



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 Combination Memorandum: Landmarks Preservation Commission and Town Council

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

SUBJECT: COA-23-012 (ZON-23-058) 127 DUNBAR RD (COMBO)

MEETING: APRIL 19, 2023 (LPC)
MAY 10, 2023 (TC)

COA-23-012 (ZON-23-058) 127 DUNBAR RD (COMBO). The applicant, 127 Dunbar Trust, has filed an application requesting a Certificate of Appropriateness for the review and approval of the demolition of an existing port cochere to an existing landmarked two-story residence, including a variance for wall height. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-058 (COA-23-012) 127 DUNBAR RD (COMBO)—VARIANCE. The applicant, 127 Dunbar Trust, has filed an application requesting Town Council review and approval for a Variance to exceed the maximum height allowable for a perimeter wall located on a side property line. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: 127 Dunbar Trust
Professional: Tralongo & Taylor (Meghan Ford)

HISTORY:

The subject property was designated as a Landmark in 2013. The Mediterranean Revival structure was designed and constructed in 1920-21 by Cooper C. Lightbown. Additions in 1928 and 1930 were designed by Maurice Fatio. In 2021, a COA was granted by the Landmarks Preservation Commission for renovation and additions to the structure.

THE PROJECT:

The applicant has submitted plans, entitled "Final Submittal for a Proposed Renovation at: 127 Dunbar Rd Palm Beach, Florida", as prepared by **Tralongo & Taylor** dated March 14, 2023.

The following is the scope of work for the Project:

- Demolition of the Porte Cochere.
- Reconstruction of raised section of site wall.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- Variance #1: Sec 134-1669: A variance to permit a wall height of 9.5', in lieu of the 7' max

wall height permitted, for a portion of site wall along a property line.

Site Data			
Zoning District	R-B	Lot Size (SF)	39,000 SF
Future Land Use	SINGLE-FAMILY	Lot Width	200 ft
Flood Zone	N/A	Lot Depth	195 ft
Year of Construction	ca. 1920	Architect/Builder:	Lightbown / Fatio
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	25% (9,750 SF) Allowed	22.85% (8,913 SF) Existing	22.85% (8,913 SF) Proposed
Landscape Open Space	45% (17,550 SF) Required	51%	51%
Surrounding Properties / Zoning			
North	2012 Two-story residence / R-B		
South	1923 Three-story residence / R-B		
East	1925 Two-story residence / R-B		
West	2022 Two-story residence / R-B		

STAFF ANALYSIS

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. 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:

- **VARIANCE #1: Sec 134-1669:** A variance to permit a wall height of 9.5', in lieu of the 7' max wall height permitted, for a portion of site wall along a property line.

The project consists of the demolition of an existing, non-original porte cochere at the landmarked property at 127 Dunbar Rd. Historical documents indicate that the porte cochere was not part of the original design by Lightbown, nor by the renovations and additions done later by Fatio. A structural engineer has examined the feature and determined that it must be demolished and reconstructed. Due to the fact that the porte cochere is not original, doesn't meet setback requirements, and is encroaching onto neighboring property, the applicant is seeking approval to demolish without reconstructing.

As it pertains to variance #1, the neighboring property owner is requesting that an existing raised portion of site wall be rebuilt to maintain privacy. This section of site wall will be 9.5' in height in lieu of the 7' maximum permitted, resulting in the variance request.

Approval of the project will require two separate motions to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and (2) that the implementation of the proposed variances **will/will not** cause negative architectural impact to the subject property. Town Council shall review and rule on the variance request.

WRB:JGM:BMF