



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 *WRB*
 Director PZ&B

SUBJECT: ARC-24-061 (ZON-24-068) 171 EL PUEBLO WAY (COMBO)

MEETING: MAY 29, 2024, ARCOM
 JUNE 12, 2024, TC

ARC-24-061 (ZON-24-068) 171 EL PUEBLO WAY (COMBO). The applicants, Kevin and Carolyn Ryan, have 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 with a special exception to develop the existing nonconforming lot. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-24-068 (ARC-24-061) 171 EL PUEBLO WAY (COMBO)—SPECIAL EXCEPTION.
 The applicants, Kevin and Carolyn Ryan, have filed an application requesting Town Council review and approval for a special exception to develop the existing nonconforming lot in order to construct a new two-story single-family residence. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicants: Kevin and Carolyn Ryan
 Architecture: D. Stanley Dixon Architect
 Landscape: BGS Landscape Architecture & Engineering

THE PROJECT:

The applicant has submitted plans, entitled "A NEW RESIDENCE FOR THE RYAN FAMILY" as prepared by D. Stanley Dixon Architect, dated April 15, 2024.

The following scope of work is proposed:

- New two-story residence.
- New swimming pool, hardscape, and landscape.

The following Special Exception is required to complete the project:

- **SPECIAL EXCEPTION: Sec. 134-893(c):** A special exception to develop an existing nonconforming parcel, comprised of portions of platted lots, which is 85' in width (in lieu of the 100' width required) and has a lot area of 9,960.46 SF (in lieu of the 10,000 SF required).

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY

Lot Size	Required: 10,000 SF Existing: 9,960.46 SF <i>Special Exception Required</i>	Crown of Road	4.00' NAVD
Lot Depth	117.75'	Lot Width	Required: 100' Existing: 85' <i>Special Exception Required</i>
Lot Coverage	Permitted: 30% (2,988.14 SF) Proposed: 28.97% (2,885.97 SF)	Enclosed Square Footage	Proposed: 4,416.72 SF
Cubic Content Ratio (CCR)	Permitted: 4.00 (39,841.84 CF) Proposed: 3.99 (39,778.80 CF)	Angle of Vision	Permitted: 100° Proposed: 32°
Building Height	Permitted: 22' Proposed: 18.5'	Overall Building Height	Permitted: 30' Proposed: 26.50'
Finished Floor Elevation	Required: 7' NAVD Proposed: 7' NAVD	FEMA Flood Zone	AE 6 / X
Maximum Fill	Proposed: 1.50'	Zero Datum	7' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 46.1%	Front Yard Landscape Open Space	Required: 40% Proposed: 62.92%
Surrounding Properties / Zoning			
North	1161 N Ocean Way Residence / R-B		
South	110 El Pueblo Way Residence / R-B		
East	1160 N Ocean Blvd Residence / R-B		
West	1150 N Ocean Blvd Residence / R-B		

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code but requires one (1) Special Exception for redevelopment of the existing nonconforming parcel, specifically short of the lot area and width requirements for the R-B zoning district.

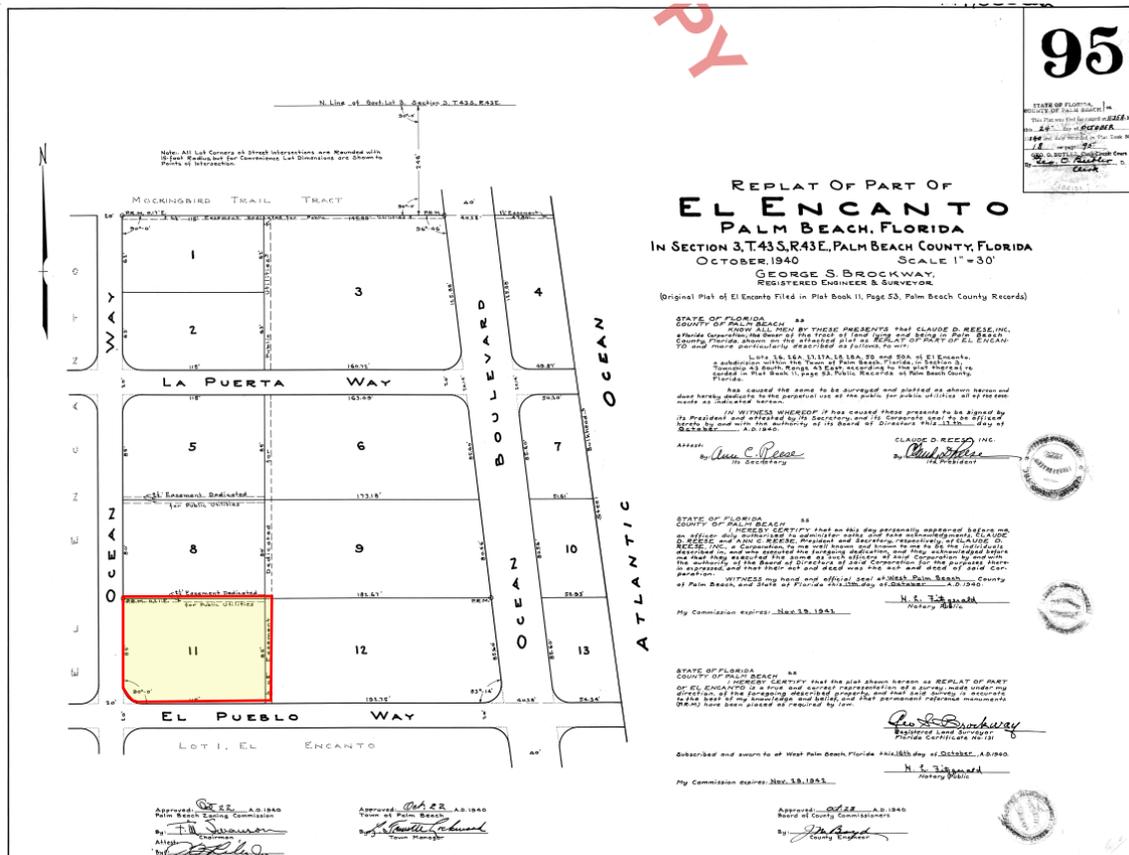


The subject property is located on the northeast corner of El Pueblo Way and North Ocean Way, sited in an L-formation with the front entry facing North Ocean Way. A courtyard and pool are located on the south side of the property, fronting El Pueblo Way. Vehicular ingress and egress are proposed from both abutting rights-of-way. A front-facing garage is proposed with access from El Pueblo Way.

The residence's massing features one-story and two-story volumes. According to the project architect, "the design of the home pulls inspiration from the local and classical vernacular traditions to provide for a design that is appropriate for its place both in scale and architectural character". The two-story volume features a hip roof with wood shingles. Exterior detailing includes a plaster chimney with cornice details, wood shutters, plaster parapets, wood brackets and trellises, plaster reliefs, wood garage doors, and wood rafter tails. The fenestration is proposed with sash windows and French doors that include divided-light patterns. An oval accent window with divided lights and an iron grille is also proposed. The residence's exterior will feature a smooth plaster finish.

Hardscape materials include tabby concrete driveways and stone pool surround. The fencing type includes a combination of black chain link and site walls. The generator will be screened by a site wall along the north property line. A water feature is also proposed on the north side of the property.

Redevelopment of the existing nonconforming parcel requires approval of a special exception by the Town Council. A lot width of 100' is required with only 85' existing and a lot area of 10,000 SF is required with only 9,960.46 SF existing. The parcel is comprised of Lot 11 and the west 2.75 feet of Lot 12 of the Replat of Part of El Encanto subdivision.



CONCLUSION:

Approval of the project will require one (1) 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

Approval of the project will require one (1) motion to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) Special Exception for development of an undersized parcel in that the approval of said application meets the criteria set forth in [Sec.134-229](#) and finding that the approval 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.

WRB: JGM: FHM: ALF