



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-22-134 225 EL PUEBLO WAY

MEETING: SEPTEMBER 14, 2022

ZON-22-134 225 EL PUEBLO WAY—VARIANCE. The applicant, 255 El Pueblo LLC (Averell Mortimer, Manager), has filed an application requesting Town Council review and approval for a Variance from Chapter 50, Floods for the required floor elevation of 5.8 feet North American Vertical Datum ("NAVD") in lieu of the 7 foot NAVD minimum required, for a two-story Historically significant structure. Landmarks Preservation Commission approved the HSB application (HSB-22-009).

Applicant: 255 El Pueblo LLC (Averell Mortimer, Manager)
Professional: SKA Architect + Planner
Representative: Maura Ziska

HISTORY:

The subject property was designated 'historically significant' in January of 2022. The property is located within the North Beach Conservation District. The Mediterranean Revival style dwelling was designed by architect Belford Shoumate in 1939. At the May 18, 2022, the Landmarks Preservation Commission reviewed and approved (7-0) for the addition of a rear loggia with associated landscape and hardscape changes to an existing two-story Historically Significant Building, pursuant to HSB-22-009. 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 "225 El Pueblo Way", 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 5.8' NAVD in lieu of the required 7' NAVD.

Site Data			
Zoning District	R-B Low Density Residential	Lot Size (SF)	12,500 SF
C-O-R	3.6'	Flood Zone	AE 6'
Exist Fin. Floor Elevation	7'	Prop. Fin. Floor Elevation	5.8'
Year of Construction:	1939	Architect:	Belford Shoumate

Surrounding Properties / Zoning	
North	1992 One-story single-family residence
South	1976 One-story single-family residence
East	Vacant Low density residential lot
West	1930 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 5.8' North American Vertical Datum ('NAVD') in lieu of the 7' NAVD minimum required, for a two-story Historically significant structure. Staff is supportive of the request.

At the May 18, 2022, the Landmarks Preservation Commission reviewed and approved (7-0) for the addition of a rear loggia with associated landscape and hardscape changes to an existing two-story Historically Significant Building. 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 applicant **was advised** that should 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.