



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

FROM: Wayne Bergman, MCP, LEED-AP
Director PZ&B

SUBJECT: COA-23-016 184 SUNSET AVENUE

MEETING: APRIL 19, 2023

COA-23-016 184 SUNSET AVE. The applicant, Daniel Gillies, has filed an application requesting Certificate of Appropriateness for window, door, and storefront replacement for an existing three-story mixed-use Landmarked building consisting of retail and residential uses.

Applicant: 184 Sunset Benchmark LP | Daniel Gillies
Professional: Studio SR Architecture + Design | Rafael Rodriguez, Architect
Nievera Williams Design

THE PROJECT:

The applicant has submitted plans, entitled "Renovations To: The Historic Building Located At 184 Sunset Avenue, Palm Beach, FL 33480", as prepared by **Studio SR**, dated March 14, 2023.

The applicant is requesting review and approval of the following scope of work for a Certificate of Appropriateness and has submitted a Historic Preservation Tax Abatement application for the proposed improvements:

- Courtyard landscape and hardscape improvements
- Partial window and door replacement with impact products
- Commercial storefront replacement
- Installation of air conditioning condensing units on rooftop with aluminum louvered panel screening
- Interior renovations, including the reduction in the total number of apartment units from 14 to 18

Site Data			
Zoning District	C-TS	Lot Size (SF)	6,973 SF
Enclosed Square Footage	14,086 SF		
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	70% (4,881.73 SF)	66.3% (4,626 SF)	N/C
Landscape Open Space	25% (1,716.25 SF)	10.2% (707 SF)	16% (1,093 SF)

Front Yard Landscape Open Space	35% (515.5 SF)	14% (208 SF)	24% (358 SF)
Surrounding Properties			
North	139 N County Road / Paramount Parking Lot		
South	105 N County Road / Two-story Commercial Building		
East	180 Sunset Avenue / Two-story Duplex Townhome		
West	212 Sunset Avenue / Two-story Commercial Building		

STAFF ANALYSIS

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. The Landmarked building is non-conforming with many aspects of today's zoning code, as historic architecture often is. The current zoning code requires an Overall Landscape Open Space amount of 25% and a Front Yard Landscape Open Space amount of 35%, whereas the property in its current state only provides around 10% of the overall site and 14% of the front yard as landscaped and permeable space. The application seeks to reconfigure the interior courtyard of the building with new paving and plantings, and while the proposed scope does not bring the property up to current Landscape Open Space standards, the improvements do bring the property further towards compliance. The courtyard improvements also include a decorative pedestrian double gate off Sunset Avenue, an interior fountain, and an ADA chairlift to provide a wheelchair accessible entry point into the building.

The proposed project includes the renovation of the building's interior, as well as improvements to the exterior facades. The building's windows have been partially replaced over the years with impact projects through previous approvals. This application seeks to replace the remaining non-impact windows with new impact products. Additionally, the existing non-original commercial storefronts are proposed to be replaced with new storefront systems which include divided lite transoms which were discovered in historical documentation.

Lastly, as part of the interior renovation, the applicant is requesting to install new central air conditioning and to remove the through-the-wall air conditioners that pepper the building's facades. The new condensing units are proposed on the building's roof and are accompanied by aluminum louvered screens the height of the units.

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.

WRB:JGM:JRH