



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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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-22-029 (HSB-22-002) 854 S COUNTY RD (COMBO)

MEETING: May 11, 2022

ZON-22-029 (HSB-22-002) 854 S COUNTY RD (COMBO)—VARIANCES. The applicant, Todd Glaser, has filed an application requesting Town Council review and approval for variance (1) to retain the existing nonconforming side (north) setback to accommodate substantial additions to a historically significant building. The Landmarks Preservation Commission will perform design review of the application.

LPC NOTICE:

HSB-22-002 (ZON-22-029) 854 S COUNTY RD (COMBO). The applicant, Todd Glaser, has filed an application requesting Landmarks Preservation Commission review and approval for the construction of a substantial two-story addition to replace a portion of a historically significant building including a variance from the setback requirements. The variance portion of the application shall be reviewed by Town Council.

Applicant: Todd Glaser
Professional: Dailey Jannsen Architects
Representative: Maura Ziska

HISTORY:

The subject property was designated 'historically significant' in August of 2021. The property is located in the Estate Conservation District. The British Colonial style dwelling was designed by architect Howard Major in 1936.

At the March 16, 2022 LPC meeting, an application was presented and continued for one month at the direction of the Commission. At the April 20, 2022 LPC approved (7-0) for the construction of a substantial two-story addition to replace a portion of a historically significant building including a variance from the setback requirements, pursuant to HSB-22-002. The Commission additionally recommended favorably on the variance associated with project (7-0).

THE PROJECT:

The applicant has submitted plans, entitled "Proposed Additions and Renovations 854 S COUNTY ROAD", as prepared by **Dailey Jannsen Architects** dated 03/30/22.

The following is the scope of work for the Project:

- Renovation and additions including demolition of portions (2,788 SF) of a two-story single story historically significant building (8,313 SF to remain) to accommodate substantial two-story additions totaling 11,763 SF, for a total of 25,983 SF.

The following is a list of the proposed changes since 03/16/22:

- Pool house moved to the east of existing pool.
- Pool bath structure removed.
- Site walls reworked to create an entry to site.
- Existing front entry screened to direct arrivals to new motor court and front entry.
- Driveway entry revised and gravel parking revised. Driveway material altered to stone and grass to soften the hardscape and create more garden-like approach.
- The existing floor of the main residence to be retained and be raised to meet minimum BFE + freeboard, 7'-0".
- Other changes as depicted on the plans.

The following Special Exceptions with Site Plan Review is required to complete the project:

- Section 134-843(8): a variance for a north side yard setback to remain at 5.1 feet in lieu of the 30-foot minimum setback required in the R-A Zoning District when demolishing more than 50% of the south elevation.

Site Data			
Zoning District	R-A	Lot Size (SF)	87,200 SF
Future Land Use	SINGLE-FAMILY	Total Building Size (SF)	25,983 SF
C-O-R	6.74'	Flood Zone	AE 6
Exist Fin. Floor Elevation	6.97'	Prop. Fin. Floor Elevation	7' NAVD
Year of Construction:	1936	Architect:	Howard Major
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	25% (24,708 SF)	9.15% (7,985 SF)	13.75% (11,973 SF)
Building Height	25'	19'-6"	19'6"
Overall Building Height	35'	32'	29'-6"
Front Yard Open Space 40% OF FRONT YARD:	3,159 50%	6,050 SF 86%	6,028 SF 85.7%
Landscape Open Space	50% (43,600SF)	63.5% (55,356 SF)	53% (46,444 SF)
Native Plant Species %	35%	19.4%	35%

*If value is not applicable, N/A

*If value is not changing, N/C

Surrounding Properties / Zoning
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North	Two-story 2019 residence Two-story 1925 residence
South	One-story 2020 residence Two-story 1942 residence Two-story 1950 residence
East	Two-story 1926 residence
West	Lake Worth Lagoon

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

A preliminary review of the project indicates that the proposed **single family use** is **consistent** with the **Single-Family** designation of the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town code, the applicant is requesting the following variance(s):

- Section 134-843(8): a variance for a north side yard setback to remain at 5.1 feet in lieu of the 30 foot minimum setback required in the R-A Zoning District when demolishing more than 50% of the south elevation.

STAFF ANALYSIS

The site currently has a historically significant two-story residence (17,008 SF), pool, hardscape and landscape. The attached proposal requests to demolish a one-story portion of the existing residence (2,788 SF), replace the existing windows and doors with new impact products and to construct an addition, pool, landscaping and hardscape in the same style as the existing house. As the scope of work involves demolition of more than 50% of the south elevation of the house, a variance is needed for the retention of the north side yard setback even though it is an existing nonconforming condition. Staff is supportive of the application for the additions due to the retention and renovation of an older architecturally significant building.