



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-22-133 425 SEABREEZE AVE

MEETING: September 14, 2022

ZON-22-133 425 SEABREEZE AVE—VARIANCE. The applicant, Marion M. Murphy as Trustee of the Timothy Henry Murphy 2021 Irrevocable Trust dated 10,'28,'21, has filed an application requesting Town Council review and approval for a Variance from Chapter 50, Floods for the required floor elevation of 5.92 feet North American Vertical Datum ('NAVD') in lieu of the 7 foot NAVD minimum required, for a two-story Landmarked structure. Landmarks Preservation Commission approved the COA application (COA-21-007).

Applicant: Marion M. Murphy as Trustee of the Timothy Henry Murphy 2021 Irrevocable Trust dated 10,'28,'21

Professional: SKA Architect + Planner

Representative: Maura Ziska

HISTORY:

At the October 20, 2021, the Landmarks Preservation Commission reviewed and approved (7-0) for modifications to the Landmarked structure, pursuant to COA-21-007. At that time, the applicant did not intend to exceed the improvements to the structure to exceed 50% value of the building. It did, and now flood plain relief is being requested.

THE PROJECT:

The applicant has submitted plans, entitled "Tim and Mandy Murphy 425 Seabreeze Avenue", as prepared by SKA Architect + Planner, dated 04/08/2022.

The following Variances are being requested for the project:

- **VARIANCE 1: Chapter 50-114: Historic Buildings –** A variance is authorized for the improvements to and rehabilitation of this historic building that is determined eligible for the exception of 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 5.92' NAVD in lieu of the required 7' NAVD.

Site Data			
Zoning District	R-B Low Density Residential	Lot Size (SF)	12,250 SF
C-O-R	3.4'	Flood Zone	AE 6'
Exist Fin. Floor Elevation	5.92' 7' min required	Prop. Fin. Floor Elevation	5.92'
Year of Construction:	1924	Designated:	12/15/21

Surrounding Properties / Zoning	
North	1990 One-story single-family residence
South	1935 Two-story single-family residence
East	1925 Two-story single-family residence
West	1924 Two-story single-family residence

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.

STAFF ANALYSIS:

Staff has no objections to the proposed floodplain variance requests, as it pertains with the floor elevation of 5.92' North American Vertical Datum ('NAVD') in lieu of the 7' NAVD minimum required, for a two-story Landmarked structure.

At the time of the Landmarks Preservation Commission approval in 2021, the applicant did not intend to exceed the improvements to the structure to exceed 50% value of the building. It did, and now flood plain relief is being requested as the total valuation of the proposed scope of work exceed 50% of the current assessed value of the structure (as recorded by Palm Beach County Property Appraiser), the scope of work will be deemed a substantial improvement. If considered a substantial improvement, a flood plain variance or an independent appraisal that raises the substantial improvement threshold above the permit value will be required at permitting.