



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5430 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: ZON-22-003 (COA-21-020)
127 ROOT TRAIL

MEETING: January 12, 2022



ZON-22-003 (COA-21-020) 127 ROOT TRAIL (COMBO)—VARIANCES. The applicants, David and Catherine Brooker, have filed an application requesting Town Council review and approval for variances (1) to reduce the required setback for a pool heater, (2) to reduce required setback for pool equipment, and (3) to eliminate the requirement to provide two on-site parking spaces.

LANDMARKS NOTICE:

COA-21-020 (ZON-22-003) 127 ROOT TRAIL (COMBO). The applicants, David and Catherine Brooker, have filed an application requesting a Certificate of Appropriateness approval for modifications to a previously approved COA, including the removal of a subterranean parking level and variances from on-site parking requirements and the setback requirements for pool equipment. The variance portion of the application shall be reviewed by Town Council.

Applicant: David & Catherine Brooker
Professional: SKA Architect & Planner
Representative: Maura Ziska, Esq.

HISTORY:

At the January 2021 meeting, the LPC unanimously approved Certificate of Appropriateness COA-005-2021 for renovations, additions, and modifications to the existing structure and site, and made a positive recommendation to Town Council for variances related to the proposed scope of work. The following variances were previously approved in February 2021, pursuant to Z-20-00321:

- Section 134-948(5): a front yard setback of 1.1 feet in lieu of the 25 foot minimum required in the R-C Zoning District;
- Section 134-948(6): a west side yard setback of 4.5 feet in lieu of the 10 foot minimum required in the R-C Zoning District;
- Section 134-948(6): an east side yard setback of 1.1 feet in lieu of the 10 foot minimum required in the R-C Zoning District;
- Section 134-948(7): a rear yard setback of 3 feet in lieu of the 15 foot minimum required in the R-C Zoning District; Section 134-948(9): a lot coverage of 49.24% in lieu of the 30% maximum allowed in the R-C Zoning District; Section 134-948(11): a landscaped open space of 40.79% in lieu of the 45% minimum required in the R-C Zoning District;

- Section 134-1728: allow two air conditioning unit with a west side yard setback of 1.75 feet in lieu of the 5 foot minimum required;
- Section 134-1668: to allow a sliding driveway gate with a .67 foot setback from the edge of pavement in lieu of the 18 foot minimum required.
- Section 134-17 57: to allow a 3.5 foot rear yard setback for the proposed swimming pool in lieu of the 10 foot minimum required; and
- Section 134-1757: to allow a 4 foot east side yard setback for the proposed swimming pool in lieu of the 10 foot minimum required.

At the December 22, 2021 LPC meeting, an application was approved (7-0) for the application, pursuant to COA-21-020. The Commission additionally recommended favorably on the variance associated with project (7-0).

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED RENOVATIONS FOR: MR. & MRS. BROOKER", as prepared by Patrick Segraves, dated 10/11/2021.

The following is the scope of work for the existing two-story residence:

- The original approval of the project included a basement where pool equipment and a required off-street parking space would be located. The applicant no longer wishes to pursue construction of the basement due to feasibility triggering the need for variances for the newly proposed location of pool equipment and due to the elimination of an off-street parking space.

The following Variances are required to complete the project:

- VARIANCE 1: Sec 134-2176(1): Request for a variance to allow one parking space on site in lieu of the two parking spaces required for dwelling units that are 3,000 square feet or less
- VARIANCE 2: Sec 134-1728(c): Request for a variance to have swimming pool equipment with a 1.75 foot setback in lieu of the 10 foot minimum setback required.

Site Data			
Zoning District	R-C Medium Density Res.	Lot Size (sq ft)	2943 SQ FT
Future Land Use	SINGLE FAMILY	Total Building Size (sq ft)	1182 SQ FT (Footprint)
C-O-R	N/A	Flood Zone	N/A
Finished Floor Elevation	14.50' NAVD	Max Fill	N/A
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	30% max	49.24%	40.15%
Building Height	23.5'	19'	19'
Overall Building Height	31.5'	26.16'	26.16'