



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP^{WB}
Director PZ&B

SUBJECT: COA-24-001 (ZON 24-020) 930 S OCEAN BLVD (COMBO)

MEETING: JANUARY 17, 2024, LPC
FEBRUARY 14, 2024, TOWN COUNCIL

COA-24-001 (ZON 24-020) 930 S OCEAN BLVD (COMBO). The applicant, 930 S Ocean Trust (Maura Ziska, Trustee), has filed an application requesting a Certificate of Appropriateness review and approval for; garage storage and grill addition, removal of balcony, roof replacement, windows and door replacement with metal. Replace main entry and kitchen door with limed cypress. Railing modification, new pool and fountain including modifications to hardscape and landscape with associated mechanical equipment. Town Council shall review the application as it pertains to zoning relief/approval.

ZON 24-020 (COA-24-001) 930 S OCEAN BLVD (COMBO)— VARIANCE(S). The applicant, 930 S Ocean Trust (Maura Ziska, Trustee), has filed an application requesting Town Council review and approval for four (4) variances including (1) the reduction of the west side-yard setback for a building addition (Section 134-843), (2) to exceed maximum separation of pool equipment from swimming pool Sec. 134-1728, (3) to exceed the maximum number of air-conditioning units in the south rear-yard setback Sec. 134-1728, and (4) for pool heaters with a 6' rear yard setback, in lieu of the 10' minimum setback required Sec. 134-1728. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: 930 S Ocean Trust
Professional: Gregory Palmer / Harrison Design
Representative: Maura Ziska

HISTORY:

This 1927 home was designed by Maurice Fatio and built in 1927 in the Romanesque Revival style. Character defining features of the home include the two story massing and distinct use of stone.

THE PROJECT:

The applicant has submitted plans, entitled "930 South Ocean Blvd Final submittal", as prepared by **Harrison Design**, dated by the Town as received on December 7, 2023.

The applicant is proposing the following scope of work at the subject property:

- Window & Door replacement: Replace the existing painted mahogany doors and windows manufactured by MQ and Oliveri with new bronze units manufactured by Hope's

Windows, Inc. which more closely approximate the steel units utilized in the original construction. Change the 2 existing door units on the south elevation of the conservatory back to their original configuration of windows. Change the existing door unit on the west elevation of the conservatory to a window unit to match those on the south and east elevations. Replace existing glass and wrought iron entry doors & transom with a paneled limed cypress entry doors and glass and bronze transom which more closely approximate the entry fenestration of the original construction.

- Exterior gates, railings, and grilles: Replace the existing powder coated steel and aluminum units with new bronze units and simplify the overall design.
- Pool: Replace the existing pool with a smaller pool which is better scaled for the courtyard space.
- Courtyard fountain: Replace the existing fountain with a new rectangular fountain, remove the existing decorative tiles and precast trim and clad the wall with new FI coral and provide 3 bronze spouts.
- Mechanical enclosure: Utilize the southern 1/3 of the existing southeast courtyard to create a new mechanical enclosure for HVAC equipment, generator, and pool equipment. The new dividing wall to match the height and detailing of the existing walls and the new access gate to be limed cypress planks.
- Hardscape: Replace existing precast pavers at southern courtyards and drives with new FI coral at the courtyards and cobblestones at the drives. Replace the precast wall caps throughout the property with new FI coral wall caps.
- Landscape: All existing trees and palms to remain except that 4 Pygmy Date Palms in the courtyard are to be removed and 2 Christmas Palms in the courtyard are to be re-located. Green Island Ficus hedging in east and north yards will be removed and replaced with new Sea Grape hedging.

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

- Variance 1: Section 134-843(a)(8): A variance for a west side-yard setback of 2.8' in lieu of the 15' required, for construction of a one-story building addition.
- Variance 2: Section 134-1728(a)(c): A variance to permit three (3) pieces of air conditioning equipment within the south rear yard setback in lieu of the two (2) pieces of air conditioning equipment maximum permitted.
- Variance 3: Section 134-1728(c): A variance for pool equipment to be separated 56' from the pool waters' edge in lieu of the 25' maximum separation distance permitted, when pool equipment is located within a required rear yard setback.
- Variance 4: Section 134-1728(c)(2): A variance for pool heaters with a 6' rear yard setback, in lieu of the 10' minimum setback required.

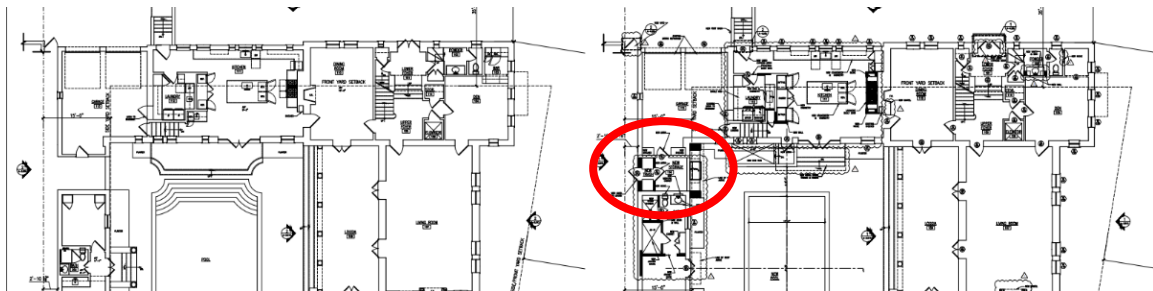
Site Data			
Zoning District	R-A	Lot Size	21,607 SF

Future Land Use	SINGLE FAMILY	Total Building Size	7,898 SF
Flood Zone	X	Designated Landmark *Nat'l Register	12/11/79
Year of Construction:	1927	Architect:	Maurice Fatio
Project			
Lot Coverage	Existing: 25.4% Proposed: N/C Permitted: 25%	Landscape Open Space (LOS)	Existing: 46.4% Proposed: 46.4% Required: 5%
Surrounding Properties / Zoning			
North	Single Family home / R-A		
South	Single Family home / R-A		
East	NA / Ocean		
West	Single Family home / R-A		

STAFF ANALYSIS

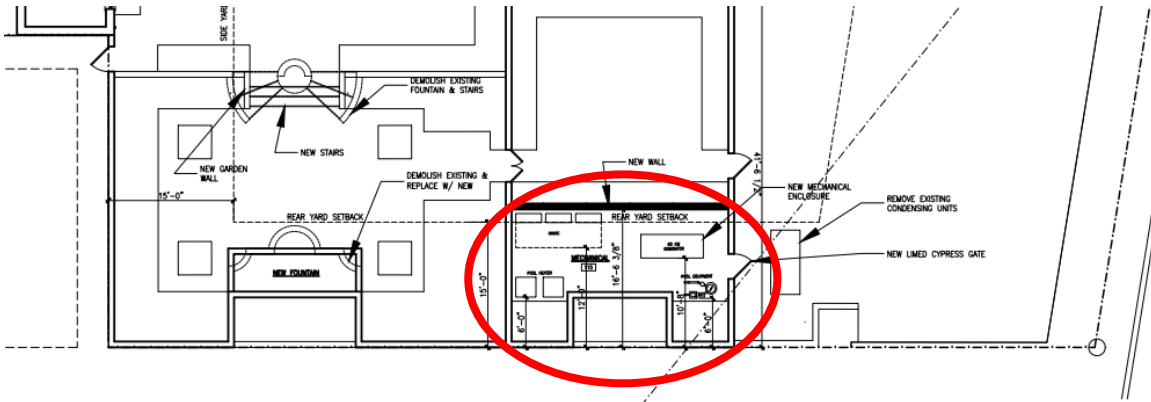
The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. Some architectural changes have been submitted as part of this scope. The applicant has proposed window and door modifications that will more closely resemble the original steel windows, which presents an exciting opportunity to showcase the original elements of the home. The railing, grill and balcony modifications are simpler in design than both the existing and historic. Staff was hopeful the applicant could utilize historical documentation to achieve a replication of the original with these elements as well. The other changes to the pool, fountain, hardscape, and landscape are compatible with the property.

As it pertains to the variance requests (#1), the applicant is proposing to construct a small, one-story addition “connecting” two existing components of the two-story landmarked residence. The two-story primary residence facing north along Via Bellaria. Currently a one-story detached guest house is located behind the primary residence. The applicant is proposing to “infill” approximately 70 SF of new enclosed space that would serve as a connection between the garage and the guesthouse. Both the primary residence and the one-story guesthouse have a nonconforming west side setback of 2.8’ that the applicant would like to create a linear extension.

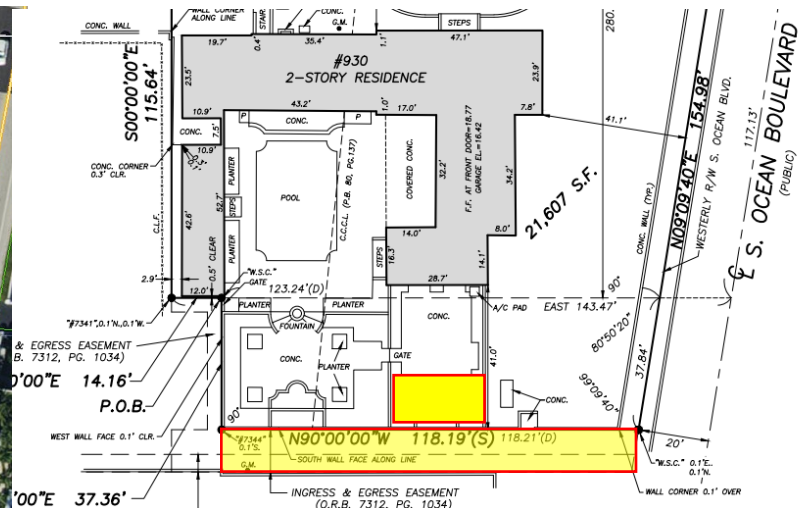


The extension of the nonconforming side setback requires variance relief of 12.2’, as the required side setback is 15’.

As it pertains to the variance requests (#2-4), the applicant is seeking to modify the existing concrete yard located in the south side of the site and create a mechanical equipment yard.



The R-A zoning district has a required rear yard setback requirement of 15'. The applicant is proposing to place permit three (3) pieces of air conditioning equipment within the south rear yard setback in lieu of the two (2) pieces of air conditioning equipment maximum permitted. Additionally, the new pool equipment is proposed to be placed within the equipment yard.



Yet when placed within the setback the Code requires the equipment to be spaced no further than 25' to the water's edge of the pool (variance #3). Additionally, the pool heater is proposed to be setback 6' from the south property line instead of the required 10' (variance #4). An existing site wall and planters should serve as adequate buffering for the equipment.

Further, the proposed mechanical equipment yard location is ideal in terms of impact to neighbors—it's proposed siting abuts the western neighbors' property's 15' wide access easement. And the proposed adjacent to the abutting property's vehicular storage area, which should preclude any audible or visual impact upon the neighbor.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met. 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 Sec. [54-122](#), subject to any imposed conditions.
- (2) that the implementation of the proposed variances **will or will not** cause negative architectural impact to the subject property. The variance portion of the application is scheduled for review by Town Council on February 14, 2024.

Approval of the project will require one separate motion to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.

WRB: JGM: FHM