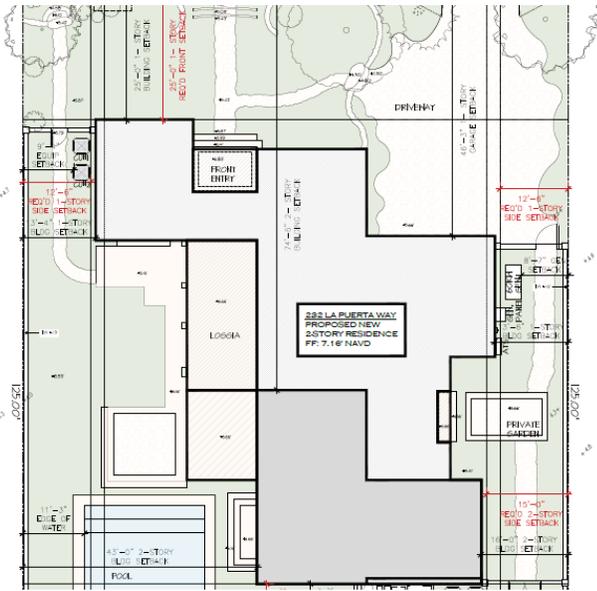
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	12,500 SF	Crown of Road	4.27' NAVD
Lot Depth	125'	Lot Width	100'
Building Height	Permitted: 22' Proposed: 20.5'	Overall Building Height	Permitted: 30' Proposed: 27'-1"
Finish Floor Elevation	7.16' NAVD	Zero Datum	7' NAVD
FEMA Flood Zone	ZONE AE	Angle of Vision	Permitted: 100° Proposed: 90°

Lot Coverage	Permitted: 3,750 SF Proposed: 3,750 SF	Enclosed SF	Proposed: 4,377 SF
Cubic Content Ratio (CCR)	Permitted: 3.98 (49,688 CF) Proposed: (49,335 CF)	Perimeter Land. Open Space	Required: 50% Proposed: 78%
Landscape Open Space	Required: 45% Proposed: 45.5%	Front Yard Landscape Open Space	Required: 40% Proposed: 67%
Surrounding Properties / Zoning			
North	233 La Puerta Way Residence / R-B Zoning		
South	233 El Pueblo Way Residence / R-B Zoning		
East	224 La Puerta Way Residence / R-B Zoning		
West	236 La Puerta Way Residence / R-B Zoning		

STAFF ANALYSIS

This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met. A review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The application requests to improve the parcel with a new two-story single-family residence and a sitewide landscape and hardscape program.

The residence is sited center-lot, with the majority one-story mass at the front of the structure and a two-story mass occupying the rear of the parcel. A front facing two-car garage is set back from the primary façade by approximately 16'. The front yard features a free formed shaped driveway via a single curb cut that provides access to the garages. The residence is generally in alignment with neighboring properties along the front setback. The property's mechanical systems are in walled equipment enclosures in both the east and west side yards. The property features a perimeter masonry site wall and relaxed tropical landscape screening.



Site Plan, Sheet SP1.01

The architectural design of the residence features a horizontally oriented one-story element with a pair of front facing gable ended wings. The entry is a single square top ¾ glass entry door flanked by side lites and covered by a shed roof supported by wooden brackets. Architectural details include wood roof shakes, linen white stucco walls, multi lite sash windows and doors, and painted louvered shutters. The front door will be a washed cypress. The two-story massing in the rear features a hip roof and only the tops of windows and roof are visible from the street. It reads like a later addition and an evolution of the property.



Hardscape materials include a free-flowing border tabby concrete driveway and coral walkways as well as stucco clad masonry site walls. Seagrape trees, Minima, and dwarf Fakahatchee grass are predominately proposed landscape materials along La Puerta Way. The application does not include a request for vehicular gates at this time.

CONCLUSION:

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 [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB: JGM: FHM