



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: COA-24-012 335 EL VEDADO RD

MEETING: MARCH 20, 2024 LPC
APRIL 10, 2024 TC

COA-24-012 (ZON-24-055) 335 EL VEDADO RD - COMBO. The applicant, Diana Wister, has filed an application requesting a Certificate of Appropriateness for the review and approval for the demolition of an existing outdoor terrace for the addition of a one-story addition requires one (1) variance to reduce the rear yard setback. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-24-055 (COA-24-012) 335 EL VEDADO RD (COMBO)--VARIANCES. The applicant, Diana Wister, has filed an application requesting Town Council review and approval for a one-story addition requiring one (1) variance to reduce the required rear yard setback. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Diana Wister
Professional: Roy & Posey

HISTORY:

The residence was designed by Clarence Mack in 1940. The designation report written in 2000 identifies the Statement of Significance as *“a good example of the Neoclassical Revival style of architecture as interpreted by Clarence Mack in 1940. It incorporates Georgian, Adam and Italianate details in a design that was carefully adapted to its lake side lot.”*

Over the years the residence has undergone changes but still maintains its architectural integrity. In 1952, a Slat house was built, and a pool cabana in 1959 with Clarence Mack as architect. In recent years the home has completed interior renovations, window and door replacements as well as the addition of a swimming pool.

THE PROJECT:

The applicant has submitted plans, entitled "335 El Vedado", as prepared by **Roy & Posey**, dated and stamped by the Town on February 12, 2024.

The following is the scope of work for the Project:

- Addition to existing pool house.
- New roof for new addition and portion of existing.

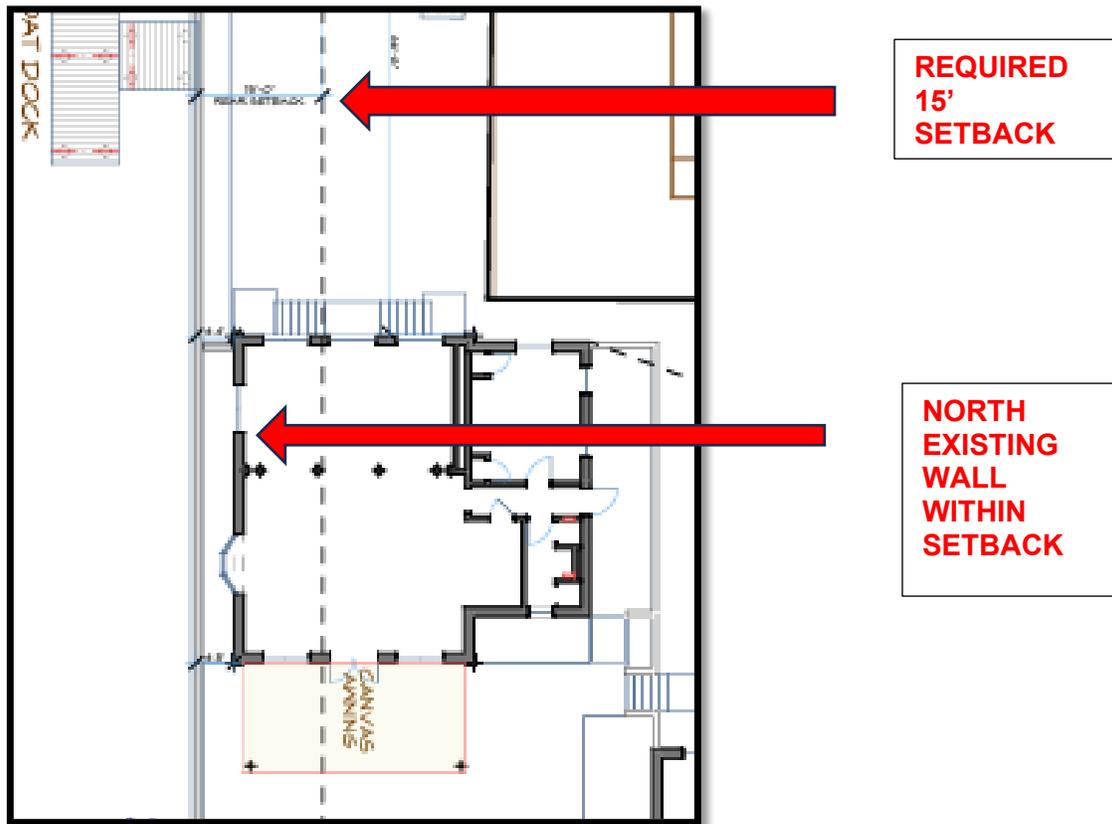
The following variance(s) are required to achieve the scope of work.

- **VARIANCE #1: Section 134-843(a)(9) Rear yard. The minimum rear yard setback is 15 feet.**

STAFF ANALYSIS

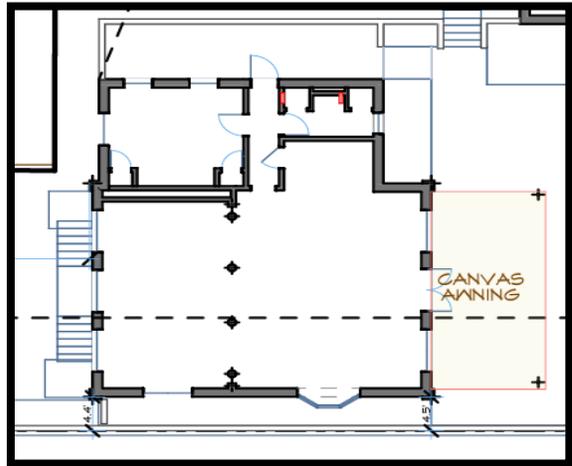
The variance request is from section 134-419 which states that “the loss of more than 50 percent of an exterior wall square footage” will require the structure to comply with the current code.

Although the proposed addition does not trigger any zoning relief independently, the existing north side of the cabana does not meet the required setbacks for the rear yard of 15’. Due to the loss of more than 50% of the existing structure, the applicant must request a variance to maintain the existing nonconformity.

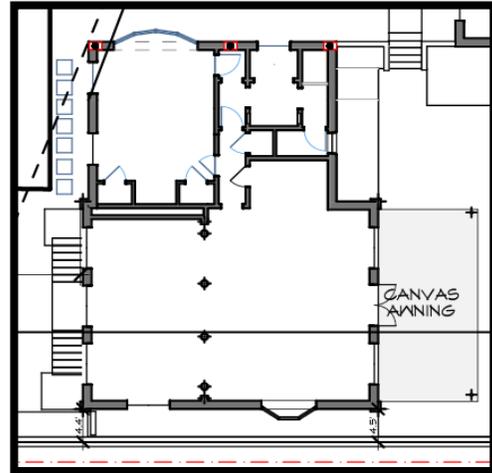


The application is seeking a Certificate of Appropriateness for the expansion of an existing pool cabana built in 1959. The variance request serves only to maintain the existing north elevation which staff has no objection to. The proposed addition is in keeping with the architectural style of the existing pool cabana and main residence.

EXISTING



PROPOSED



CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in section 18-205 have been met. 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 (1) motion to be made by the Town Council:

- (1) for final determination of approval or denial of the variance 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, subject to any proposed conditions.

WRB:SCP