



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP *WB*
Director PZ&B

SUBJECT: ZON-24-021 (COA-24-003) 800 SOUTH COUNTY RD (COMBO)

MEETING: JANUARY 17, 2024 LPC
FEBRUARY 14, 2024 TOWN COUNCIL

COA-24-003 (ZON 24-021) 800 S COUNTY ROAD (COMBO). The applicant, DesRuisseaux Land Trust (Maura Ziska, Trustee), has filed an application requesting a Certificate of Appropriateness review and approval for; minor hardscape changes, modification of four doors, change of door style, change of window to French door, addition of an approximately 41SF uncovered bridge between guest/boat house and generator building, on a site with a two-story landmarked building. The Town Council shall review the application as it pertains to zoning relief/approval.

ZON 24-021 (COA-24-003) 800 S COUNTY ROAD (COMBO)—VARIANCE(S). The applicant, DesRuisseaux Land Trust (Maura Ziska, Trustee), has filed an application requesting Town Council review and approval for two (2) variances including (1) the reduction of the north side-yard setback for construction of bridge and (2) to exceed maximum lot coverage for construction of bridge. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Maura Ziska, representative
Professional: Brasseur & Drobot Architects, P.A.

HISTORY:

The property at 800 South County Road is a designated landmark and significant for its association with Addison Mizner and the eclectic Mediterranean Revival style of architecture with a focus on Moorish and Venetian elements. It was originally built in 1923 for Arthur Claffin. This property previously received approvals for elevating the structure and additions. The applicant has returned for some additional adjustments to windows and doors and a bridge connection.

THE PROJECT:

The applicant has submitted plans, entitled "Hardscape and Exterior Door Alterations and Bridge Addition for Ann DesRuisseaux", as prepared by Brasseur & Drobot, received, and dated by the Town as December 7, 2023. This project is also for a tax abatement. At the JANUARY 17, 2024 LPC, the Commission approved (7-0) the project. Additionally, a motion was made and approved (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

The following is the scope of work for the project:

- (1) Minor hardscape changes which will not affect the Landscape Open Space requirement.

- (2) The addition of a small 40.94 SF uncovered bridge between the Guest/Boat House and the Old Generator Building which requires (2) variances.
- (3) Change of (4) approved wood paneled doors to French doors at the Cabana Bath, Guest/Boat House, and the Old Generator Building.
- (4) Change of a Gothic French door to a square topped French door at the Staff Kitchen.
- (5) Change of a window to a French door at the second floor of the Guest/Boat House.
- (6) Change a single French door to a double French door at His Bath.
- (7) Change (3) first floor windows height from 40” tall to 55” tall at the south side of the Guest House Lounge.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

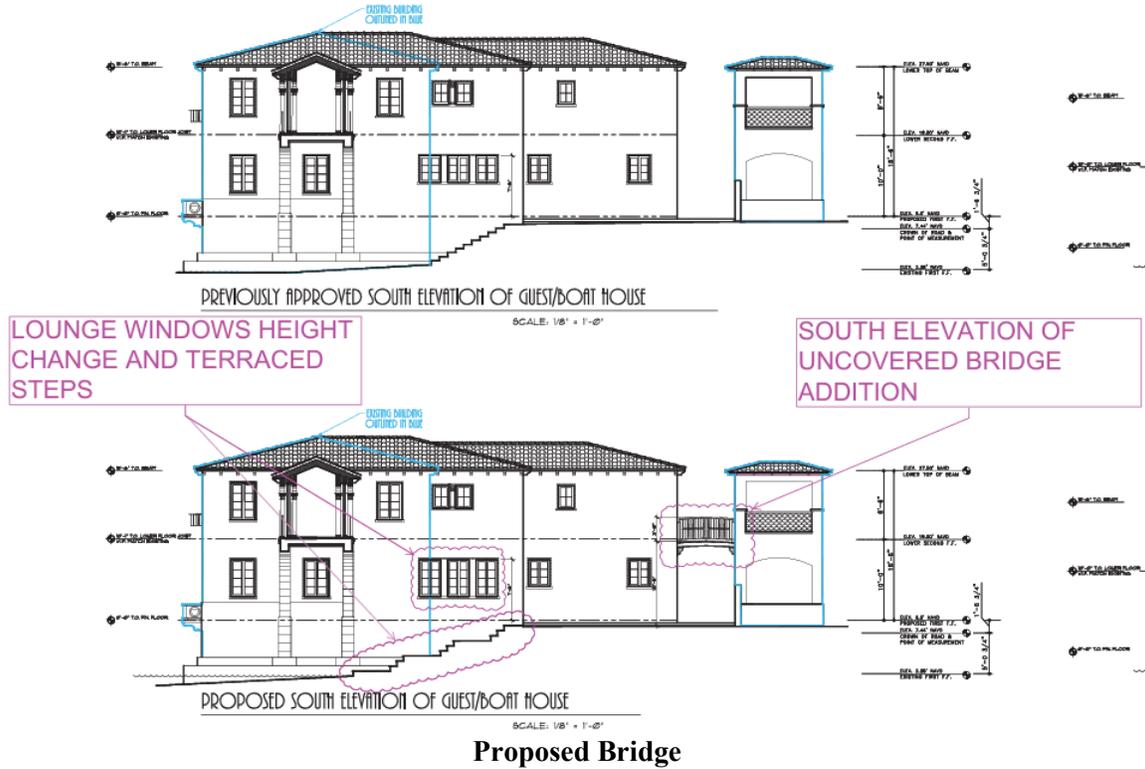
- VARIANCE 1: Sec. 134-843(a)(8): A variance for a north side-yard setback of approximately 20.5’ in lieu of the 30’ required, for lots over 60,000SF.
- VARIANCE 2: Sec. 134-1728(a)(11): A variance for lot coverage of approximately 25.43% in lieu of the 25.36% previously approved and the 25% maximum permitted.

Site Data			
Zoning District	R-A	Lot Size	62,295 SF
Future Land Use	Residential	Total Building Size	22,268 SF
C-O-R	7.44 NAVD	Flood Zone	AE 6.0’ NAVD
Finished Floor Elevation	9.0’ NAVD	Designated Landmark *Nat’l Register	12/11/79
Year of Construction:	1923	Architect:	Addison Mizner
Project			
Lot Coverage	Existing: 25.36 % Proposed: 25.43% Permitted: 25% <i>Variance required</i>	Landscape Open Space (LOS)	Existing: 43.48% Proposed: NC Required: 50%
Surrounding Properties / Zoning			
North	Single Family home / R-A		
South	Single Family home / R-A		
East	Single Family home / R-A		
West	Intracoastal Waterway		

STAFF ANALYSIS

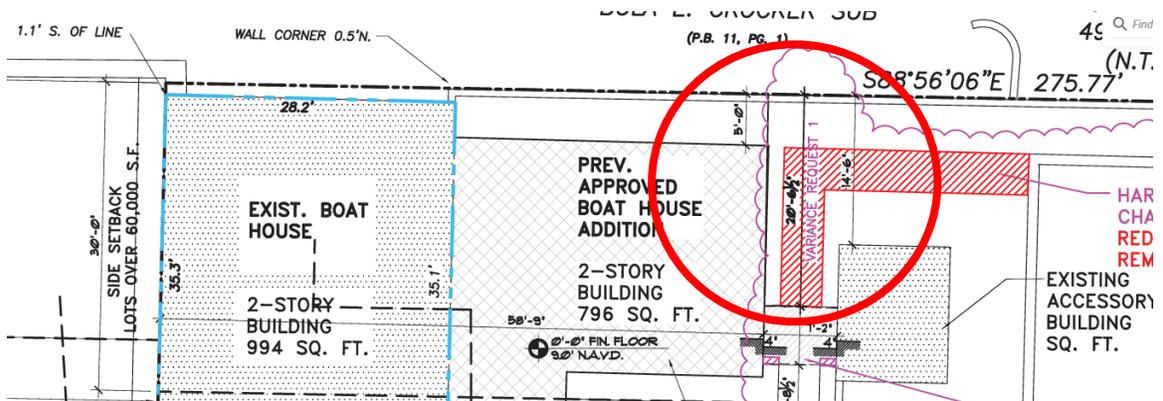
The applicant is seeking a Certificate of Appropriateness and a tax abatement amendment for exterior alterations to a landmarked property. Specifically, fenestration changes and the addition of an uncovered bridge connecting the boat house and generator building. The window and door changes are nominal and in keeping with the existing architectural style. The changes also appear to not adversely impact original elements of the buildings. The proposed bridge requires a variance for its side setback and lot coverage. However, it is only approximately 41 SF, could be removed

in the future and there is another bridge on site. The design of this bridge is simple and does not compete with other architectural elements on site.



Proposed Bridge

As it pertains to VARIANCE 1, to reduce the required side (north) setback by 9.5' in order to construct the elevated walkway in between two detached structures with existing nonconforming setback. The existing landmarked building has a nonconforming north side setback which varies from 1.1' to 5' to 14.5'. This small 7'-2" wide bridge is a negligible element within a greater nonconformity.



As it pertains to VARIANCE 2, to further increase the nonconforming lot coverage. The 41 SF addition will increase the lot coverage by 0.07%. The lot coverage increase is triggered by the elevated walkway, ie bridge. This covered element counts towards the lot coverage. It must be

noted that the applicant has made effort in this area to increase the overall green space by removing some side walkways in this immediate area.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. Approval of the project will require two separate motions to be made by the Commission:

- (1) for the overall design of the project in accordance with Sec. 54-122, subject to any imposed conditions.
- (2) that the implementation of the proposed variances **will or will not** cause negative architectural impact to the subject property. The variance portion of the application is scheduled for review by Town Council on February 14, 2024.

Approval of the project will require one separate motion to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met.

WRB: JGM: FHM