



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
Director PZ&B

SUBJECT: ZON-25-0008 (HSB-25-0003) 177 QUEENS LANE (COMBO)

MEETING: APRIL 16, 2025, LPC
MAY 14, 2025, TC

HSB-25-0003 (ZON-25-0008) 177 QUEENS LN (COMBO). The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting review and approval of landscape modifications and an increase in site wall height for mechanical equipment screening within the street side (west) yard setback which requires a height variance for the property containing a Historically Significant Building. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-25-0008 (HSB-25-0003) 177 QUEENS LN (COMBO) - VARIANCE. The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting review and approval for one (1) variance to increase the site wall height for mechanical equipment screening within the street side yard (west) setback. The scope of work also includes landscape modifications. The Landmarks Preservation Commission will perform the design review for the proposed structure on site modifications.

Applicant/Professional: Dustin Mizell | Environment Design Group

HISTORY:

The Town's Historic Conservation Districts and the Historically Significant Building (HSB) program were adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 177 Queens Lane was completed in August 2021. The Monterey Revival residence was designed by architect Henry Harding and was constructed between 1945-1946 by the Arnold Construction Company. As indicated in the designation form: *"Many houses on Queens Lane, like this residence, were built by Arnold Construction Company as speculative houses. Arnold Construction Company commissioned prominent local architects to design many of these speculative ventures and Queens Lane has houses designed by many of the best Palm Beach architects including John Volk, Howard Major, Maurice Fatio, Henry Harding and Howard Chilton."*

At the November 16, 2022, LPC meeting, HSB-22-015 was approved for the renovation of the HSB with related landscape and hardscape improvements. The scope of work included new site walls, gates, and an equipment area.

In August of 2024, LPCS-34-0014 was administratively approved for minor landscape and hardscape revisions.

A final inspection was performed by PZB staff in February 2025. Based on the previous approvals, staff identified changes to the landscaping, an increase in the approved site wall height associated with the mechanical equipment enclosure, and the absence of an approved outdoor kitchen.

The applicant has submitted a request to rectify the as-built conditions.

At the APRIL 16, 2025 LPC meeting, the Commission approved (7-0) the application. Additionally, the Commission motioned (7-0) that the implementation of the proposed variance will not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled “Private Residence 177 Queens Ln Palm Beach”, as prepared by **Environment Design Group**, received by the Town on March 31, 2025.

The following is the scope of work for the Project as part of this hearing:

- Increase site wall height associated with a mechanical equipment enclosure.
- Landscape and hardscape modifications.
- Removal of a previously approved outdoor kitchen from the scope of work.

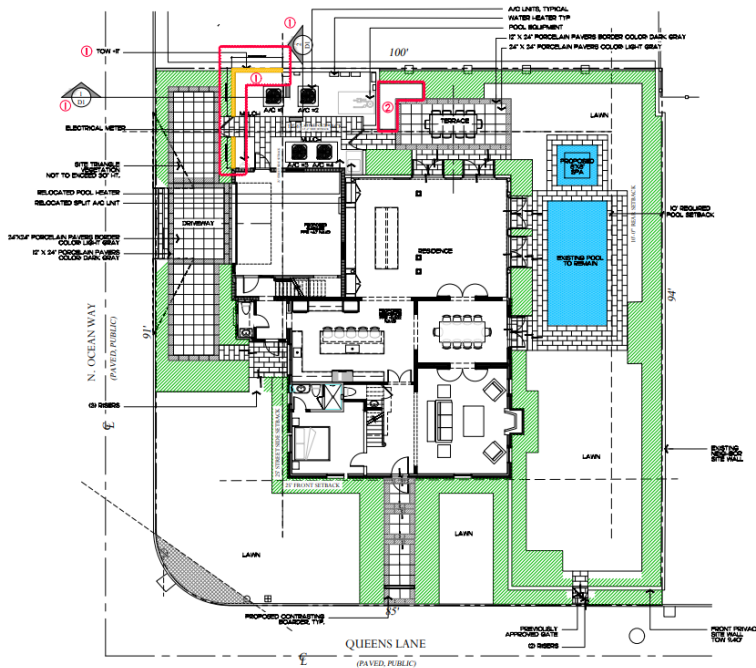
The following variance is required to achieve the scope of work:

- **VARIANCE #1:** A variance to allow site walls within the street yard setback to increase to 7 feet, in lieu of the 6-foot maximum.

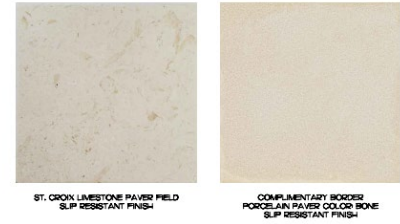
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Designation	August 2021	Architect	Henry Harding
Lot Area	10,551 SF	Year of Construction	1945-1946
Flood Zone	AE 6	Crown of Road	3.88' NAVD
Project			
	Required/Allowed	Previously Approved	Proposed
Landscape Open Space	45.0% (4,747.95 SF)	46.38% (4,894 SF)	46.60% (4,920 SF)
Front Yard Landscape Open Space	40.0% (980 SF)	89.67% (2,198 SF)	89.67% (2,198 SF)
Perimeter Landscape Open Space	50.0% (2,373 SF)	54.07% (2,567 SF)	54.07% (2,567 SF)
Surrounding Properties / Zoning			
North	110 EL Pueblo Way / R-B		
South	1102 N Ocean Blvd / R-B		
West	201 Queens Ln / R-B		
East	1139 N Ocean Blvd / R-B		

STAFF ANALYSIS

The application is seeking approval for as-built conditions, which include changes to the previously approved site wall height associated with a mechanical equipment enclosure, removal of an outdoor kitchen, as well as landscape and hardscape revisions.



Previously Approved Hardscape Materials:



Revisions

- ① VARIANCE REQUEST
 - 7'-0" HT WALL LOCATED WITHIN STREET SIDE
 SETBACK IN LIEU OF THE 6'-0" ALLOWABLE BY CODE
 NO CHANGES TO SITE CALCULATIONS
- ② OUTDOOR KITCHEN WAS NOT BUILT
 - 26 SF OF HARDSCAPE REMOVED
- ③ MINOR CHANGES TO SITE CALCULATIONS

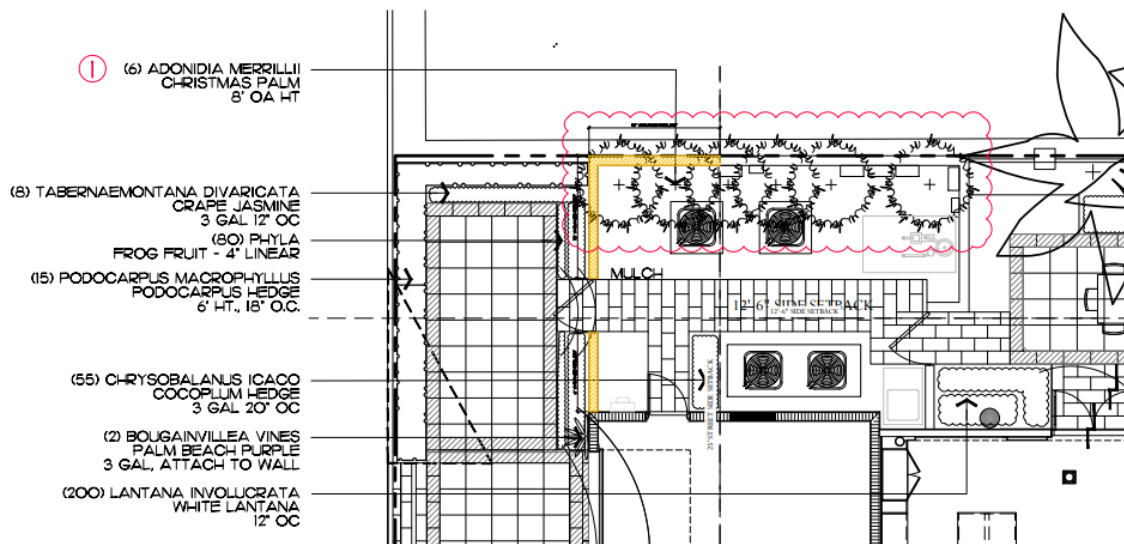
As-Built Hardscape Materials:



The mechanical enclosure site walls were increased to a height of 7 feet to fully screen the equipment. The associated variance is further discussed on page 4 of this memorandum.

The previously approved outdoor kitchen was removed from the scope of work. The area was completed with a lawn instead. Within the driveway, fronting North Ocean Way, and the terrace on the north side of the property, the hardscape materials were revised to porcelain pavers in light gray and gray.

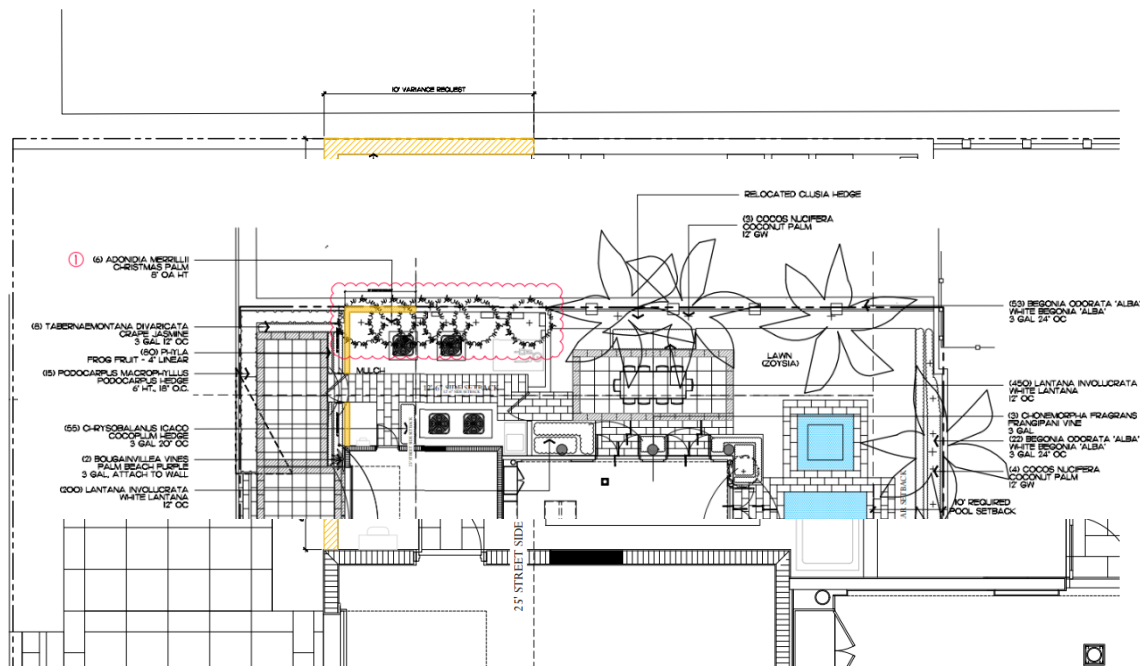
On the north side of the mechanical equipment enclosure, the landscaping was revised to be six (6) Christmas Palms.



Variance

To maintain the as-built conditions, a variance is required to increase the height of site walls associated with a mechanical equipment enclosure to 7 feet within the street side yard setback, whereas the code permits a maximum height of 6 feet, as outlined in the table below:

Code Section	Maximum Permitted	Existing/Proposed	Variance
Variance #1: Sec. 134-1667(a)	6'-0" Site Wall Height in Street Side Yard	7'-0" Site Wall Height in Street Side Yard	1'-0" Increased Height



As illustrated in the diagram below, the increased height is necessary to adequately screen the mechanical equipment:

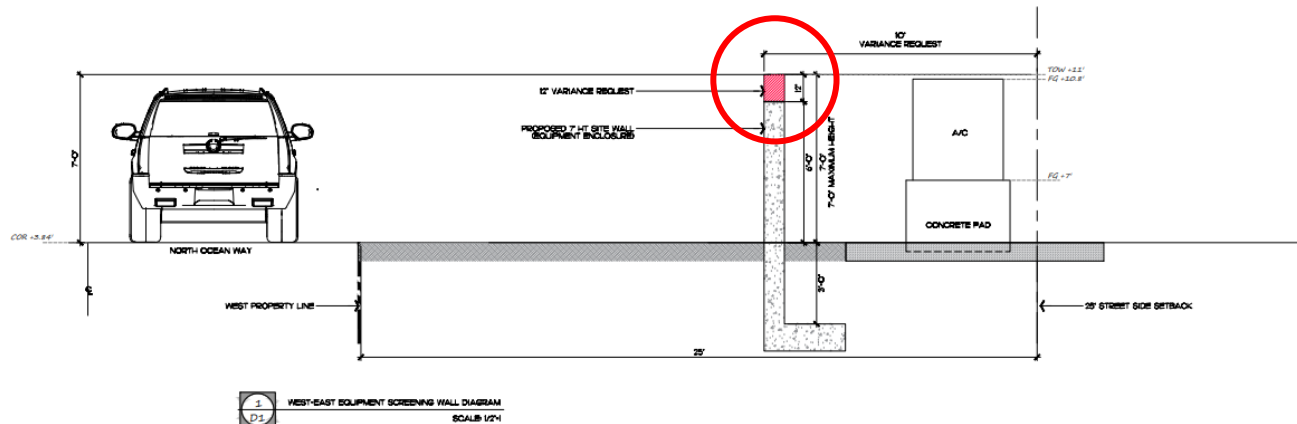




Photo of existing conditions taken from North Ocean Way.

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 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 variance **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 variance 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