



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-23-052 (ZON-23-092) 300 COLONIAL LN (COMBO)

MEETING: FEBRUARY 28, 2024 ARCOM

ARC-23-052 (ZON-23-092) 300 COLONIAL LN (COMBO). The applicants, Dragana & Richard Connaughton, have filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence requiring (2) variances from east side yard setback and (1) variance from mechanical equipment regulations and construction of a detached accessory structure requiring (2) setback variances, (1) lot coverage variance and (1) angle of vision variance, together with final hardscape, landscape, and swimming pool. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

APPLICANT: Dragana & Richard Connaughton
ARCHITECT: Patrick Ryan O'Connell Architect (Patrick O'Connell)
DESIGN: Elizabeth Connaughton
LANDSCAPE: Environment Design Group (Dustin Mizell)

HISTORY:

The project was heard at the December 15, 2023 ARCOM meeting. Generally, the project was met with positive feedback by the Commission, with comments to explore the reduction of the size and massing of the primary residence and to seek to reduce the number of variances being pursued.

At the January 24, 2024 ARCOM meeting, the application was met with similar positive commentary and concerns, with primary direction being to eliminate the need for variances. The applicant has submitted plans in response to commission comments. Since this time, the applicant has revised the design and eliminated the request for all seven (7) variances. One of the items that received general praise in terms of its whimsy and design, the slat house, has been eliminated from the scheme.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED NEW RESIDENCE FOR: 300 COLONIAL LN" as prepared by **Patrick Ryan O'Connell Architect**, dated January 4, 2024.

The following scope of work is proposed:

- Construction of a new two-story single-family residence.
- Sitewide landscape and hardscape improvements.
- New swimming pool.
- Construction of an accessory slat house structure.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

1. ~~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 accessory slat house structure. Previously requested variance has been eliminated with redesign.~~
2. ~~VARIANCE 2: [Sec. 134-891\(b\)\(4\)](#): 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 accessory slat house structure. Previously requested variance has been eliminated with redesign.~~
3. ~~VARIANCE 3: [Sec. 134-893\(b\)\(6\)b.](#): A variance to permit an angle of vision of 128° in lieu of the 100° maximum permitted, related to the construction of a detached accessory slat house structure. Previously requested variance has been eliminated with redesign.~~
4. ~~VARIANCE 4: [Sec. 134-893\(b\)\(11\)a.](#): A variance 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. Previously requested variance has been eliminated with redesign.~~
5. ~~VARIANCE 5: [Sec. 134-893\(b\)\(7\)a.](#): A variance 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. Previously requested variance has been eliminated with redesign.~~
6. ~~VARIANCE 6: [Sec. 134-893\(b\)\(7\)b.](#): A variance to permit a two-story east side yard setback of 13.5 ft in lieu of the 15 ft minimum two-story side yard setback required. Previously requested variance has been eliminated with redesign.~~
7. ~~VARIANCE 7: [Sec. 134-1728\(a\)\(3\)](#): A variance to permit **three (3) pieces of air conditioning equipment** in the east side yard setback, where two (2) pieces of air conditioning equipment is the maximum permitted. Previously requested variance has been eliminated with redesign.~~

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 10,078 SF	Crown of Road	5.58' NAVD
Lot Depth	100'	Lot Width	101'

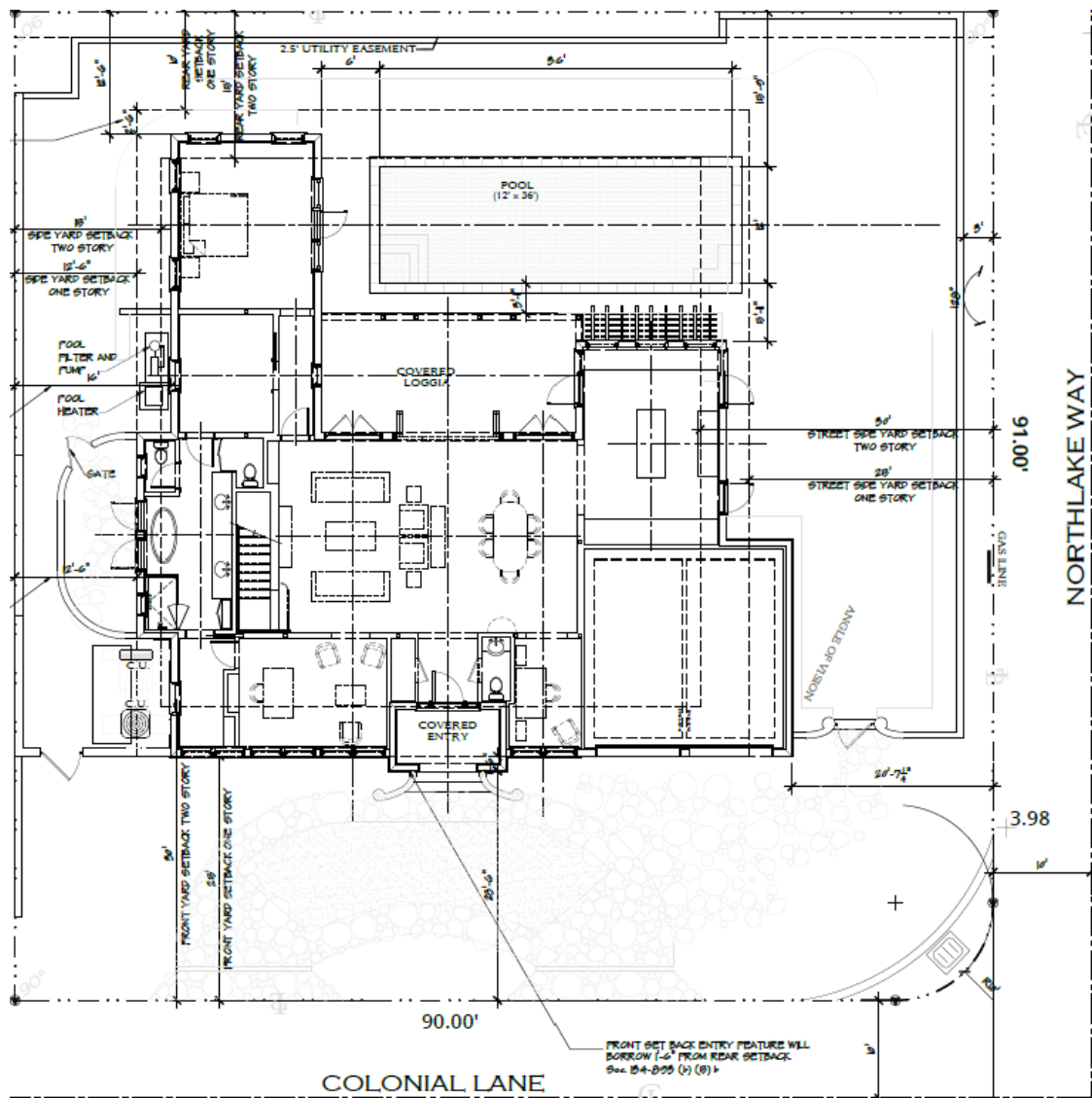
Lot Coverage	Permitted: 30% (3,023 SF) Proposed: 30% (3,022 SF)	Enclosed Square Footage	Approx. 2550 SF
Building Height	Permitted: 22' Proposed: 19'-8"	Overall Building Height	Permitted: 30' Proposed: 28'-2"
Finished Floor Elevation	Required: 7' NAVD Proposed: 7.5' NAVD	FEMA Flood Zone	X / AE
Site Fill	Permitted: 1.01' Max. Proposed: 0.75'	Zero Datum	7' NAVD
Overall Landscape Open Space	Req'd: 45% (4,535.1 SF) Prop: 45.8% (4614 SF)	Front Yard Landscape Open Space	Req'd: 40% (993.2 SF) Prop: 57.6% (1,429 SF)
Perimeter Landscape Open Space	Req'd: 50% (2,267.6 SF) Proposed: 76.1% (2,740 SF)	Native Planting	Complies
Surrounding Properties / Zoning			
North	1123 N Lake Way Residence / R-B		
South	1105 N Lake Way Residence / R-B		
East	292 Colonial Ln Residence / R-B		
West	1110 N Lake Way & 1100 N Lake Way Residence(s) / R-B		



STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code and no longer requires variances for the construction of the new single-family residence.

The subject property is a corner lot boarded to the north by Colonial Lane, the west by North Lake Way, and to the east and south by residences. The lot encompasses 10,078 SF of area, which is slightly larger than the minimum (10,000 SF) required within the R-B zoning district. The property is currently improved with a single-story residence with swimming pool. The application seeks to redevelop the parcel with a new two-story single-family residence containing approximately 2550 SF of enclosed space with a new landscape and hardscape program– including new site walls and a pool.



The proposed residence is designed with a Dutch-Caribbean influence including Dutch gable entry on the primary façade with cypress front doors, sidelights and fanlight transom, and gable ends at the two-story massing. Exterior building materials include white painted stucco walls, white concrete tile roof, copper gutters, painted aluminum Bahama shutters, and painted railings and trim.

The proposed residence is sited roughly at the center lot, but due to its dual frontage along two rights-of-way, is required to meet an increased west street-side yard setback of 25', which shifts the bulk of the massing east. The second story massing is stepped back at the street facing elevations at Colonial Ln and N Lake Way. A single-story master bedroom wing projects south at the rear of the residence, along the east setback. An uncovered second floor terrace is proposed above the first story rear loggia. The front yard contains a circular drive which leads to the west where a front loaded garage is located. The rear yard contains a new 12' x 36' swimming pool.

At the December ARCOM meeting, the commission reviewed the application with positive regard overall. Comments regarding the size (height) of the structure and roof pitch were the primary comments and concerns, with additional comments suggesting reducing or eliminating the variance requests. At the January 2024 ARCOM meeting, the commission reviewed redesigned plans, and

overall, the project was still well received with similar comments from the previous review relating to massing of the structure, roof pitch, and number of variance requests being sought.

In response to commission comments, adjustments were made to the design which include shifting the entire house 2.5 ft to the west (eliminating two previously requested side-yard setback variances). This was achieved by reorienting the garage from a side-loaded garage facing North Lake Way to a front-loaded garage facing Colonial Lane. The cubic content has been reduced and is well below Town maximum cubic content permitted. At the front enclosed porch feature, the beam height has been reduced. The primary bathroom projection was raised for better proportion. The tie beam at the rear loggia was lowered by 6" in response to commission comment. The applicant has provided two options for loggia design to be considered by the commission (shown below).



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 (1) separate 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, and

WRB:JGM:BMF