



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 *WLB*
Director PZ&B

SUBJECT: COA-24-0014 (ZON-24-0041) 860 S OCEAN BLVD (COMBO)

MEETING: SEPTEMBER 18, 2024, LPC
OCTOBER 9, 2024, TC

COA-24-0014 (ZON-24-0041) 860 S OCEAN BLVD (COMBO). The applicant, John J. Cafaro Family Trust (John J. Cafaro, Trustee), has filed an application requesting a Certificate of Appropriateness for the review and approval of one-story additions requiring variances to exceed maximum building height and maximum overall building height, a new pool, and hardscape and landscape modifications. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-24-0041 (COA-24-0014) 860 S OCEAN BLVD (COMBO) – VARIANCES. The applicant, John J. Cafaro Family Trust (John J. Cafaro, Trustee), has filed an application requesting Town Council review and approval of two (2) variances to 1) exceed the maximum allowable building height and 2) exceed the maximum allowable overall building height associated with new one-story additions to the existing residence. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: John J. Cafaro Family Trust | John J. Cafaro, Trustee
Representative: M. Timothy Hanlon
Professional: Jacqueline Albarran | SKA Architect + Planner
Environmental Design Group

HISTORY:

The residence was constructed in 1928 and designed by architect Julius Jacobs. The Mediterranean Revival structure was designated as a landmark in 1991. According to the designation report: *“In 1928, Long Island Woolworth executive E. Z. Nutting began building a home in Palm Beach (Building Permit no. 8928 and Smith, 12-E). According to an article in the 1953 Palm Beach Times, Nutting had traveled in Europe and compiled photographs in order to develop plans for his Palm Beach home (Smith, 12-E). Julius Jacobs, a Palm Beach architect from 1924-1942, designed the Nutting residence. Jacobs came from New York, and began as an associated in the office of Bruce Kitchell, but developed his own distinctive style. Within the first year, 860 Ocean Blvd. earned the name “Nuestro Paradiso,” and was later called “Casa Alegre” by subsequent owners.”*

In 2000, LPC approved a Certificate of Appropriateness (COA #13-00) for window replacement, stucco restoration, addition of a balcony, new garage doors, extension of the pool terrace, and the addition of French doors on the west elevation.

In 2001, LPC approved COA #6-01 for landscape, hardscape, site lighting, a new awning, and a new pergola.

In 2011, LPC approved COA-002-2011 for landscape, hardscape, a fountain, and statues.

THE PROJECT:

The applicant has submitted plans, entitled “CAFARO RESIDENCE”, as prepared by **SKA Architect + Planner** and **Environmental Design Group**, received by the Town on August 13, 2024.

The scope of work for the project includes:

- One-story additions with basements, increasing the residence’s enclosed square footage by 9,673.3 square feet.
- Removal of the existing tennis court, awning support structure, pergola, and pool.
- Hardscape and landscape modifications including a new pool.

The following variances are required to achieve the additions.

- **VARIANCE #1:** A variance to exceed the maximum allowable building height by 3.95’, for a total building height of 28.95’, in lieu of the maximum 25’.
- **VARIANCE #2:** A variance to exceed the maximum allowable overall building height by 2.95’, for a total overall building height of 37.95’, in lieu of the maximum 35’.

Site Data			
Zoning District	R-A	Lot Size (SF)	68,908 SF
Future Land Use	SINGLE-FAMILY	Crown of Road S. County Rd	7.87’ NAVD – At Highest Point
FEMA Flood Zone	X		
Year of Construction:	1928	Architect:	Julius Jacobs
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	25.00% (17,227 SF)	12.63% (8,704.72 SF)	20.85% (14,370.39)
Building Height*	25’	45.76’	28.95’ Additions <i>Variance Required</i>
Overall Building Height**	35’	55.52’	37.95’ Additions <i>Variance Required</i>
Enclosed Square Footage	N/A	20,213.3 SF	29,986.6 SF
Number of Stories	2	4	1 (Additions)
Landscape Open Space	50.00% (34,454 SF)	44.5% (30,674 SF)	50.97% (35,122 SF)
Surrounding Properties / Zoning			
North	196 Via Del Mar & 850 South Ocean Boulevard / R-A		
South	109 Via Vizcaya, 117 Via Vizcaya, 125 Via Vizcaya, & 870 South Ocean Boulevard / R-A		

East	South Ocean Boulevard
West	854 South County Road & 4 Via Vizcaya / R-A

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness (COA) for one-story additions with basements, increasing the residence's enclosed square footage by 9,673.3 square feet to a total of 29,986.6 SF; removal of the existing tennis court, awning support structure, pergola, and pool; and hardscape and landscape modifications including a new pool.

Additions

The scope of work includes two new addition wings on the west side (rear) of the four-story landmarked structure. An existing tennis court, awning support structure, pool, and pergola will be removed to accommodate the additions. The north and south additions are proposed to be one-story with a basement. The north addition will feature a flat roof annex that creates a connection with the existing residence. The south addition will connect directly to an existing flat roof annex. These annexes ensure the hipped roofs of the additions do not remove notable original features on the west façade of the residence. The exterior finishes will include clay barrel tiles to match existing, textured stucco, window and door details inspired by the existing residence with Roman and gothic arches, and new light fixtures appropriate for the architectural style of the residence. Stained glass windows are proposed on several openings which draw inspiration from the residence.



North Elevation (Partial)



South Elevation (Partial)

Exterior Alterations

Except for the changes associated with attaching the additions to the existing Landmarked structure, the only other significant exterior alterations are the creation of a new entry terrace on the front (east) of the property and enclosing the south garage.

Historic photographs show that the east side of subject property was originally much lower, necessitating a front entry with several steps leading to the front entry. This area was adorned with 'sea creatures' which are also featured in the rear terraces of the property. As specified in the designation report, sometime after 1935, the front terrace was removed, and the front entrance became ground level. The proposal seeks to create a new entry terrace which reintroduces the 'sea creatures' which were removed once the property was raised.



Historic Photograph



Current Photograph



The new landscaping will have a variety of trees and palms, including Large Leaf Clusia, Southern Magnolia, Calophyllum, Tripple Adonia Palms, Dahoon Holly, Myrsine Cubana, Cypress, and Single Pygmy Date Palms. Shrubs and vines will include Beach Creeper, Inkberry, Green Island Ficus, Bougainvillea Sphere, Bougainvillea Vine, Pink Dragon Wing Begonia, Ice Pink Oleander, Egyptian Paper Reed, Monstera Minima, Atamasco Lilly, Button Busu, Lady Palm, Elephant Ear, Green Cocoplum, Cocoplum Horizontals, Confederate Jasmine Vine, White Lantana, Oak-Leaf Hydrangea, Pink Ixora, Carmona Border, Simpson Stopped, Pink Lindheimeri Butterfly Plant, Philodendron, Gold Duranta, and Purple Sky Vine.

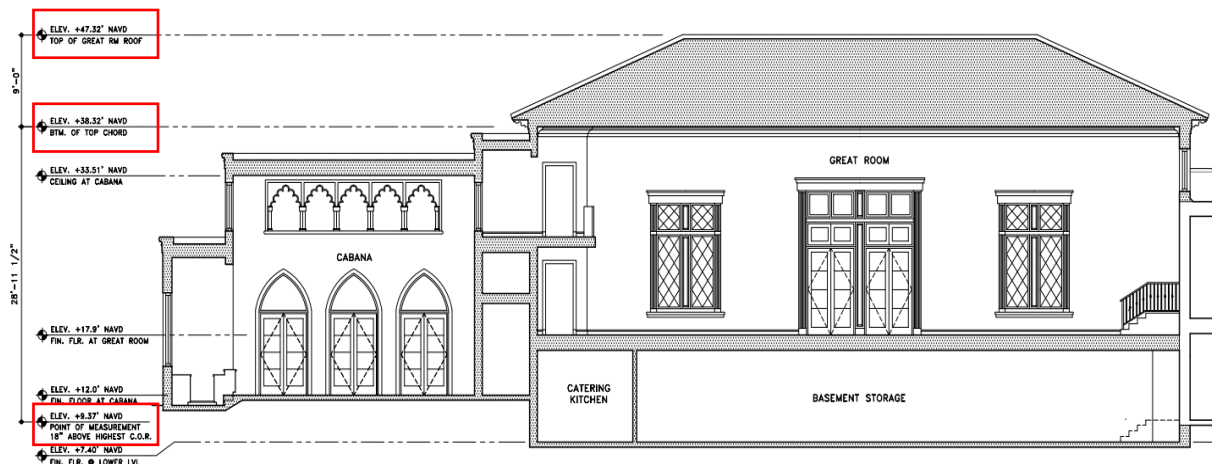
Variances

The existing residence is non-conforming in regards to the number of stories and the building height. Although the proposed additions are only one story and substantially lower than the existing residence, variances are required due to the unique topography of the lot. The subject property is a through lot with the highest abutting crown of road on South Ocean Boulevard set at 18.34' and 7.87' on South County Road. This represents a significant change in grade which impacts how building height is measured on the lot.

Since the property is located outside of a Special Flood Hazard Area and the additions are not constructed seaward of the Coastal Construction Control Line, the point of measurement for building height is measured 18 inches above the highest crown of road of South County Road (7.87' + 18" = **9.37' NAVD**). As a result, the additions will require both a building height and overall building height variance. Building height is measured from the point of measurement to the point at which the outside wall meets the horizontal eave of the roof. While the overall building height is measured from the point of measurement to the highest point of the roof. The variance requests are summarized in the table and diagrams below:

Code Section	Required	Proposed	Variance
Variance #1: Sec. 134-893(a)(10)(a.)	25' Building Height Max.	28.95' Building Height	3.95'
Variance #2: Sec. 134-893(a)(10)(b.)	35' Overall Building Height Max.	37.95' Overall Building Height	2.95'

Variance #1 exceeds the maximum allowable building height by 3.95', for a total building height of 28.95', in lieu of the maximum 25'. Variance #2 exceeds the maximum allowable overall building height by 2.95', for a total overall building height of 37.95', in lieu of the maximum 35'.



The total length of the site measures approximately 459 feet. The grade along the front (western side along South County Road) of the property ranges from 8 to 15.5 feet, the grade along the other front (eastern side along South Ocean Boulevard) of the property ranges from 14.5 to 20 feet. Due to the unique siting conditions of the elongated dual-frontage lot, that contains a severe grade change from South County Road (west) to South Ocean Boulevard (east), staff is supportive of the variance requests.

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 of 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