



**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-24-0098 301 POLMER PARK RD

MEETING: DECEMBER 20, 2024 ARCOM

**ARC-24-0098 301 POLMER PARK RD.** The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.

Applicant: Patrick Carney  
 Architecture: Patrick Ryan O’Connell Architect  
 Landscape: Environment Design Group

**THE PROJECT:**

The applicant has submitted plans, entitled "PROPOSED NEW RESIDENCE AT: 301 POLMER PARK ROAD" as prepared by **Patrick Ryan O’Connell Architect**, dated December 04, 2024.

The following scope of work is proposed:

- New split-level, two-story, single-family residence of over 10,000 square feet

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	Residential
<b>Lot Size</b>	Existing: 22,939 SF	<b>Crown of Road</b>	14.77' NAVD
<b>Lot Depth</b>	149'-9"	<b>Lot Width</b>	155'-8"
<b>Lot Coverage</b>	Permitted: 5,735 SF 25% Proposed: 5,730 SF 25%	<b>Enclosed Square Footage</b>	Proposed: 10,983 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.87 Proposed: 3.85	<b>Angle of Vision</b>	Permitted: 100 degrees Proposed: 100 degrees
<b>Building Height</b>	Permitted: 22'-0" Proposed: 21'-3.5"	<b>Overall Building Height</b>	Permitted: 30'-0" Proposed: 29'-11.5"
<b>Finished Floor Elevation</b>	Proposed: 7' NAVD/18' NAVD	<b>FEMA Flood Zone</b>	X
<b>Maximum Fill</b>	Permitted: 0' Proposed: 0'	<b>Zero Datum</b>	16.27' NAVD (C.O.R. +1.5')

<b>Overall Landscape Open Space</b>	Min. Required: 50% 11,469.5SF Proposed: 50.2% 11,505.4 SF	<b>Front Yard Landscape Open Space</b>	Min. Required: 45% 1,747.3SF Proposed: 52.7% 2,045 SF
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	300 Cherry Ln   Residence / R-B		
<b>South</b>	300 Polmer Park Rd   Residence/ R-B		
<b>East</b>	665 N Lake Way   Residence / R-B		
<b>West</b>	300 Polmer Park Rd   Residence / R-B		

**STAFF ANALYSIS**

The applicant is proposing the construction of a new, split-level, 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.

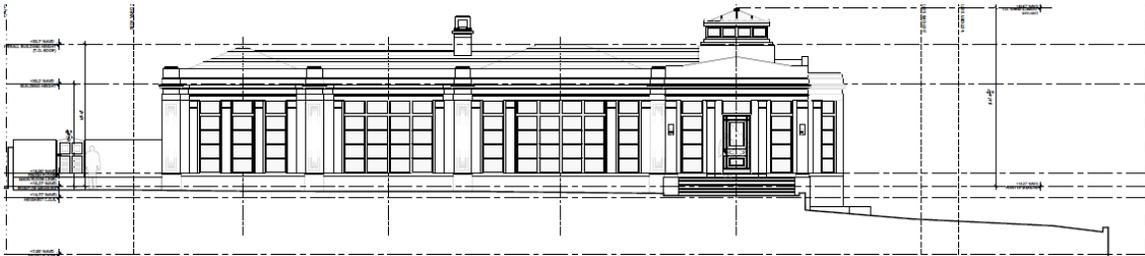


*Southeast Rendering*



*East Rendering*

The subject property is located on the north side of Polmer Park Road on the western end of the street, with frontage on North Lake Way. The proposed house is sited in a C formation with the primary façade facing Polmer Park Road and side loaded garages that face North Lake Way (screened by sitewall and vegetation). The site has a significant change in grade which is being used to achieve the “split-level” design. The entry appears to be one-story, however, an underground level existing beneath this floor which exits on-grade as the building continues north and the grade elevation decreases. Viewed from the west side of the structure, the level with the main entrance on the south becomes a second story over the garage. At the west side of the garage level, the building terminates, with fill/earth beyond the wall. Above this level, a two-story wing projects westward along the north property line. It is important to note that this design is achieved based on the topography of the parcel and the code-prescribed zero datum point, and that at no point does structure feature a basement level nor does it have three-stories in vertical alignment. The lowest level along the west and south sides of the structure is also excluded from the calculation of cubic content, due to it’s location below the point of measurement. Hipped roofs are proposed with concrete tile in a gray hue. Exterior stucco is proposed in white and windows and doors are proposed in black. Column capitals are proposed in a grey cast stone and the entry and garage doors are painted gray. An architectural tower feature is proposed at the south-east corner of the structure.



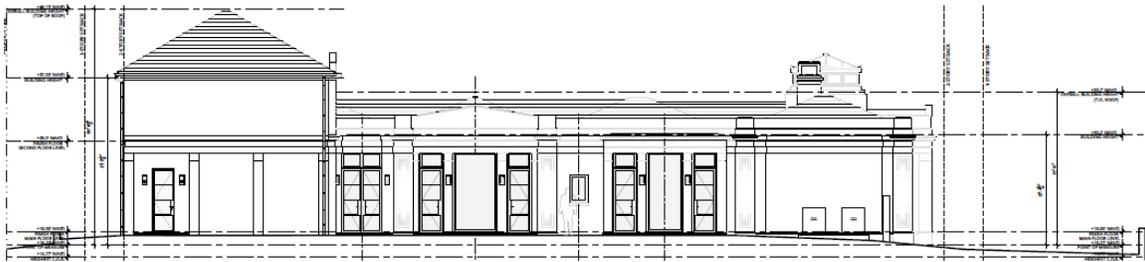
*Proposed south (front) elevation.*



*Proposed street-side (east) elevation.*



*Proposed north (rear) elevation.*



*Proposed west (side) elevation.*

At the west, the structure surrounds an outdoor courtyard area featuring a swimming pool and lawn. Two curb cuts are proposed on Polmer Park Road. The western curb cut leads to a motor court with a pedestrian path leading to a terrace before stepping up to the front door. The east curb cut descends down to the side loaded garage on the lowest level. The landscape plan is formal in keeping with the formal design of the structure and includes a regular arrangement of trees shrubs and palms on outer perimeter of the building and along the property lines. The interior yard area features palms, foundation plantings and a lawn area surrounding the swimming pool.



*Rendering of proposed landscape and hardscape.*

**CONCLUSION:**

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