



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 *WRB*
Director PZ&B

SUBJECT: ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA (COMBO)

MEETING: FEBRUARY 26, 2025 ARCOM
MARCH 05, 2025 TC

ZON-24-0093 (ARC-24-0128) 203 VIA VIZCAYA – SPECIAL EXCEPTION & VARIANCE.

The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Town Council approval for a special exception for redevelopment of a nonconforming parcel and one (1) variance for deficient landscape open space as it relates to development of a new residence. The Architectural Commission shall perform design review of the application.

ARC-24-0128 (ZON-24-0093) 203 VIA VIZCAYA (COMBO). The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Architectural Commission review for the design of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements, with a variance request for deficient landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Paul Z. Okean
Architecture: Solstice Planning and Architecture (Jonathan Grant Parks, AIA)
Landscape: Paradelo Burgess Design Studio (Andres Paradelo)
Legal: James M. Crowley

HISTORY:

A permit for demolition of the previous structure on site was issued in July 2022.

This application was initially advertised for the January 29, 2025 but was deferred to the February agenda with written request by the applicant. The design application is scheduled to be heard at the FEBRUARY 26, 2025 ARCOM meeting.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED NEW CONSTRUCTION: 203 VIA VIZCAYA" as prepared by **Solstice Planning and Architecture**, uploaded February 10, 2025.

The following scope of work is proposed:

- Proposed new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **SPECIAL EXCEPTION W/ SITE PLAN REVIEW: SEC. 134-843(B)**: A request for a special exception with site plan review to permit the redevelopment of an existing residential parcel in the R-A zoning district which is 141’-9” in depth, in lieu of the 150’-0” minimum required.
- **VARIANCE 1: SEC. 134-843(A)(12)**: A variance for reduced landscape open space providing for 45.98% landscape open space in lieu of the 50% minimum landscape open space required.

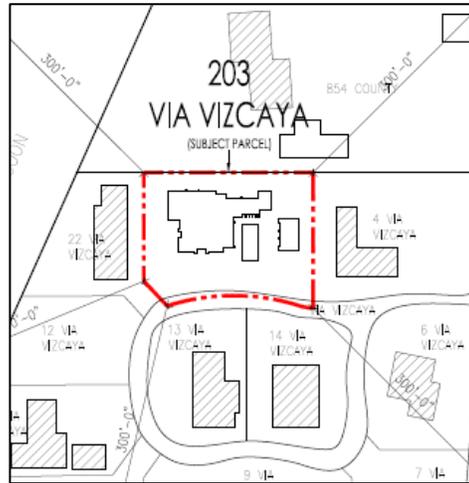
Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	26,789 SF	Crown of Road	3.94’ NAVD
Lot Depth	Required: 150’ Existing: 141’-9” <i>Special Exception w/ Site Plan Review</i>	Lot Width	194’-6”
Lot Coverage	Permitted: 25% (6697 SF) Proposed: 24.9% (6,675 SF)	Enclosed Square Footage	Proposed: 8,362 SF
Cubic Content Ratio (CCR)	<i>Not Applicable</i>	Angle of Vision	Permitted: 118° Proposed: 114.34°
Building Height	Permitted: 25’ Proposed: 24’	Overall Building Height	Permitted: 30’ Proposed: 26’-2”
Finished Floor Elevation	Required: 9.0’ NAVD Proposed: 9.0’ NAVD	FEMA Flood Zone	Zone AE 8’ NAVD
Maximum Fill	Permitted: 2.53’ Proposed: 2.50’	Zero Datum	9.0’ NAVD
Overall Landscape Open Space	Required: 50% Proposed: 45.98% <i>Variance Requested</i>	Front Yard Landscape Open Space	Required: 45% Proposed: 78%
Surrounding Properties / Zoning			
North	854 N County Rd Residence / R-A		
South	13 Via Vizcaya & 14 Via Vizcaya Residence(s) / R-A		
East	4 Via Vizcaya Residence / R-A		
West	22 Via Vizcaya Residence / R-A		



STAFF ANALYSIS

The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool on a vacant parcel of land with nonconforming lot depth. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance and one (1) special exception to achieve the application as proposed.

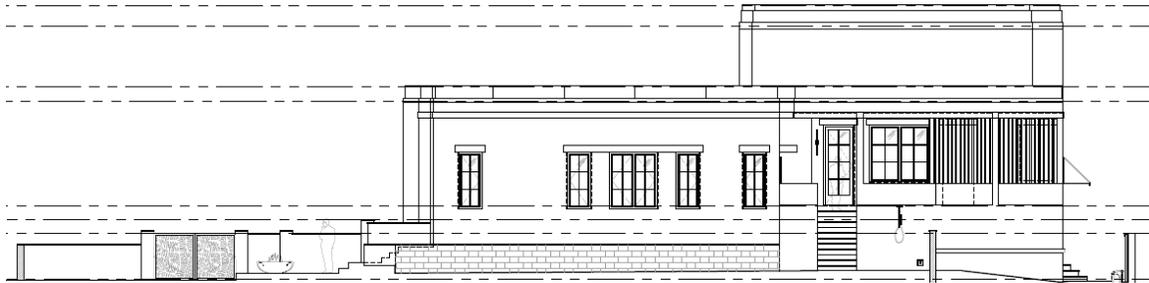
The subject property is located on the north side of Via Vizcaya, one parcel east of the Lake Worth Lagoon and one parcel west of South County Rd. The proposed main residence is a primarily one-story structure in an L formation with spans on the west and north and a second story proposed at the northwest corner. A detached one-story cabana structure is proposed at the east, creating a courtyard. The structures are sited towards the northern end of the site and are oriented so that the structures, terrace and garden areas can take advantage of the southern exposure. The courtyard area between the main and accessory structure is raised to meet the finished floors of the structures and features a rectangular swimming pool. A single curb cut is proposed off of Via Vizcaya leading first to the arrival parking area and main entry then continuing west to a vehicular gate which provides access to the side of the structure where a side-loaded garage is located with owner's entry. A private road easement exists along the rear property line, and as part of this redevelopment, the roadway will be improved to provide vehicular access to the properties granted access. The mechanical equipment area is proposed at the rear of this structure along the alley. The design of the structure includes flat roofs with parapet, white painted stucco with sand finish, stucco banding, pecky cypress cladding accents, aluminum trellises, and wood gates with decorative aluminum screen. Proposed windows are divided lite casements in a dark bronze color. The primary entry is a double glass door with dark bronze finish and the owners entry is glass with decorative aluminum screen. Garage doors are proposed in wood with upper windows.



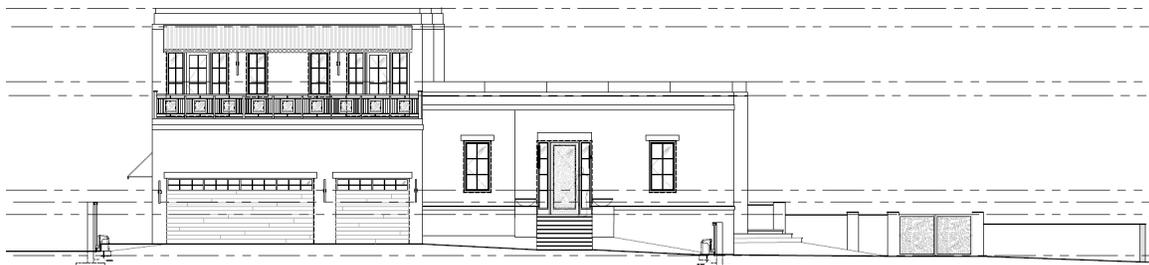
Front (South) Elevation



Rear (North) Elevation



Side (East) Elevation



Side (West) Elevation

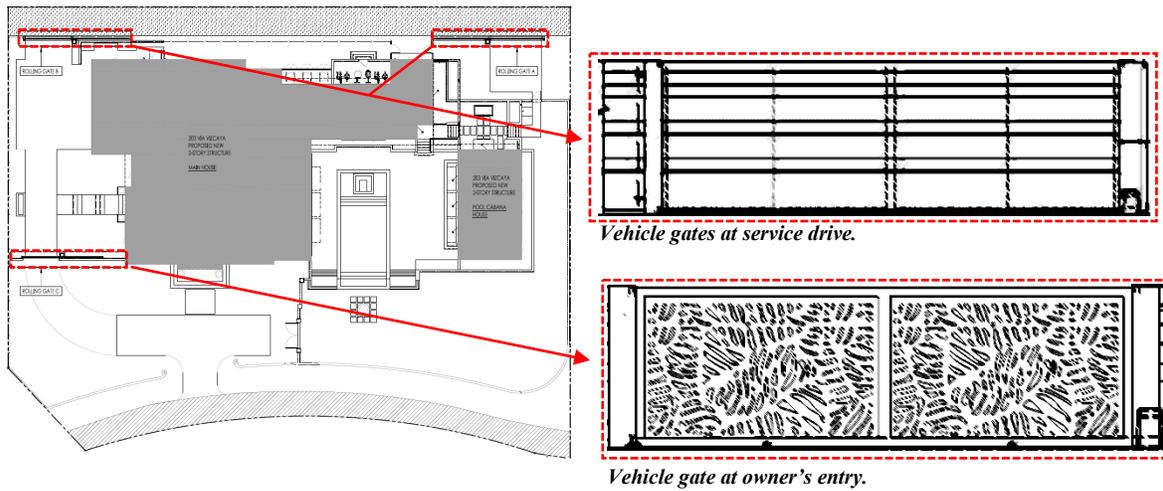
Hardscape materials are proposed in tabby shell concrete, Dominican coral stone with natural stone wall cladding and fountain mosaic. The service drive/easement at the rear of the property is proposed to be improved with a pervious paving material. A low site wall follows the arc of Via Vizcaya and 6' site walls enclose the front and side yards. At the rear of the property along the easement/alley, a chain-link fence with plantings are proposed with 5' vehicular service gates proposed at the east and west ends of the property. The site is bordered by a variety of palms, trees and shrubs. The vehicle driveway is flanked by 2 specimen Seagrape trees at the entrance. The main pedestrian entrance is flanked by two specimen Lignum Vitae trees and the owner's entrance is flanked by two specimen orange Geigers.



Interior landscape elevation rendering.



Perimeter landscape elevation rendering.

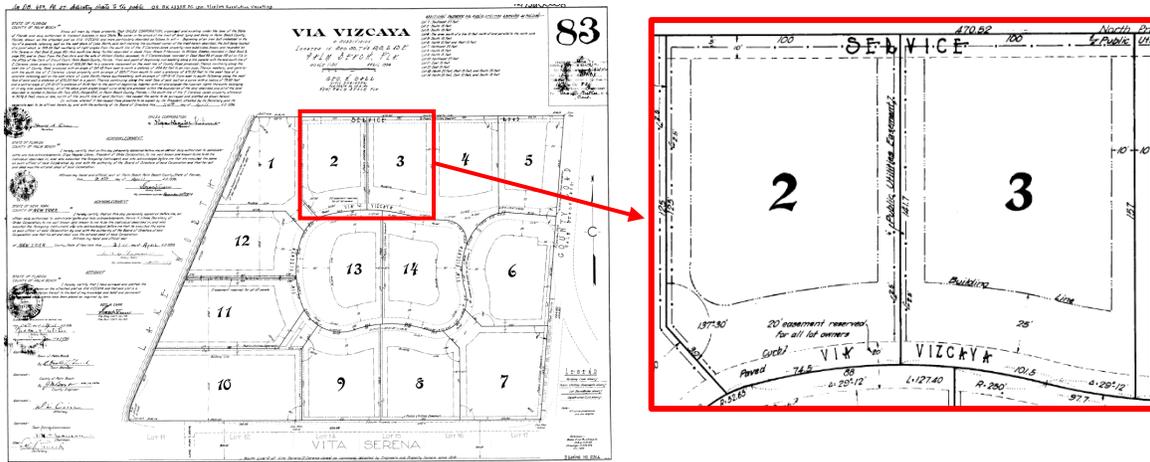


Color rendered landscape plan.

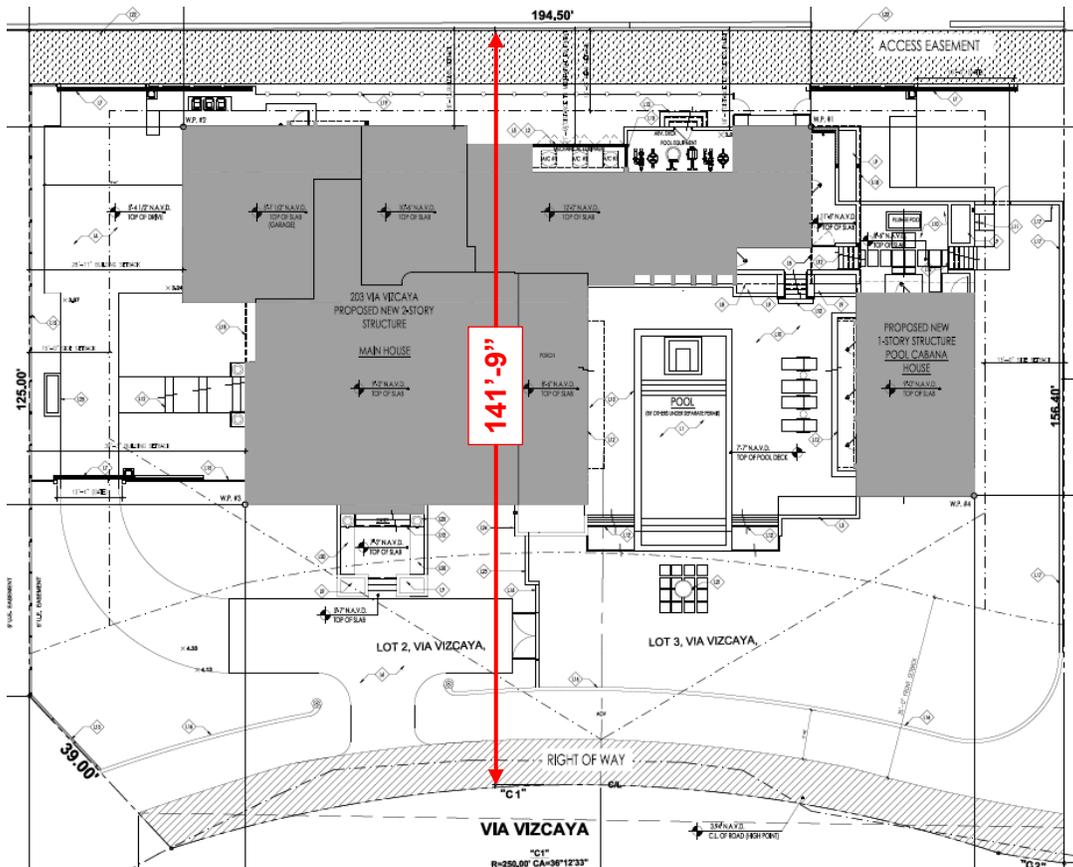
SPECIAL EXCEPTION REQUEST

The application requires one Special Exception with Site Plan Review and one variance as designed. The need for a Special Exception stems from the existing configuration of the lot. The town's code prescribes the calculation of lot depth as "the distance from the midpoint of the front lot line to the midpoint of the mean rear lot line". Following the definition, the lot depth is 141'-9"

in lieu of the 150' required. The code does allow redevelopment of existing nonconforming parcels via the approval of site plan review or special exception.



Because this parcel is comprised of portions of platted plats (Lots 2 & 3 of Via Vizcaya plat, less the East 5.5 feet of Lot 3), the special exception is required.



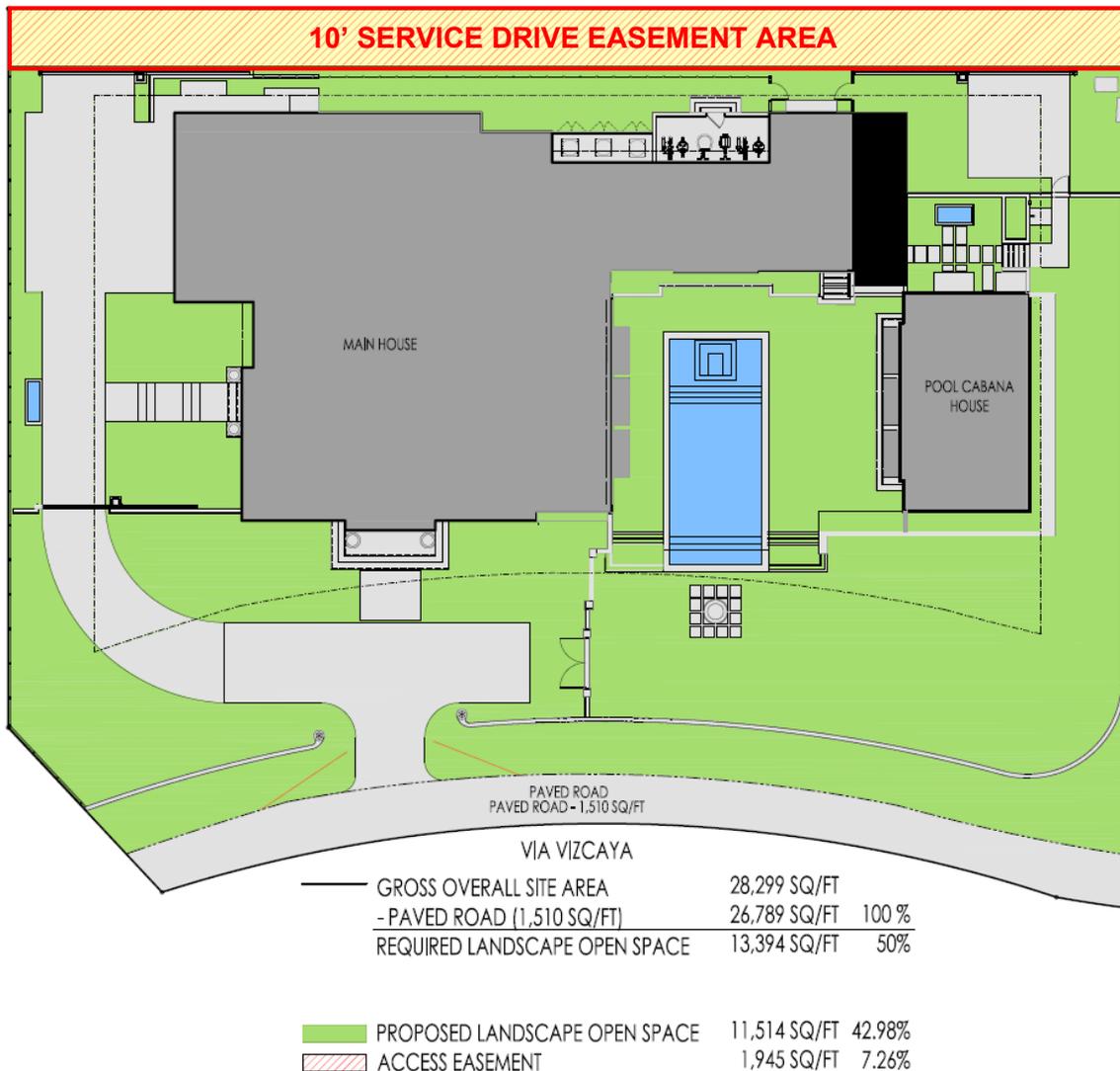
Code Section	Required	Existing	Deficiency
Special Exception w/ Site Plan Review: Sec. 134-843(b)	Minimum Lot Depth of 150' in R-A Zoning District	141.75' Lot Depth	- 8.25'

VARIANCE REQUEST

The variance requested is for reduced landscape open space. As shown on the survey, a 10'-0" wide "service road" easement existing along the northern span of the property. This easement begins at the parcel to the east of the subject parcel and provides access for the properties to the north and west. This area is included in the calculations when determining lot area, lot coverage and landscape open space. The applicant attests that if this area was not required to be included in the calculations, that the minimum landscape open space area of 50% would be met. The applicant does propose a pervious paver material across the service road in an effort to soften the effect of the variance.



PVIOUS PAVING SERVICE DRIVE



Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-843(a)(12)	Min Overall Landscape Open Space of 50%	Overall Landscape Open Space 45.68%	-4.32%

CONCLUSION:

Approval of the project will require two (2) separate motion(s) 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 variance **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require two (2) separate motion(s) 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;
- (2) For Special Exception request to redevelop a nonconforming parcel and meets the criteria set forth in Section 134-229 and finding that the approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:BMF