



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-24-022 (ZON-24-034) 726 HI MOUNT RD (COMBO)

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

**ARC-24-022 (ZON-24-034) 726 HI MOUNT ROAD (COMBO).** The applicant, Jaime Torres-Cruz with Fairfax and Sammons on behalf of owner Irimar Ocean Properties LLC, has filed an application requesting Architectural Commission review and approval for a one-story roofed approximately 400SF porch to be added to existing terrace extending into the south side yard setback, necessitating one (1) variance from the side setback requirements. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

**ZON-24-034 (ARC-24-022) 726 HI MOUNT ROAD (COMBO)--VARIANCE.** The applicant, Jaime Torres-Cruz with Fairfax and Sammons on behalf of owner Irimar Ocean Properties LLC, has filed an application requesting Town Council approval for one (1) variance to reduce the required south side yard setback for a one-story (approximately 400SF) roofed porch added onto an existing terrace. The Architectural Commission shall perform the design review of the application.

Applicant: Irimar Ocean Properties, LLC  
Professional: Fairfax and Sammons

**PROJECT HISTORY:**

The existing residence was reviewed and approved by ARCOM at the November 28, 2018, meeting, pursuant to B-120-2018. Final review of the landscape and hardscape for the property was approved by ARCOM at the January 23, 2019, meeting. In 2022, a series of revisions to the approved residence were proposed and approved by ARCOM for the installation of solar panels, and a metal roof for the pergola, pursuant to ARC-22-035 and ARC-22-214.

At the FEBRUARY 28, 2024 ARCOM meeting, the Commission approved (4-2) the design of the project. Additionally, the Commission approved (4-2) that the implementation of the proposed variances would not negatively affect the architecture.

**THE PROJECT:**

The applicant has submitted plans, entitled "726 HI MOUNT ROAD" as prepared by **Fairfax and Sammons**, dated January 16, 2024. The applicant has provided a Letter of Intent that explains the request.

The following scope of work is proposed:

- Construction of a new one-story (approximately 400 SF) porch addition.

The following Variance is required to complete the project:

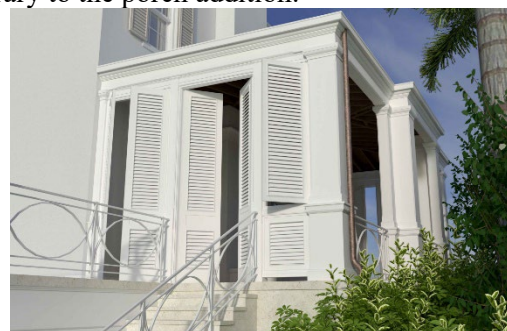
- Variance 1:** [Sec. 134-893\(b\)\(7\)\(a.\)](#): A variance to reduce the required south (8.33' in lieu of 12.5') side-yard setback.

| Site Data                           |   |  |  |
|-------------------------------------|---|--|--|
| <b>Zoning District</b>              | R-B   | <b>Future Land Use</b>                 | SINGLE-FAMILY  |
| <b>Lot Size</b>                     | Required: 10,000 SF<br>Existing: 33,475 SF  | <b>Crown of Road</b>                   | 21.74' NAVD  |
| <b>Lot Depth</b>                    | 201.06 - 228.26'  | <b>Lot Width</b>                       | 150'   |
| <b>Lot Coverage</b>                 | Permitted: 30% (10,042 SF)<br>Proposed: 25.8% (8,649 SF)  | <b>Enclosed Square Footage</b>         | 18,775 SF  |
| <b>Building Height</b>              | Permitted: 22'<br>Proposed: 21.98'<br><b><u>Proposed Porch: 13.16'</u></b><br><b><u>(Top of Roof)</u></b> | <b>Overall Building Height</b>         | Permitted: 30'<br>Proposed: 29.98'                     |
| <b>Finished Floor Elevation</b>     | Required: 7' NAVD<br>Proposed: 22' NAVD   | <b>FEMA Flood Zone</b>                 | ZONE AE  |
| <b>Cubic Content Ration (CCR)</b>   | Permitted: 4.5 (150,637 CF)<br>Proposed: 4.24 (141,983 CF)  | <b>Zero Datum</b>                      | 7' NAVD  |
| <b>Overall Landscape Open Space</b> | Required: 45% (15,063 SF)<br>Proposed: 48% (16,066 SF)  | <b>Front Yard Landscape Open Space</b> | Required: 40% (1,800 SF)<br>Proposed: 44.4% (2,000 SF) |
| Surrounding Properties / Zoning     |   |  |  |
| <b>North</b>                        | 740 Hi Mount Road   Residence / R-B   |  |  |
| <b>South</b>                        | 700 North Lake Way   Residences / R-B   |  |  |
| <b>East</b>                         | 320 Ridgeview Drive   Residence / R-B   |  |  |
| <b>West</b>                         | Lake Worth  |  |  |

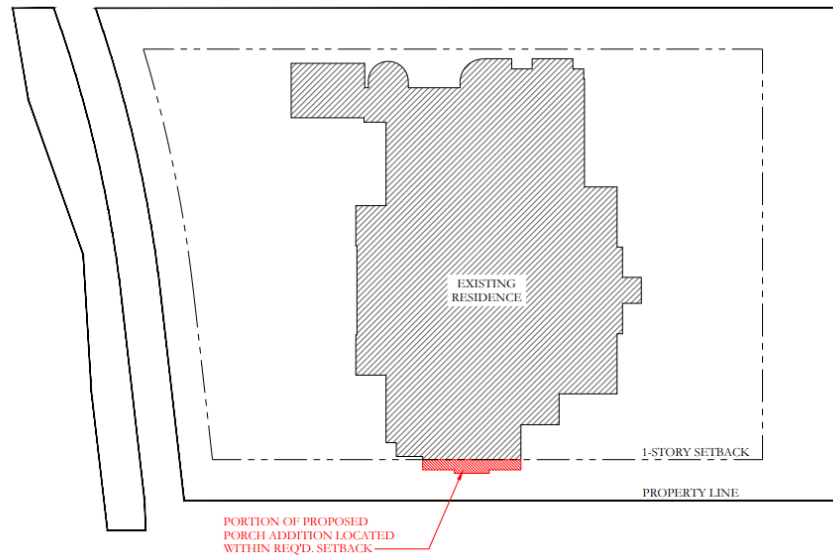
## STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance for the construction of a new one-story porch addition.

The applicant is proposing the construction of a new one-story porch on the south side of the existing residence. The two-story residence is of the Regency style of architecture. The proposed porch addition will have smooth stucco detailing (pedestal, pier, and cornice), a standing seam metal roof, louvered shutters, stainless steel and glass railings, copper gutters and downspouts, sandstone pavers, and architectural stonework constructed of Brisa mar limestone. In addition, new wood doors and transoms will connect the existing library to the porch addition.



The application, as presented, requires one (1) variance for construction of the covered one-story porch addition. The applicant is proposing an 8.33' south side yard setback in lieu of the 12.5' required setback. The diagram below highlights the portion of the proposed porch addition that violates the setback requirements:



| Code Section  | Required                             | Proposed                             | Variance |
|---|--------------------------------------|--------------------------------------|----------|
| <b>Variance 1</b><br><a href="#">Sec.134-893(b)(7) (a.)</a> | One-Story Side-Yard Setback of 12.5' | One-Story Side-Yard Setback of 8.33' | 4.17'    |

**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 variance **will** or **will not** cause negative architectural impacts to the subject property.

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

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