



**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 *WRB*  
Director PZ&B

SUBJECT: HSB-24-002 255 EL PUEBLO WAY

MEETING: APRIL 17, 2024, LPC

**HSB-24-002 (ZON-24-040) 255 EL PUEBLO WAY.** The applicant, 225 El Pueblo LLC (Maura Ziska, Authorized Representative), has filed an application requesting review and approval of a garage addition.

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

**HISTORY:**

The subject property was designated as a Historically Significant Building (HSB) 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).

This application was presented at the March 20, 2024, LPC meeting. At the hearing, a revised design was presented for a single-car garage that did not require a side yard variance. Based on Commissioner comments regarding the garage's overall height, massing, scale, and garage door width, the project was deferred to the April 17, 2024, LPC meeting.

**THE PROJECT:**

The applicant has submitted plans, entitled "MORTIMER RESIDENCE", as prepared by **SKA Architect + Planner**, received by the Town on April 1, 2024.

The following is the scope of work for the Project:

- Addition of a garage to the existing residence.
- Installation of a gate and site wall.

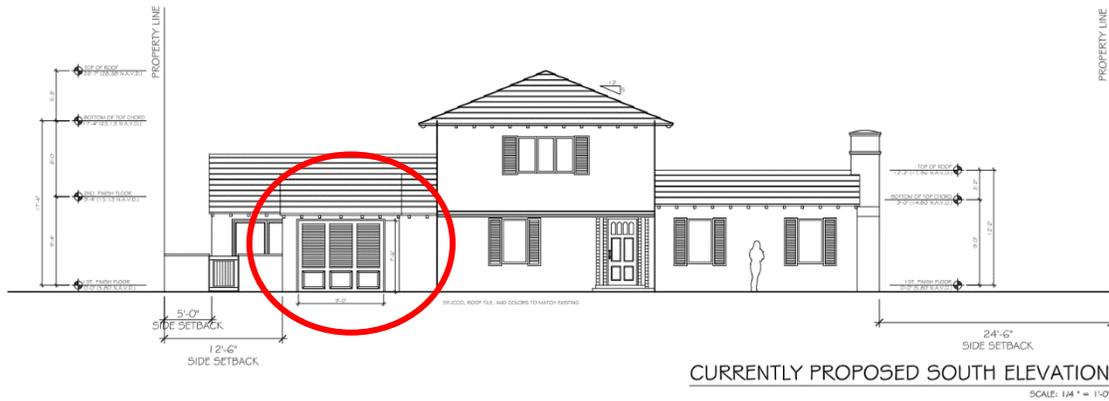
- Hardscape and landscape modifications.

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			
	<b>Required/Allowed</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Coverage</b>	30.00%	24.65% (3,081 SF)	27.32% (3,415 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)	50.36% (6,296 SF)	46.69% (5,837 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. The front facing garage is one-story in height and designed to accommodate one parked vehicle. The applicant reduced the number of garage panels down to three (3) from the previously proposed four (4) and modified the roof line and connection to read more as a hyphen to the house.





**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 one (1) motion 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

WRB: JGM: FHM: ALF