



NORTHWORKS

December 04, 2024

RE: ARC-24-0106 / ZON-24-0063
260 Colonial Ln, Palm Beach, FL 33480

Dear Members of the Architectural Review Commission,

Northworks Architects is pleased to share with you the first submittal for our project located on 260 Colonial Ln, Palm Beach.

Architectural Review - Section 18-205:

This property is 9,888 Square Feet and located in the R-B zoning district. Per the town's latest FEMA map, the property has a base flood designation of AE, or +6 NAVD.

We are proposing to construct a new single-family residence of 3,537 gross square foot to replace an existing house with a finish floor elevation of 5.2 NAVD. Drawing from architectural styles around Palm Beach, the new residence will be a 1-story Bermuda-style home with a concrete white tile roof, white stucco walls, double hung windows and pink shutters. This new design will also include a small plunge pool on the west side of the home.

The following Special Exception with Site Plan Review is required:

Special Exception - Section 134-229

Section 134-893(c) and 134-329: Special Exception with Site Plan Review to construct a new one story residence on a non-conforming lot that is 72/82 feet deep in lieu of the 100 foot minimum required; and 9,710 SF in area in lieu of the 10,000 SF minimum required in the R-B Zoning District.

- The proposed use, a single-family residence, is permitted in the RB Zoning District with special exception approval for a non-conforming lot.
- The design, location and operation of the proposed residence will not adversely affect public health, safety, welfare or morals.
- The proposed residence will not cause substantial injury to the value of other properties in the neighborhood as there are other residences in this residential district.
- The proposed residence will be compatible with the neighborhood and purpose of the district as it is permitted.
- The proposed residence will comply with all requirements set forth in the Zoning Code as well as the comprehensive plan.
- The proposed residence will not result in substantial economic, noise, glare, or odor impacts on properties within the district.
- Current ingress and egress, parking, loading areas, automotive and pedestrian safety and convenience and traffic flow will not be impacted as a result of the proposed residence.
- There are no signs being proposed.
- Utility service will be improved, thus there will be no negative impact on health and safety.
- Refuse and service areas will remain unchanged, thus there will no negative impact on automotive and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.
- (Point 12) N/A – Town serving
- The specimen tree on the adjacent property will be protected.



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- The proposed residence will not place a greater burden on police or fire protection services as there is currently a residence on the subject property.

Site Plan Review - Section 134-329

- The owner of the property, Thomas Hunt, is in control of the property. A single-family residence is a permitted use in the RB Zoning District.
- The proposed single-family residence is the least intense example of development and will not have a negative impact on the neighborhood, which is a residential neighborhood.
- Ingress, egress, utilities and refuse collection will be via Colonial Lane, which is capable of handling traffic and other such uses in a residential neighborhood.
- The proposed site plan and landscape plan provides for buffers and screening from neighboring properties.
- The proposed drainage plan will meet the Town of Palm Beach's drainage requirements.
- The utility hook ups will remain or be improved to meet the current Town of Palm Beach requirements.
- The recreation facilities are private and will be screened from the neighboring properties by landscaping.

We appreciate the time taken to review our proposal.

Sincerely,

E. Austin Depree, Founding Partner, Architect