



**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-22-104 (ARC-22-146) 9 SLOANS CURVE DR (COMBO)

MEETING: NOVEMBER 09, 2022

**ZON-22-104 (ARC-22-146) 9 SLOANS CURVE DR (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW.** The applicant, Sean Hannity, has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for the construction of a 409 square foot second story addition and to install a 20-kw generator for an existing townhouse within an approved Sloan's Curve PUD. The Architectural Commission will perform design review of the application.

**ARCOM NOTICE:**

**ARC-22-146 (ZON-22-104) 9 SLOANS CURVE DR (COMBO)** - The applicant, Sean Hannity, has filed an application requesting Architectural Commission review and approval for the construction of a 409 SF second story addition and the installation of a 20-kw generator for an existing townhouse within an approved Sloan's Curve PUD, requiring a Special Exception with Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Sean Hannity  
Professional: Smith & Moore Architects, Inc.  
Representative: Maura Ziska, Esq.

**THE PROJECT:**

The applicant has submitted plans, entitled "9 SLOANS CURVE DRIVE", as prepared by **Smith & Moore Architects, Inc.**, dated October 7, 2022.

The following is the scope of work:

- Second floor bedroom addition
- Alterations to hardscape and landscape.
- Generator Addition

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **SPECIAL EXCEPTION WITH SITE PLAN REVIEW:** Section 134-651: Special exception with site plan review for modification to an existing townhome in the Sloans

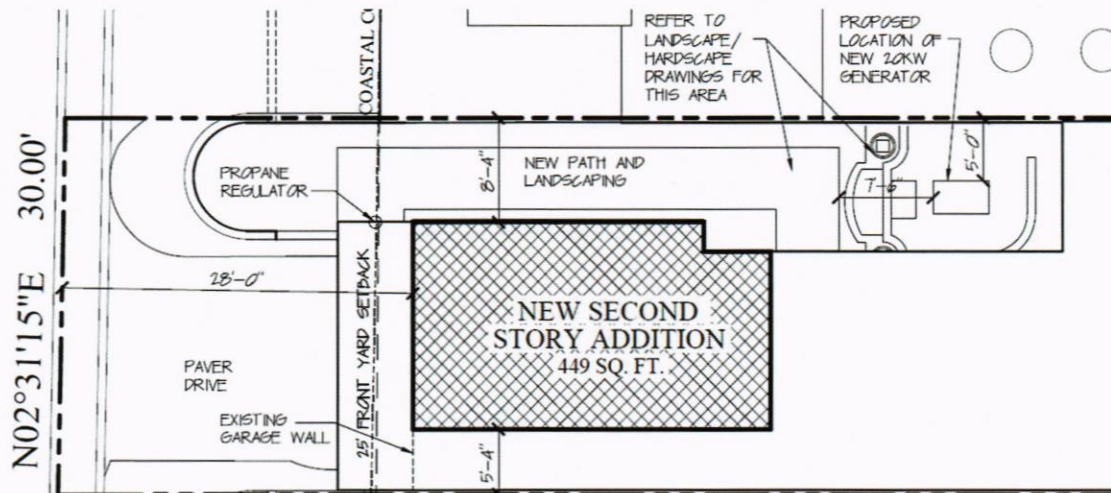
Curve PUD.

Site Data			
Zoning District	PUD-3	Lot Size (SF)	8,233 SF
Lot Coverage	Maximum: 35% Existing: 37% Proposed: 37% (No Change)	Landscaped Open Space	Required: 35% Existing: 40% Proposed: 40.8%
Total A/C Area	Existing: 3,945 SF Proposed: 4,394 SF (449 sq ft addition)	Front Yard Setback	Required: 25 ft Existing: 25 ft Proposed 2 <sup>nd</sup> story: 28 ft

Surrounding Properties / Zoning	
North	1981 2-story townhouse residence (Sloans Curve PUD)
South	1981 2-story townhouse residence (Sloans Curve PUD)
East	Atlantic Ocean
West	1984 2-story single-family residence (Sloans Curve PUD)

### STAFF ANALYSIS

The applicant is proposing an approximately 450 SF addition to the 2<sup>nd</sup> story street-facing elevation of an existing townhome located in the Sloans Curve PUD. The townhouses in this community vary slightly from one another, each having unique arrangement of fenestration, and differing façade projections and roof lines. The applicant is also proposing a new 20 kW generator within the front courtyard. The generator meets setback and screening requirements. The generator will be screened from the front by a new water feature. All new hardscape and landscape is proposed as well, further screening the generator and courtyard. The resulting hardscape and landscape change result in a slightly higher landscape open space calculation.



Although built as a uniform townhouse development in 1982, multiple units have undergone personal architectural changes. The Sloans Curve Community Association has provided a letter of their support and approval for the scope of work.

WRB:JGM:BMF