

# TOWN OF PALM BEACH

Information for Town Council Meeting on: February 13, 2019

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To: Mayor and Town Council

From: Josh Martin, Director, Planning, Zoning & Building Department

Subject: **Z-18-00168 VARIANCE(S)**  
**244 NIGHTINGALE TRL**

Date: January 31, 2019

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## **STAFF RECOMMENDATION**

Staff recommends that the Town Council require the applicant to meet all conditions and comments as provided for in the Development Review Comments (DRC) Report attached.

## **BACKGROUND**

An application has been received for the following project:

### **REQUEST:**

A request for a variance in order to renovate a landmarked residence with a finished floor elevation of 5.68 North American Vertical Datum ("NAVD") in excess of 50% of the market value of the residence. Section 50-114. - Historic buildings states:

A variance is authorized to be issued for the repair, improvement or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code. Existing Building, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

**ADDRESS:** 244 NIGHTINGALE TRL

**OWNER:** 244 NIGHTINGALE LLC

**OWNER'S REPRESENTATIVE:** KOCHMAN AND ZISKA

**PROPERTY CONTROL NO.:** 50-43-43-03-09-000-0490

**ZONING DISTRICT:** R-B Low Density Residential

**LEGAL DESCRIPTION:** MOCKING BIRD TRAIL TRACT LT 49 & UND  
1/26 INT IN LT 41A /LESS N 52.5 FT/, LT 42A  
/LESSS 70 FT/ & TR E OF OCEAN BLVD LYG BET  
LTS 41A & 42A

Page Two

Staff recommends that the Town Council consider the presentations by the applicant and Staff, as well as the report of the Development Review Committee (attached) and comments from interested parties regarding the application.

Attachment

cc: John C. Randolph, Town Attorney  
pf & zf