



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://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-24-003 232 LA PUERTA WAY

MEETING: FEBRUARY 28, 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 was presented at the January 24, 2024, ARCOM meeting. The Commissioners discussed lowering the height of the second story and refining the architectural detailing of the windows, doors, overhangs, and pergola. The item was deferred (7-0) to the February 28, 2024, ARCOM meeting.

**THE PROJECT:**

The applicant has submitted revised plans, entitled “232 La Puerta Way” as prepared by **Dailey Janssen Architects**, dated February 5, 2024.

The following is the scope of work:

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

Main design revisions include:

- Overall building height reduced by 1’-0.”
- Doors and windows adjusted for consistent sizing.
- Pergola overhangs lowered by 1’-0.”

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	12,500 SF	Crown of Road	4.27’ NAVD

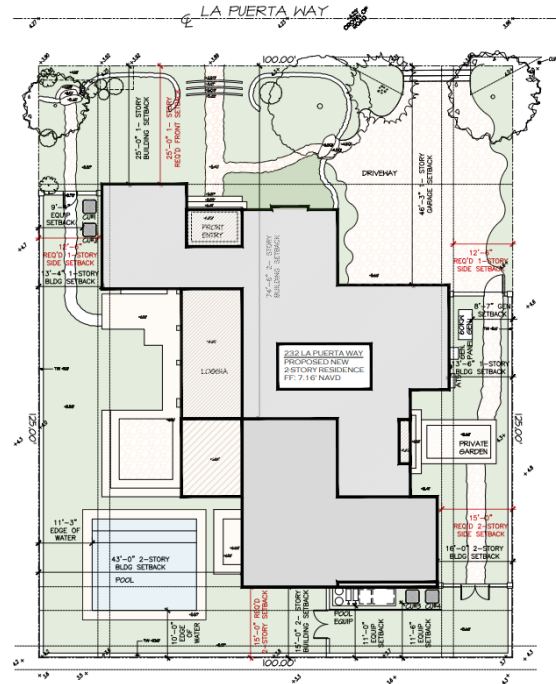
<b>Lot Depth</b>	125'	<b>Lot Width</b>	100'
<b>Building Height</b>	Permitted: 22' Previously Proposed: 20.5' Currently Proposed: 19'-9"	<b>Overall Building Height</b>	Permitted: 30' Previously Proposed: 27'-1" Currently Proposed: 26'-5"
<b>Finish Floor Elevation</b>	7.16' NAVD	<b>Zero Datum</b>	7' NAVD
<b>FEMA Flood Zone</b>	ZONE AE	<b>Angle of Vision</b>	Permitted: 100° Proposed: 90°
<b>Lot Coverage</b>	Permitted: 3,750 SF Previously Proposed: 3,750 SF Currently Proposed: 3,744 SF	<b>Enclosed SF</b>	Previously Proposed: 4,377 SF Currently Proposed: 4,917 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.98 (49,688 CF) Previously Proposed: (49,335 CF) Currently Proposed: (48,249 CF)	<b>Perimeter Land. Open Space</b>	Required: 50% Previously Proposed: 78% Currently Proposed: 79%
<b>Landscape Open Space</b>	Required: 45% Proposed: 45.5%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 67%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	233 La Puerta Way   Residence / R-B Zoning		
<b>South</b>	233 El Pueblo Way   Residence / R-B Zoning		
<b>East</b>	224 La Puerta Way   Residence / R-B Zoning		
<b>West</b>	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.

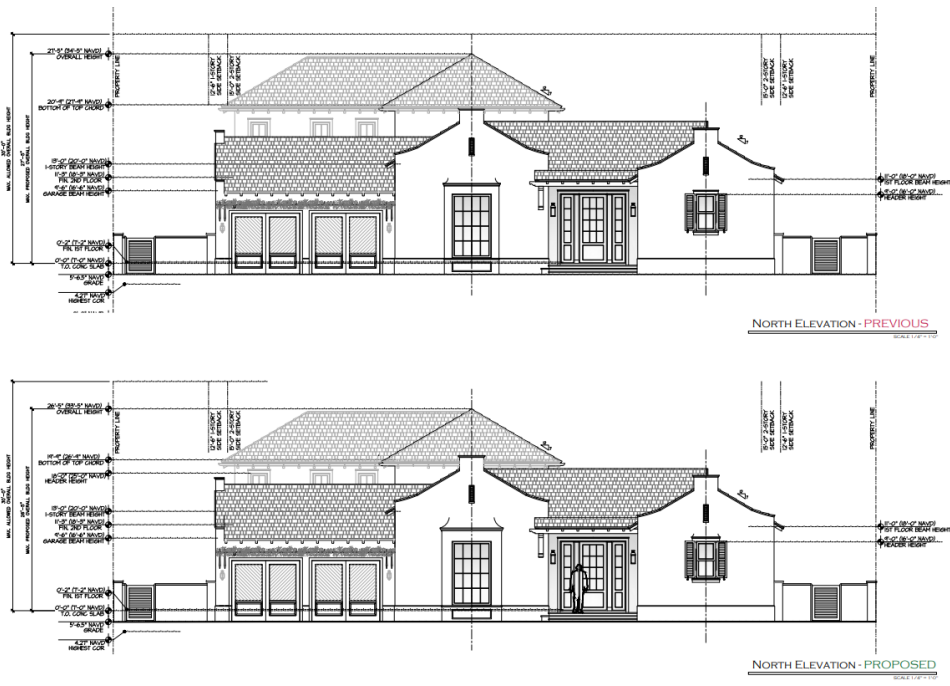
The residence is sited center-lot, with the majority one-story mass at the front of the structure and a two-story mass occupying the rear of the parcel. A front facing two-car garage is set back from the primary façade by approximately 16'. The front yard features a free formed shaped driveway via a 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.

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  $\frac{3}{4}$  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.



Site Plan, Sheet SP1.01

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.





NORTH ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



EAST ELEVATION - PREVIOUS

SCALE: 1/4" = 1'-0"



EAST ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - PREVIOUS

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - PROPOSED

SCALE: 1/4" = 1'-0"



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 currently.

**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