



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Combination Memorandum: Town Council and Architectural Commission

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

SUBJECT: ARC-24-021 (ZON-24-007) 224 SANDPIPER DR (COMBO)

MEETING: FEBRUARY 28, 2024 ARCOM  
MARCH 13, 2024 TC

**ARC-24-021 (ZON-24-033) 224 SANDPIPER DR (COMBO).** The applicant, 224 Sandpiper LLC, has filed an application requesting Architectural Commission review and approval for the construction of an outdoor terrace and installation of a retractable awning with variances for open space and setbacks. Town Council shall review the application as it pertains to zoning relief/approval.

**ZON-24-033 (ARC-24-021) 224 SANDPIPER DR (COMBO)—VARIANCES.** The applicant, 224 Sandpiper LLC, has filed an application requesting Town Council review and approval for Variances (1) to reduce the required landscape open space and (2) to reduce the required side yard setback, in conjunction with the construction of an outdoor terrace and installation of a retractable awning. The Architectural Commission shall perform design review of the application.

Applicant: 224 Sandpiper LLC  
Professional: Fairfax & Sammons

**HISTORY:**

At the FEBRUARY 28, 2024 ARCOM meeting, the Commission approved (5-0) the design of the project. Additionally, the Commission approved (5-0) that the implementation of the proposed variances would not negatively affect the architecture.

**THE PROJECT:**

The applicant has submitted plans, entitled "Prouty Residence", as prepared by **Fairfax & Sammons**, date stamped by the Town, January 16, 2024.

The applicants are proposing the following scope of work at the property:

- Construction of a 181 SF terrace with retractable awning.

The following Variances are required for completion of the project as presented:

- **VARIANCE #1** – Section 134-893(b)(12)(a): The minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line. The perimeter landscaped open space requirement shall

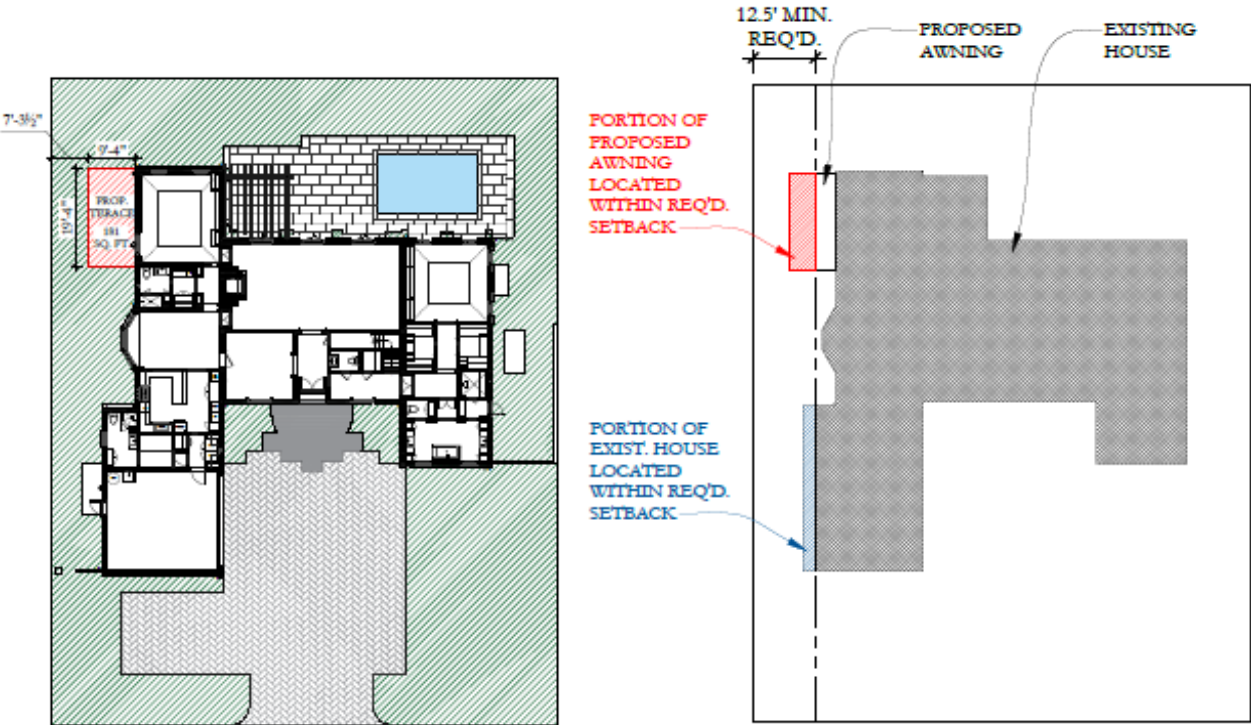
not apply to lots 20,000 square feet or more in area. Request: 42.6% open space in lieu of the 45% required in the below code section.

- **VARIANCE #2**– Section 134-895(4) - In this district an awning and/or open trellises located in a side or rear yard which meet applicable minimum yard requirements may be erected.  
Request: Side yard setback of 7’3” in lieu of the 12’5” required for the installation of an awning.

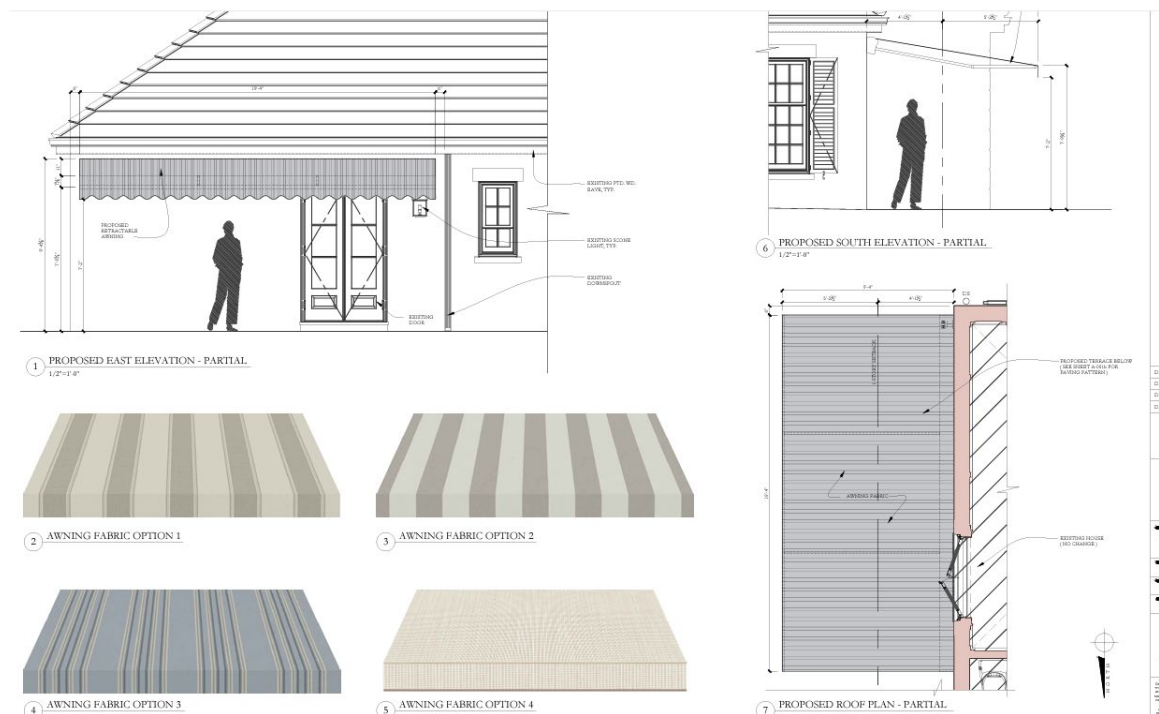
Site Data			
Zoning District	R-B	Lot Size (SF)	12,800 SF
Lot Coverage:	Existing: 34% (3,755 SF) Proposed: N/C	Landscape Open Space	Required: 45% Existing: 44% (5,636 SF) Proposed: 42.6% (5,455 SF)
Surrounding Properties			
North	225 Sandpiper Dr / Single Family Residence   R-B		
South	225 Tradewind Dr / Single Family Residence   R-B		
East	216 Sandpiper Dr / Single Family Residence   R-B		
West	232 Sandpiper Dr / Single Family Residence   R-B		

**STAFF ANALYSIS**

The single-family residence at 224 Sandpiper Dr is seeking to add a stone terrace to the southeast corner of the property. The addition of the 181 SF of stone will create an open space deficiency of 2.4%. In addition, the applicant requests installation of a fabric awning which will encroach in the side yard setback requiring two variances.



The proposed paving at the new proposed terrace is set to match existing paving material at the pool deck (seychelles limestone), cut in similar dimensions. As for the retractable awning, the setback dimension is calculated at its most extended configuration. The applicant has submitted four options for consideration.



### **CONCLUSION:**

Approval of the project will require two (2) separate motions to be made by the Architectural Commission:

- (1) For the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions, and
- (2) That the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motions 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 Section 134-201(a), items 1 through 7 have been met.

WRB:SCP