



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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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 *WUB*  
Director PZ&B

**SUBJECT:** COA-24-014 (ZON-24-050) 218 PHIPPS PLAZA (COMBO)

**MEETING:** MAY 22, 2024, LPC  
JUNE 12, 2024, TC

**COA-24-014 (ZON-24-050) 218 PHIPPS PLAZA (COMBO).** The applicant, Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust, has filed an application requesting a Certificate of Appropriateness for the construction of a new covered parking structure, to modify the location of the pedestrian entryway with new piers and a gate, revisions to the landscape and hardscape to accommodate the new pedestrian entryway, and to install a decorative well. Town Council shall review the application as it pertains to zoning relief/approval.

**ZON-24-050 (COA-24-014) 218 PHIPPS PLAZA (COMBO) - VARIANCES.** The applicant, Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust, has filed an application requesting Town Council review and approval of variances for three (3) variances for; (1) greater lot coverage, (2) a reduced rear-yard setback, and (3) a reduced side-yard setback in conjunction with the construction of a new covered parking structure, to modify the location of the pedestrian entryway with new piers and a gate, revisions to the landscape and hardscape to accommodate the new pedestrian entryway, and to install a decorative well. The Landmarks Preservation Commission shall perform design review of the application.

**Applicant:** Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust  
**Professionals:** Patrick Ryan O'Connell Architect, LLC /  
Paradelo | Burgess design studio

**HISTORY:**

The subject property was built in 1947. It was designed by Belford Shoumate as “two small houses” in a British Colonial architectural style. In 1982, the property was landmarked as part of the Phipps Plaza Historic District. In 1994, through COA #4-94, the property received approval to enclose two existing and partially roofed first-floor patios and connect the two structures with a second-floor bridge. The approved bridge, which connected the structures, created one dwelling.

At the October 19, 2022, and December 21, 2022, LPC meetings, COA-22-042 was approved for the renovation of and addition to an existing detached rear accessory structure, the construction of a new pergola, and site wide landscape and hardscape improvements. Subsequently, ZON-22-123 was approved at the January 11, 2023, Town Council meeting, for six (6) variances.

At the April 17, 2024, LPC meeting, the subject project was presented. Commissioners provided comments regarding the carport alignment, size, dimensions, and column detailing. In addition, a re-study of a smaller pedestrian gate based on other gates along Phipps Plaza was advised. The project was deferred (7-0) to the May 22, 2024, LPC meeting.

### **THE PROJECT:**

The applicant has submitted plans, entitled "RENOVATIONS FOR SINGLE-FAMILY RESIDENCE AT: 218 PHIPPS PLAZA", as prepared by **Patrick Ryan O'Connell Architect**, received, and stamped by the Town on April 30, 2024.

The following is the scope of work for the Project:

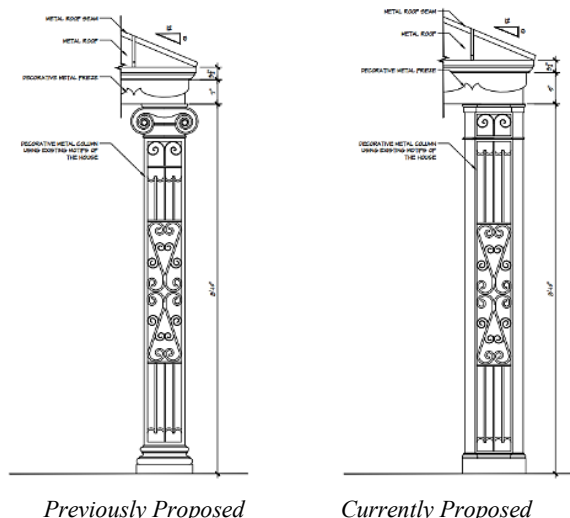
- A new carport.
- A new trash enclosure.
- A new pedestrian gate.
- New site walls, and landscape and hardscape modifications.

The following variance(s) are required to achieve the scope of work.

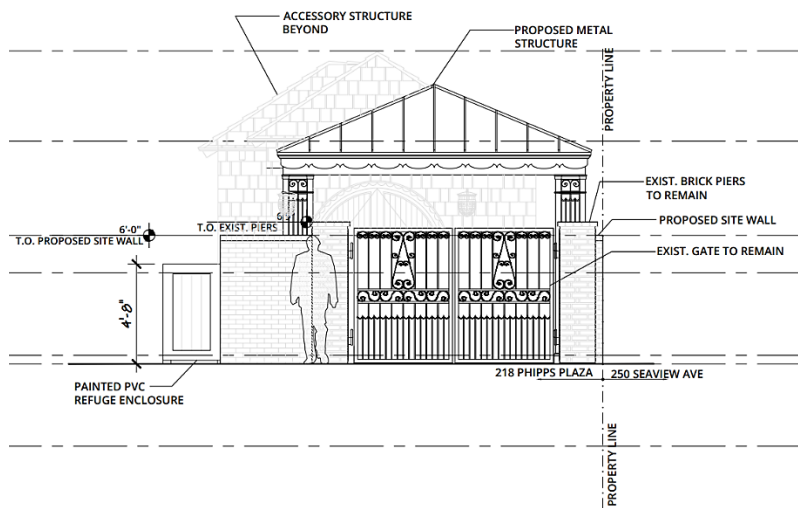
- **VARIANCE #1:** Increase of the lot coverage maximum per Section 134-893(b)(11).
  - April 17, 2024, LPC Meeting: 31.25% lot coverage requested.
  - May 22, 2024, LPC Meeting: 31.1% lot coverage requested.
- **VARIANCE #2:** Decrease of the rear yard (west) setback per Section 134-893(b)(9).
  - April 17, 2024, LPC Meeting: 11" west setback requested.
  - May 22, 2024, LPC Meeting: 10" west setback requested.
- **VARIANCE #3:** Decrease of the side yard (north) setback per Section 134-893(b)(7).
  - April 17, 2024, LPC Meeting: 2'-7" north setback requested.
  - May 22, 2024, LPC Meeting: 2'-2" north setback requested.

### **STAFF ANALYSIS**

The application is seeking a Certificate of Appropriateness to construct a new carport on the northwest side of the property. According to the applicant, "...*We have explored a revised design for the parking structure with four-sided and simplified columns, as suggested by the Commission. However, upon examination, we found that it posed some challenges in terms of how the elements would connect with the roof. We have reinforced the four support columns and made the columns less whimsical to address these concerns. The entablature around the parking structure has also been modified to give it a more contemporary and attractive look.*"



In addition, the scope of work includes a new pedestrian metal gate with brick piers on the east side of the property, fronting Phipps Plaza, including landscape and hardscape modifications to accommodate the new east entry. New site walls, a gated trash enclosure, and the installation of an antique European decorative well complete the list of proposed modifications. Architecturally these site elements are compatible and could be removed in the future if so desired.

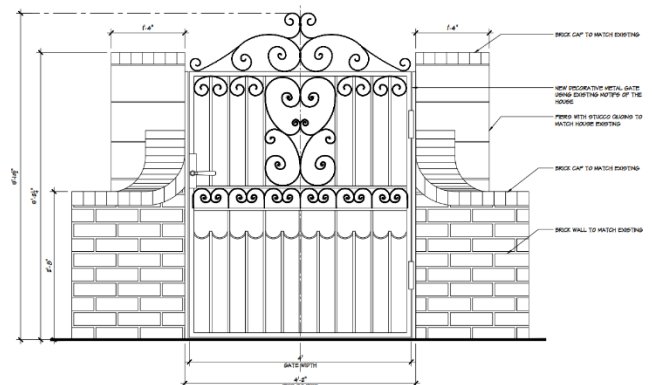


The pedestrian gate was modified in the following ways:

- The width was reduced from 5'-4 1/2" to 4'-0".
- The design was revised from a double gate to a single gate with modified metal work.
- The setback was increased from 9'-10 1/2" to 12'-0" from Phipps Plaza.



*Previously Proposed*



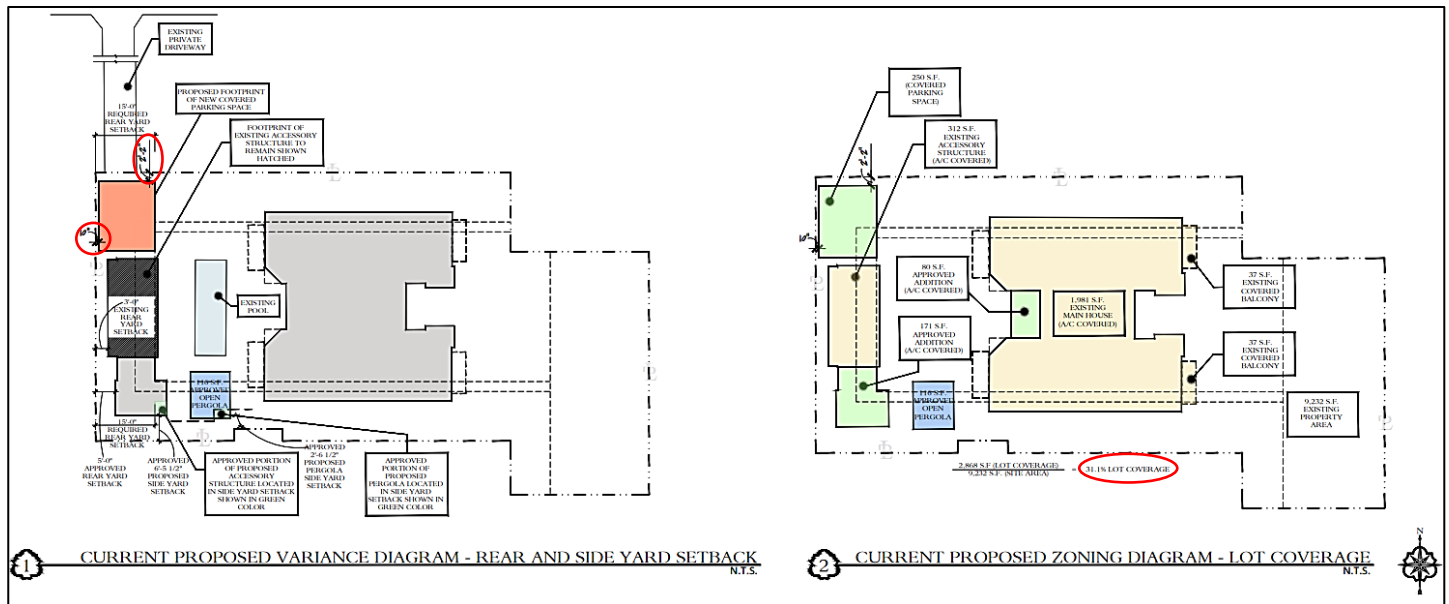
*Currently Proposed*

The subject property has vehicular access from Seaview Avenue through a north-south easement on the 241 Seaview Avenue property. The proposal seeks to maintain this access and proposes a new carport. Based on the existing lot coverage of 2,618 SF (28.4%) which nearly maxes out the 30% allowance, the proposed 250-square-foot carport would require a lot coverage variance. Furthermore, the proposed location of the new carport on the northwest corner of the property will

require variances from the rear yard (west) setback and the side yard (north) setback due to its proximity to the property lines.

More specifically, the application as proposed requires three (3) variances for construction. As the diagram below illustrates, **Variances 1, 2, and 3** seek to increase the lot coverage to 31.1% in lieu of the maximum 30% per Section 134-893(b)(11), decrease the rear yard (west) setback to 11" in lieu of the required 10'-0" per Section 134-893(b)(9), and decrease the side yard (north) setback to 2'-2" in lieu of the required 12'-6" per Section 134-948(7).

Code Section	Required	Proposed	Variance
<b>Variance 1:</b> Sec. 134-893(b)(11)	30% Lot Coverage Maximum	31.1% Proposed Lot Coverage	<b>1.1%</b>
<b>Variance 2:</b> Sec. 134-893(b)(9)	10'-0" Minimum Rear Setback	10" Proposed Rear Setback	<b>9'-2"</b>
<b>Variance 3:</b> Sec. 134-893(b)(7)	12'-6" Minimum Side Yard Setback	2'-2" Propose Side Yard Setback	<b>10'-4"</b>



Site Data			
Zoning District	R-B	Future Land Use	Multi-Family – Moderate Density
Designation	05/04/1982	Architect/Builder:	Belford Shoumate
Lot Area	9,232 SF	Year of Construction	1947
Project			
	Required/Allowed	Existing	Proposed
Cubic Content Ratio (CCR)	4.08 (37,536 CF)	3.88 (35,868 CF)	3.85 (35,408 CF)

<b>Lot Coverage</b>	2,770 SF (30%)	2,618 SF (28.4%)	2,868 SF (31.1%)
<b>Landscape Open Space (LOS)</b>	4,154.4 SF (45.0%) Required / 4,164 SF (45.1%) Proposed	<b>Front Yard Landscape Open Space</b>	478.1 SF (40%) Required / 1,083.9 SF (90.1%) Proposed
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	Palm Beach Day Academy Campus / R-B		
<b>South</b>	Two-Story Single-Family Residence / R-C		
<b>East</b>	Phipps Plaza Right-of-Way and Park		
<b>West</b>	Palm Beach Day Academy Campus / R-B		

**CONCLUSION:**

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned 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) 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 the criteria applicable to this application as set forth in Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB: JGM: FHM: ALF