



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, *WB*
Director PZ&B

SUBJECT: ARC-24-008 (ZON-24-047) 264 DUNBAR RD (COMBO)

MEETING: FEBRUARY 28, 2024, 2024 ARCOM
MARCH 13, 2024 TC

ARC-24-008 (ZON-24-047) 264 DUNBAR RD (COMBO). The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), 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, with a variance to exceed to equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-017 (ARC-24-008) 264 DUNBAR RD (COMBO) – VARIANCE. The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), has filed an application requesting Town Council review and approval of (1) variance to exceed maximum equipment screening wall height in the south rear yard setback, as part of the construction of a new single-family residence. The Architectural Commission shall perform design review of the application.

Applicant: 264 Dunbar LLC (Lee Fensterstock, Manager)
Architecture: MP Design & Architecture (Michael Perry)
Landscape: Nievera Williams Design

THE PROJECT:

The applicant has submitted plans, entitled "264 Dunbar LLC" as prepared MP Design & Architecture, dated January 16, 2024.

The following scope of work is proposed:

- Proposed new two-story Residence with attached three-car garage with second story guesthouse.
- New pool, pool loggia, pool cabana.
- Final hardscape and landscape with site walls.

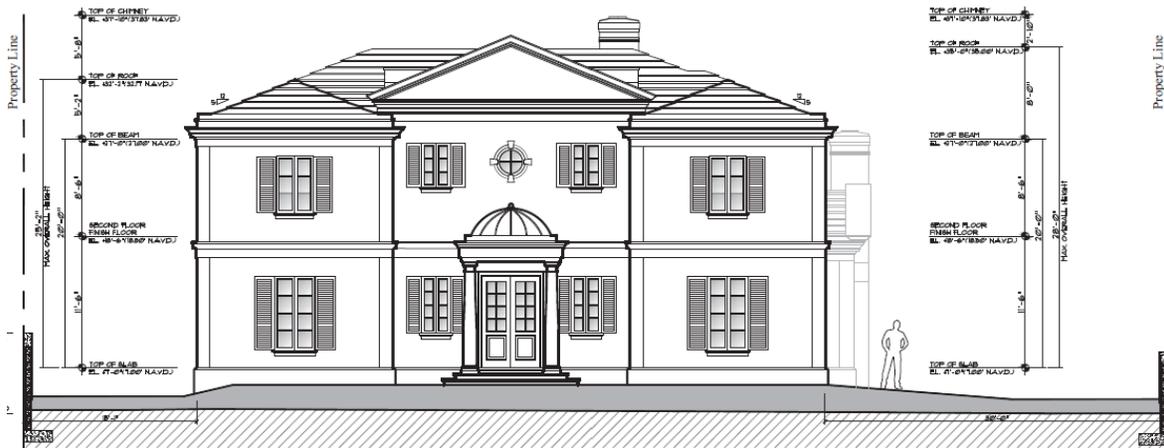
The following Special Exception, Site Plan Review, and/or Variances are required to complete the project:

- **VARIANCE 1: [Sec. 134-1669](#)**: A variance for an equipment screening wall height of 8.25' in lieu of the 7' maximum permitted.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 19,586 SF	Crown of Road	2.87' NAVD
Lot Depth	196.32'	Lot Width	100'
Lot Coverage	Permitted: 30% (1,875 SF) Proposed: 23% (4,503 SF)	Enclosed Square Footage	7,081 SF
Building Height	Permitted: 22' Proposed: 20'	Overall Building Height	Permitted: 30' Proposed: 28'
Finished Floor Elevation	Required: 7' NAVD Proposed: 7' NAVD	FEMA Flood Zone	AE 6' NAVD
Maximum Fill	Permitted: 2.11' Proposed: 2.11'	Zero Datum	7' NAVD
Overall Landscape Open Space	Req'd: 45% Prop: 50.7% (9,947 SF)	Front Yard Landscape Open Space	Req'd: 40% Prop: 52.4% (1,310 SF)
Surrounding Properties / Zoning			
North	267 Dunbar Rd Residence / R-B		
South	251 Bradley Pl (Apt. Building) C-TS / 267 Atlantic Ave (Residence) R-C		
East	260 Dunbar Rd Residence / R-B		
West	300 Dunbar Rd & 270 Bradley Pl Residences / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance for the construction of the new single-family residence.

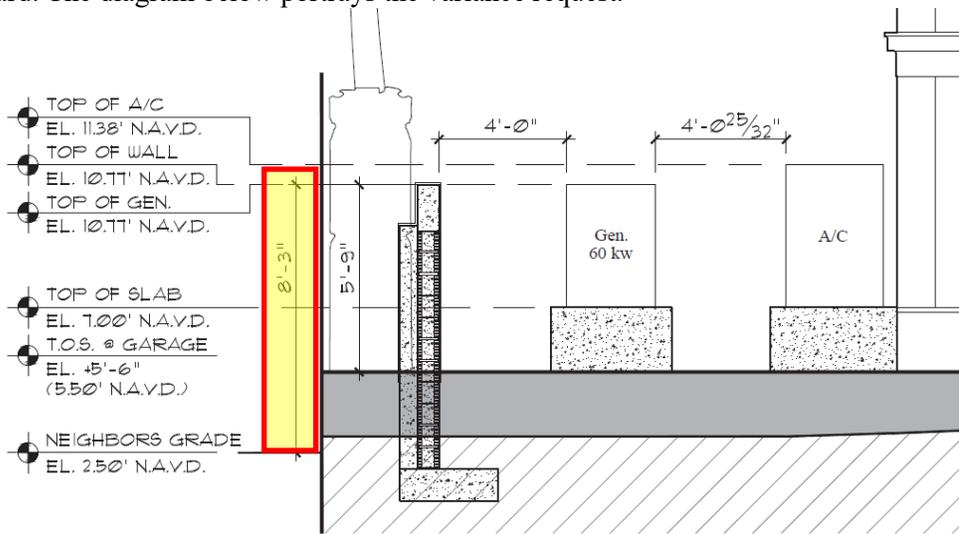


The applicant is proposing the construction of a new two-story residence. The proposed structure is neo-classical influenced style with smooth finish stucco painted a yellow color with white casement windows, doors, railings, shutters and trim. Roof material is proposed to be white flat

cement tile and copper standing seam metal roof at the covered entry. There is a mix of one- and two-story single-family residences on either side of the street of varying architectural styles.

Staff notes that the landscape diagram identifies the interior of the ribbon drive and the interior of the arrival motor court as landscape open space. Even if these areas are proposed to be planted with natural reinforced turf material, areas used for storing and parking vehicles are not allowed to be considered towards minimum landscape open space requirements. Staff has communicated this with the landscape design team.

The application as presented requires (1) variance for construction; for the construction of an equipment screening site wall to exceed the maximum wall height permitted at the south equipment yard. The diagram below portrays the variance request.



Code Section	Required	Proposed	Variance
VARIANCE 1: Sec. 134-1669	Maximum Site Wall Height of 7'	Site Wall Height of 8.25' (for equipment screening)	1.25'

CONCLUSION:

Approval of the project will require two (2) separate motions 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
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

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

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