



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-22-055 (HSB-22-005) 1161 N LAKE WAY (COMBO)

MEETING: May 11, 2022

ZON-22-055 (HSB-22-005) 1161 N LAKE WAY (COMBO) – VARIANCES. The applicant, Maria Fanjul Ryan, has filed an application requesting Town Council review and approval for a Variance (1) from Chapter 50 for the required floor elevation for the new ground floor addition on a historically significant building to construct a ground floor addition with a finished floor of 3.82' and 5.74' NAVD in lieu of the required 7' NAVD. The Landmarks Preservation Commission will review the variance portion of the application.

LPC NOTICE:

HSB-22-005 (ZON-22-055) 1161 N LAKE WAY (COMBO). The applicant, Maria Fanjul Ryan, has filed an application requesting Landmarks Preservation Commission review and approval for the demolition of portions of a 2-story historically significant building and the construction of a 2-story addition within the approximate footprint of the demolished portion, including variances from Floodplain requirements. Town Council will review the variance portion of the application.

Applicant: Maria Fanjul Ryan
Professional: SKA Architects, Jacqueline Albarran, Architect P.A.
Representative: Maura Ziska

HISTORY:

The subject property was designated 'historically significant' in October of 2021. The property is located within the North Beach Conservation District. The Georgian Revival style dwelling was designed by architects Wyeth and King in 1936.

On April 20, 2022 an application was presented to Landmarks Preservation Commission, pursuant to HSB-22-005 (ZON-22-055) 1161 N LAKE WAY (COMBO).

THE PROJECT:

The applicant has submitted plans, entitled "Fanjul Residence", as prepared by **SKA Architects** dated 03/11/22.

The following is the scope of work for the Project:

- Demolition and replacement of an existing two-story garage with a similar two-story structure in the similar footprint configuration.
- Site work at the front of the property including the elimination of an existing curb cut, a reconfigured Chattahoochee driveway and new landscaping.

The following Variance is required to complete the project:

- Section 50-114 – Historic Buildings A variance of Chapter 50, Floods, is authorized for the improvements to and rehabilitation of this historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a Historic building to construct a ground floor addition with a finished floor of 3.82' NAVD and 5.74' NAVD in lieu of the required 7' NAVD.

Site Data			
Zoning District	R-B	Lot Size (SF)	36,082 SF
Future Land Use	SINGLE-FAMILY	Total Building Size (SF)	9,160 SF
C-O-R	2.95'	Flood Zone	AE 6 and X
Exist Fin. Floor Elevation	6.88' and varies	Prop. Fin. Floor Elevation	3.82' and 5.74'
Year of Construction:	1936	Architect:	Wyeth and King
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	30% (10,825 SF)	15.3% (5,516 SF)	15% (5,483 SF)
Building Height	22'	15.81'	16.98'
Overall Building Height	30'	23.21''	24.65'
Front Yard Open Space 45% OF FRONT YARD:	2,724 45%	4,509 SF 74.5%	4,397 SF 72.6%
Landscape Open Space	45% (16,237 SF)	67.6% (24,393 SF)	66% (23,799 SF)
Native Plant Species %	N/A	N/A	N/A

*If value is not applicable, N/A

*If value is not changing, N/C

Surrounding Properties / Zoning	
North	Two-story residence
South	One-story residence
East	One-story residence
West	Lake Worth Lagoon

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code:

- Section 50-114 – Historic Buildings A variance of Chapter 50, Floods, is authorized for the improvements to and rehabilitation of this historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a Historic building, to construct a ground floor addition with a finished floor of 3.82' NAVD and 5.74' NAVD in lieu of the required 7' NAVD.

The scope of work includes the demolition and reconstruction of the structurally deteriorated two-story garage element (approximately 2,100 SF) of the historically significant building. An existing non-original one-story carport that connects the garage wing to the main house will also be redesigned.

Although well under the code limitations, the overall lot coverage on the site will be slightly decreased with the footprint of the 1,180 SF ground floor addition. In order to keep the replacement structure closely resembling the appearance of the original, the finished floor of the new structure will match that of the main structure, which is below current requirements. As such, a flood plain variance to construct the garage at 3.82' NAVD and 5.74' NAVD, in lieu of the required 7' NAVD minimum is needed. The flood plain variance will be reviewed and approved by Town Council. Additionally, if needed, the Town Council can extend the floor plain variance to the main structure.

Staff is supportive of the application for the minor additions due to the retention and continued use of an older architecturally significant building.