



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: HSB-23-007 124 PARC MONCEAU

MEETING: APRIL 17, 2024, LPC

**HSB-23-007 (ZON-23-095) 124 PARC MONCEAU.** The applicant, Parc Monceau Ltd (Peter Brooks, Representative), has filed an application requesting Landmarks Preservation Commission review and approval of a flood plain variance for improvements/rehabilitation of a designated historic building and approval for additions and renovations to an existing nonconforming historically significant building.

Applicant: Parc Monceau Ltd (Peter Brooks, Representative)  
Architect: MP Design & Architecture (Michael Perry)  
Landscape: Nievera Williams Design (Mario Nievera)

**HISTORY:**

The residence was designed by the architect Clarence Mack in 1961. In 2014, Parc Monceau was considered for designation as part of a historic district. At the December 16, 2015, Landmarks Preservation Commission meeting, a motion passed 4-3 that the Parc Monceau Historic District is not recommended to the Town Council for designation as a landmark of the Town of Palm Beach.

Various permits have been issued over the years related to maintenance and renovations.

In January 2023, the property was designated as a Historically Significant Building (HSB) at the request of the property owner.

**At the February 21, 2024, LPC meeting, the project was approved with the following condition:**

- 1. Applicant shall present revised railing designs and the material for the back wall of the infinity pool at the March 20, 2024, LPC meeting.**

In March 2024, the applicant requested a 1-month deferral to April to satisfy the condition of approval.

At the March 13, 2024, Town Council meeting, eight (8) variances and the site plan review (ZON-23-095) were approved as follows:

- **SITE PLAN REVIEW:** Site plan review to retest the development of an existing nonconforming platted lot in the R-A zoning district deficient in lot width (75.51' in lieu of 125' required), lot depth (135.43' in lieu of 150' required), and lot area requirements

- (10,722 sf in lieu of 20,000 sf required).
- **VARIANCE 1:** A variance to permit a south side yard setback of **3.5'** in lieu of the 15' required, due to demolition of more than 50% of a façade.
  - **VARIANCE 2:** A variance to permit a west rear yard setback of **1.5"** in lieu of the 15' required, for the reconstruction of an outdoor raised terrace which currently encroaches across the property line.
  - **VARIANCE 3:** A variance to permit a lot coverage of **28.5%** in lieu of the **29%** existing and the 25% maximum permitted.
  - **VARIANCE 4:** A variance for an overall landscaped open space of **30.2%** in lieu of the 20.6% existing and 50% minimum required.
  - **VARIANCE 5:** A variance for a front yard landscape open space of **43.2%** in lieu of the 36.9% existing and 45% of front yard area required.
  - **VARIANCE 6:** A variance to provide **one enclosed garage parking space** in lieu of the minimum 2 garage parking spaces required.
  - **VARIANCE 7:** A variance for a (north) site wall with varying heights of **7.1' to 16.75'** in lieu of the 7' maximum permitted.
  - **VARIANCE 8:** A variance for a (south) site wall with varying heights of **10.67' to 15.33'** in lieu of the 7' maximum permitted.

**THE PROJECT:**

The applicant has submitted plans, entitled "Addition and Renovation to Existing 2 Story Residence at 124 Parc Monceau", as prepared by **MP DESIGN & ARCHITECTURE** and **NIEVERA WILLIAMS DESIGN**, received and stamped by the Town, April 3 and 4, 2024.

The following is the scope of work for the Project:

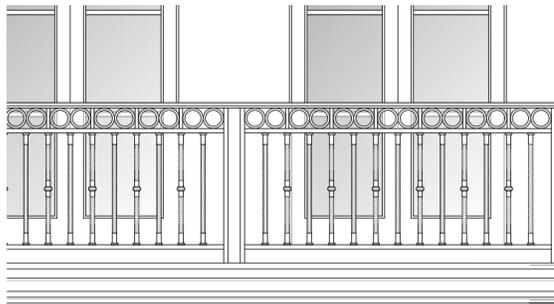
- Revised railing designs for the west elevation (as conditioned).
- Revised material for the back wall of the infinity pool for the west elevation (as conditioned).
- Addition of shutters to the west elevation.

Site Data			
<b>Zoning District</b>	R-A	<b>Future Land Use</b>	SINGLE FAMILY
<b>HSB Designation</b>	January 2023	<b>Architect/Builder:</b>	Clarence Mack
<b>Lot Area</b>	10,722 SF	<b>Year of Construction</b>	1961
Surrounding Properties / Zoning			
<b>North</b>	125 Parc Monceau / R-A		
<b>South</b>	1739 S Ocean Blvd (Via Agape) / R-A		
<b>East</b>	116 Parc Monceau / R-A		
<b>West</b>	Lake Worth Lagoon		

**STAFF ANALYSIS**

The subject property is an irregularly shaped waterfront lot at the southern end of the cul-de-sac terminus of Parc Monceau, the two-story structure with basement was constructed in 1961.





Railing Detail



**CONCLUSION:**

As an HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation Ordinance. Approval of the project will require one (1) motion to be made by the Commission:

- (1)** for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:FHM: ALF