



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: HSB-24-002 (ZON-24-040) 255 EL PUEBLO WAY (COMBO)

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

**HSB-24-002 (ZON-24-040) 255 EL PUEBLO WAY (COMBO).** The applicant, 225 El Pueblo LLC (Maura Ziska, Authorized Representative), has filed an application requesting review and approval of a garage addition, requiring one (1) variance to reduce the west side yard setback. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

**ZON-24-040 (HSB-24-002) 255 EL PUEBLO WAY (COMBO)—VARIANCE.** The applicant, 225 El Pueblo LLC (Maura Ziska, Authorized Representative), has filed an application requesting Town Council review and approval of a garage addition, requiring one (1) variance to reduce the required one-story west side-yard setback. The Landmarks Preservation Commission shall perform design review of the application.

Representative: Maura Ziska, Esq.  
Professionals: SKA Architect + Planner/Niviera Williams Design

**HISTORY:**

The subject property was designated as Historically Significant in January 2022. The property is located within the North Beach Conservation District. The British Colonial style dwelling was constructed in 1939 and designed by Belford Shoumate.

At the May 18, 2022, LPC meeting, project HSB-22-009 was approved for renovations and modifications. Additionally, a variance (ZON-22-134) from the flood-resistant construction requirements of the Florida Building Code was granted by Town Council at the September 14, 2022, meeting.

Several staff-level reviews were approved in 2022 and 2023 for hardscape and landscape changes (L-22-00668), window and door modifications (L22-00677), shutters (L-23-00697), and re-roofing (L-23-00719).

**THE PROJECT:**

The applicant has submitted plans, entitled "MORTIMER RESIDENCE", as prepared by **SKA Architect + Planner**, stamped by the Town on February 12, 2024.

The following is the scope of work for the Project:

- Addition of a garage to the existing residence.
- Hardscape and landscape modifications.

The following variance is required to achieve the scope of work:

- **VARIANCE #1 Section 134-893(b)(7)(a):** Variance to reduce the required side yard setback for the first story to 7'-10" in lieu of the required 12'-6" minimum to accommodate the garage addition.

Site Data			
<b>Zoning District</b>	R-B Low Density Residential	<b>Lot Size (SF)</b>	12,500 SF
<b>Future Land Use</b>	Single Family	<b>Total Building Size (SF)</b>	4,162 SF
<b>C-O-R</b>	3.6' NAVD	<b>FEMA Flood Zone</b>	AE
<b>Exist Fin. Floor Elevation</b>	5.8' NAVD	<b>Prop. Fin. Floor Elevation</b>	5.8' NAVD
<b>Year of Construction:</b>	1939	<b>Architect:</b>	Belford Shoumate
Project			
	Required/Allowed	Existing	Proposed
<b>Lot Coverage</b>	30.00%	24.65% (3,081 SF)	28.10% (3,511 SF)
<b>Building Height</b>	22'	17.33'	17.33'
<b>Overall Building Height</b>	30'	22.58'	22.58'
<b>Number of Stories</b>	2	2	1-story addition
<b>Landscape Open Space</b>	45.00% (5,625 SF)	46.29% (5,787 SF)	45.00% (5,625 SF)
<b>Cubic Content Ratio (CCR)</b>	3.975	2.591	2.926
Surrounding Properties / Zoning/ Year of Construction / Number of Stories			
<b>North</b>	248 La Puerta Way / R-B / Built 1992 / 1 story		
<b>South</b>	250 El Pueblo Way / R-B / Built 1976 / 1 story		
<b>East</b>	253 El Pueblo Way / R-B / Under Construction / 2 stories		
<b>West</b>	263 El Pueblo Way / R-B / Built 1930 / 2 stories		

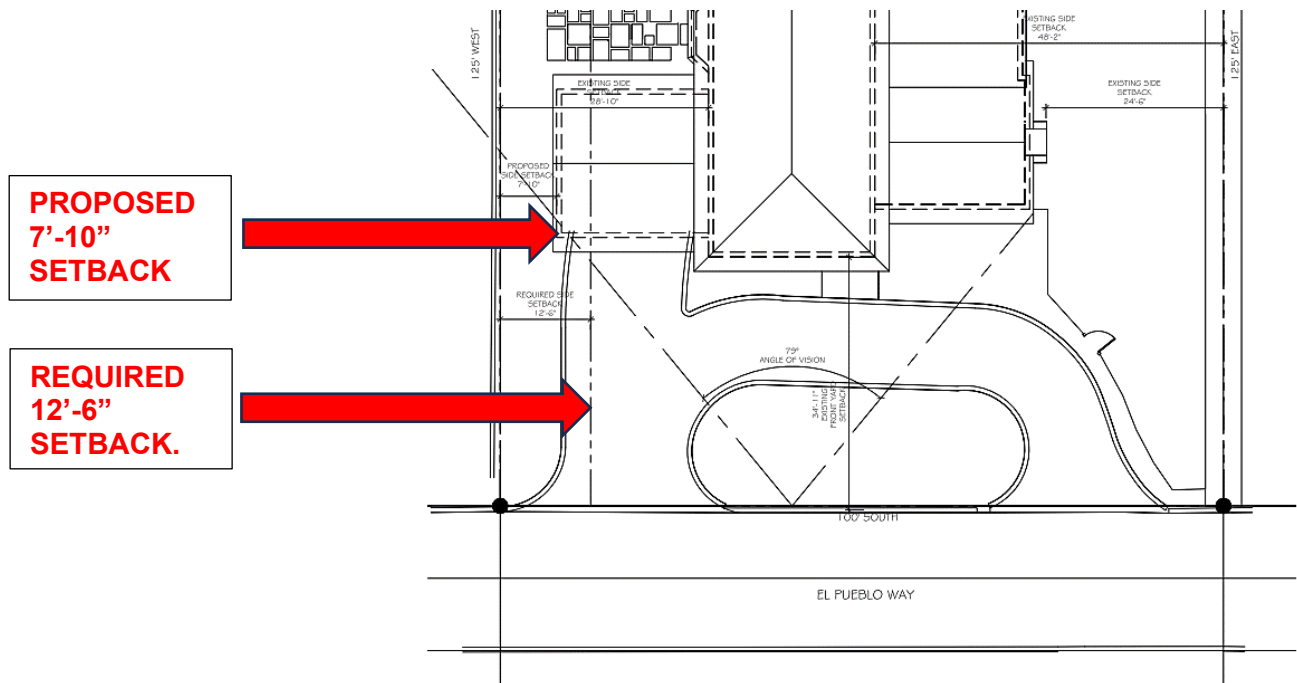
## STAFF ANALYSIS

The application is seeking approval for a new one-story garage addition on the west side of the existing residence. The exterior finishes will match the existing residence with a smooth stucco finish and the flat white concrete tile roof.





A preliminary review of the project, as proposed, appears to be inconsistent with the abovementioned section of the Town zoning code as it pertains to the side yard (west) setback.



The requested variance seeks a 7'-10" side yard (west) setback in lieu of the required 12'-6" minimum to accommodate the garage addition.

The applicant has not submitted any justification for the granting of the variance or demonstration of hardship. The front facing garage is one-story in height and designed to accommodate two parked vehicles.

### **CONCLUSION:**

As a HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and Sec. 54-123 of the Landmark Preservation

Ordinance. Approval of the project will require two (2) 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 **variance** (side yard setback) **will/will not** cause negative architectural impact to the subject property.

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 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.

WRB: JGM: FHM: ALF