



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 *URB*
Director PZ&B

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

MEETING: MARCH 27, 2024
APRIL 10, 2024

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

HISTORY:

At the FEBRUARY 28, 2024 ARCOM meeting, the commission reviewed the proposed new residence, and deferred the item (7-0) with comments related primarily to size and massing of the structure and refinement of architectural details.

THE PROJECT:

The applicant has submitted plans, entitled "264 Dunbar LLC" as prepared MP Design & Architecture, dated March 11, 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:

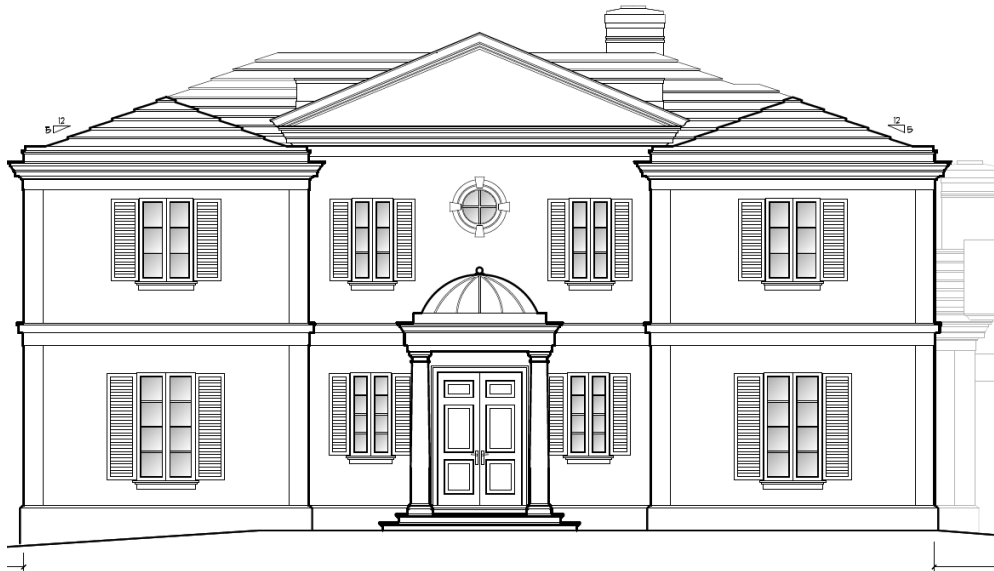
- **VARIANCE 1:** [Sec. 134-1669](#): A variance for an equipment screening wall height of 8.25' in lieu of the 7' maximum permitted.

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% (1875 SF) Prev. Prop'd.: 23% (4503 SF) Prop'd: 26.5% (5201 SF)	Enclosed Square Footage	Previously Proposed: 7,081 SF Proposed: 7,197 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%	Front Yard Landscape Open Space	Req'd: 40% Prop.: 52%
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

The application is for a new two-story residence. 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 has resubmitted plans in response to comments of the architectural commission. The front façade was adjusted by removing the domed entry portico and replacing it with a portico featuring a Palladian window with railing above. Quoins have been incorporated onto the building. The second floor guest suite proposed above the garage has been relocated to the first floor behind the garage, eliminating a second story above the garage. The size and direction of the pool has been modified. The balcony at the primary suite has been reduced and the balcony at the west guest bedroom has been completely eliminated and replaced with a window.

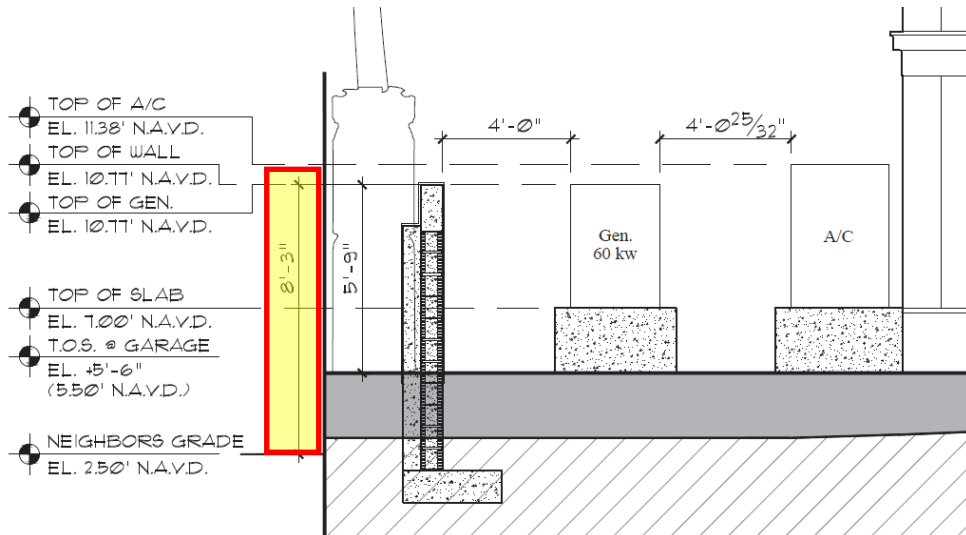


Previously Proposed North Elevation



Currently Proposed North Elevation

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