



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 *WLB*
Director PZ&B

SUBJECT: ARC-24-0074 117 DOLPHIN RD

MEETING: December 20, 2024 ARCOM

ARC-24-0074 117 DOLPHIN RD. The applicant, Marla Wiegman Fusz 2021 Family Trust (Marla Fusz, Trustee), 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: Marla Wiegman Fusz 2021 Family Trust (Marla Fusz, Trustee)
Architecture: Dailey Janssen Architects (Roger Janssen)
Landscape: Paradelo Burgess Design Studio (Andres Paradelo)

HISTORY

The application was originally heard at the September 25, 2024 ARCOM hearing and was deferred (7-0) by the commission to the November 22, 2024 ARCOM hearing with direction to study the size and massing of the structure, simplification of applied architectural elements, and to restudy the amount of hardscape and to make adjustment to landscape.

At the November 22 ARCOM hearing, the revised application was reviewed by the commission and deferred (7-0) to the December 20th meeting. The commission overall expressed that the revised plan was much improved from the first iteration. Comments primarily focused on architectural details and the landscape and hardscape plan.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED NEW RESIDENCE AT: 117 DOLPHIN RD" as prepared by **Dailey Janssen Architects**, uploaded December 04, 2024.

The following scope of work is proposed:

- New, two-story, single-family residence.
- Final hardscape, landscape and swimming pool improvements.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size	12,182 SF	Crown of Road	7.46' NAVD
Lot Depth	105'	Lot Width	116'
Lot Coverage	Previously & Currently Proposed: 30%	Enclosed Square Footage	Previously & Currently Proposed: 4,796 SF
Cubic Content Ratio (CCR)	Permitted: 3.98 Prev. Proposed: 3.71 Proposed: 3.72	Angle of Vision	Required: 104° Previously and Currently Proposed: 104°

Building Height	Permitted: 22' Previously and Currently Proposed: 18' – 11"	Overall Building Height	Permitted: 30' Previously and Currently Proposed: 29' – 5"
Finished Floor Elevation	+ 9.17' NAVD	FEMA Flood Zone	ZONE X
Maximum Fill	Permitted: 1.13' Proposed: 0.83'	Zero Datum	+ 8.96' NAVD
Overall Landscape Open Space	Required: 45% Prev. Proposed: 45.3% Proposed: 45.5%	Front Yard Landscape Open Space	Required: 40% Prev. Proposed: 63.5% Proposed: 67.4%
Surrounding Properties / Zoning			
North	102 Reef Rd Residence / R-B		
South	118 Dolphin Rd Residence / R-B		
East	107 Dolphin Rd Residence / R-B		
West	125 Dolphin Rd Residence / R-B		

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool. The subject property is located on the north side of Dolphin Rd, three parcels west of North Ocean Boulevard. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The applicant has resubmitted plans in response to comments of the commission at the November 22, 2024 hearing. The driveway and hardscape elements have been redesigned, shutter color is proposed in green in lieu of blue, and the size of the Jack arches and keystones have increased. The front entry has been redesigned, the second floor center window has been lowered, bay window proportions have increased, and a chimney has been removed. The first floor at the center bay of the structure now features painted white brick on the façade. Modifications have also been made to plant species, quantities, and hardscape materials.





Previously proposed south (front) elevation.



Proposed south (front) elevation.



Previously proposed front entry perspective.



Proposed front entry perspective.



Previously proposed hardscape and landscape rendering.



Proposed hardscape and landscape rendering.

CONCLUSION:

Approval of the project will require one (1) separate motion(s) 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.