



**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 *WCB*  
Director PZ&B

SUBJECT: LPCS-24-0119 745 HI MOUNT RD

MEETING: DECEMBER 18, 2024, LPC

**LPCS-24-0119 745 HI MOUNT RD.** The applicant, Dustin Mizell (Environmental Design Group), has filed an application requesting a Certificate of Appropriateness for the review and approval of a generator replacement, alterations to the mechanical equipment enclosure, and hardscape improvements for the Landmarked property.

Applicant/Professional: Dustin Mizell | Environmental Design Group

**HISTORY:**

The subject property was built in 1939. It was designed by the architect Howard Major in the Bermuda architectural style. In 1999, the property was landmarked. As stated in the designation report *“The most important feature of the front façade and the Howard Major design is the front entrance. Simple in form, the door is raised a half a story with steps and a welcoming arm at the entrance. The door is topped with an open pediment. The entire entrance projects slightly from the main block of the house and is accentuated by a curvilinear parapet.”*

In 2003, a Certificate of Appropriates (#17-2003) was approved for a kitchen addition located on the property's west (front) side.

The subject request was originally submitted as an administrative review application. However, review at an LPC public hearing was deemed to be required since consent from the neighbor to the east was not secured for the project.

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 745 Hi My Rd Palm Beach Florida", as prepared by **Environmental Design Group**, received by the Town on December 4, 2024.

The following is the scope of work for the Project:

- Generator replacement.
- Alterations to the mechanical equipment enclosure.
- Hardscape improvements.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Designation	03/09/1999	Architect/Builder:	Howard Major
Lot Area	24,651 SF	Year of Construction	1939
Landscape Open Space	Required: 45.0% (11,093 SF)	Existing: 47.1% (11,629 SF)	Proposed: 47.1% (11,629 SF)
Surrounding Properties / Zoning			
North	765 Hi Mount Rd / R-B		
South	735 Hi Mount Rd / R-B		
West	756 & 748 Hi Mount Rd / R-B		
East	756 & 742 Slope Trl / R-B		

**STAFF ANALYSIS**

The application is seeking a Certificate of Appropriateness to replace an existing generator, modify the mechanical equipment enclosure, and make hardscape updates within the enclosure area.



Existing Northeast Corner

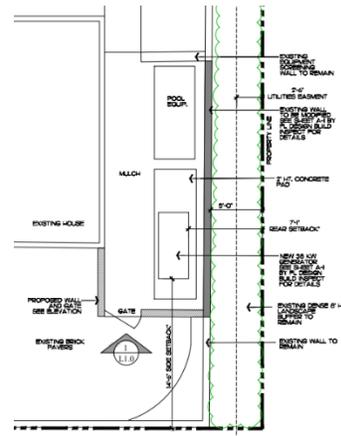
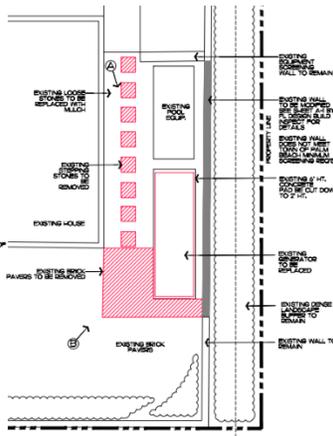
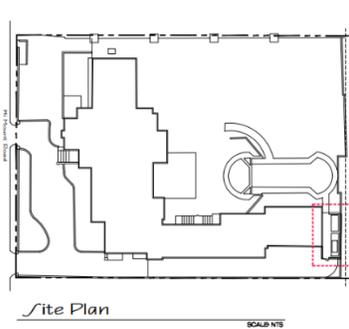


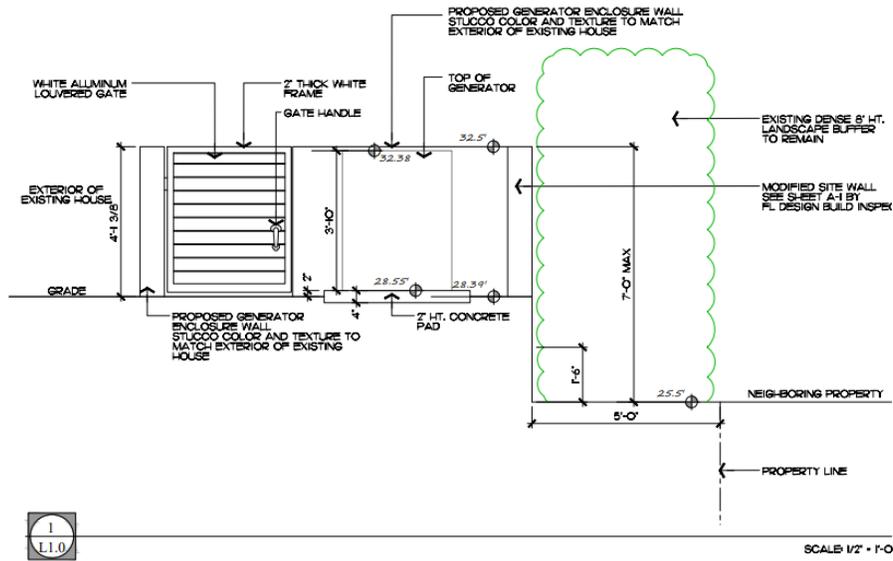
Existing Northeast Corner



Existing Northwest Corner

The existing generator is currently screened by landscaping, a site wall, and fencing. A new 38 KW generator will be installed, enclosed within a 7-foot-high stucco-finished walls. Additionally, a new white aluminum louvered gate is proposed for the enclosure. Inside the enclosure, which currently includes pool equipment, stepping stones, pavers, and gravel, the hardscape (other than the concrete equipment pads) will be replaced with mulch. The existing landscaping along the east property line will be preserved.





A review of the project indicates that the application, as proposed, is consistent with Section 134-1729 (Generators) within the Town zoning code. Additionally, there is no impact on any historic element of the property.

**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 one (1) motion 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.

WRB: FHM: ALF