



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

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

SUBJECT: COA-24-014 (ZON-24-050) 218 PHIPPS PLAZA (COMBO)

MEETING: APRIL 17, 2024, LPC
MAY 15, 2024, TC

COA-24-014 (ZON-24-050) 218 PHIPPS PLAZA (COMBO). The applicant, Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust, has filed an application requesting a Certificate of Appropriateness for the construction of a new covered parking structure, to modify the location of the pedestrian entryway with new piers and a gate, revisions to the landscape and hardscape to accommodate the new pedestrian entryway, and to install a decorative well. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-050 (COA-24-014) 218 PHIPPS PLAZA (COMBO) - VARIANCES. The applicant, Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust, has filed an application requesting Town Council review and approval of variances for three (3) variances for; (1) greater lot coverage, (2) a reduced rear-yard setback, and (3) a reduced side-yard setback in conjunction with the construction of a new covered parking structure, to modify the location of the pedestrian entryway with new piers and a gate, revisions to the landscape and hardscape to accommodate the new pedestrian entryway, and to install a decorative well. The Landmarks Preservation Commission shall perform design review of the application.

Applicant: Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust
Professionals: Patrick Ryan O'Connell Architect, LLC /
Paradelo | Burgess design studio

HISTORY:

The subject property was built in 1947. It was designed by Belford Shoumate as “two small houses” in a British Colonial architectural style. In 1982, the property was landmarked as part of the Phipps Plaza Historic District. In 1994, through COA #4-94, the property received approval to enclose two existing and partially roofed first-floor patios and connect the two structures with a second-floor bridge. The approved bridge, which connected the structures, created one dwelling.

At the October 19, 2022, and December 21, 2022, LPC meetings, COA-22-042 was approved for the renovation of and addition to an existing detached rear accessory structure, the construction of a new pergola, and site wide landscape and hardscape improvements. Subsequently, ZON-22-123 was approved at the January 11, 2023, Town Council meeting, for six (6) variances.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED ADDITION AT 235 BANYAN ROAD", as prepared by **Patrick Ryan O'Connell Architect**, received and stamped by the Town on April 9, 2024.

The following is the scope of work for the Project:

- A new carport.
- A new trash enclosure.
- A new pedestrian gate.
- New site walls.
- Landscape and hardscape modifications.

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

- **VARIANCE #1:** Increase of the lot coverage maximum per Section 134-893(b)(11).
- **VARIANCE #2:** Decrease of the rear yard (west) setback per Section 134-893(b)(9).
- **VARIANCE #3:** Decrease of the side yard (north) setback per Section 134-893(b)(7).

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness to construct a new carport on the northwest side of the property. According to the applicant, *"The design of the parking structure was inspired by the beautiful existing metal work found throughout the property (railings, gates, light fixtures) which is one of the attributes that makes this home architecturally significant. The folly-like green metal parking structure incorporates the themes and style of the existing metalwork. The classical ionic capitals on the columns of the parking structure create a visual interest and feminine proportions that work well with the light and feminine scrollwork found in the existing metalwork."*

In addition, the scope of work includes a new pedestrian metal gate with brick piers on the east side of the property, fronting Phipps Plaza, including landscape and hardscape modifications to accommodate the new east entry. New site walls and a gated trash enclosure plus installation of an antique European decorative well complete the list of proposed modifications. Architecturally these site elements are compatible and could be removed in the future if so desired.

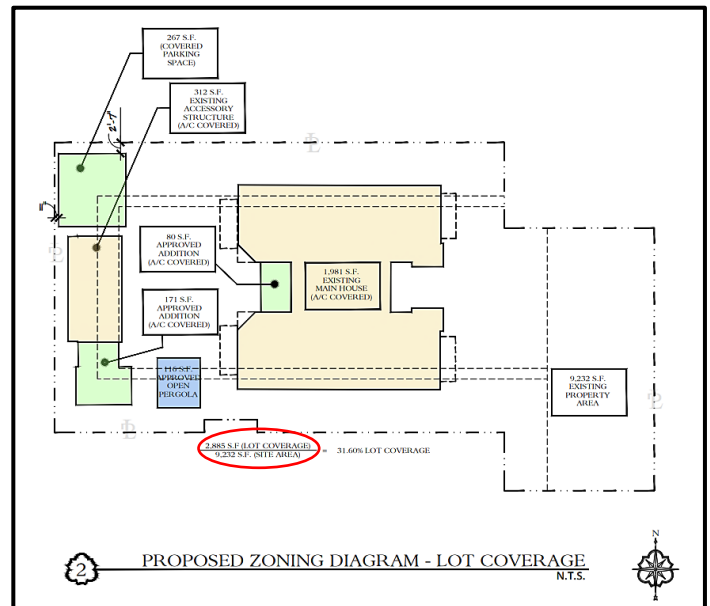
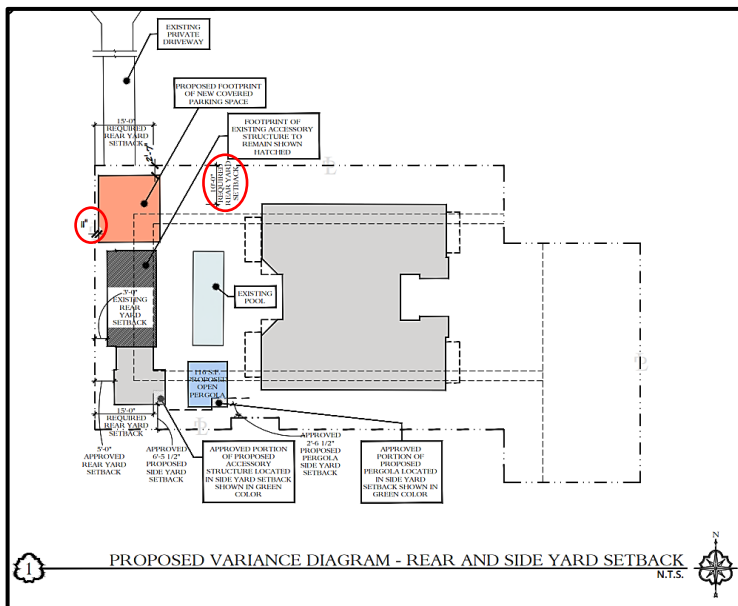


 NORTH ELEVATION PARKING STRUCTURE

The subject property has vehicular access from Seaview Avenue through a north-south easement on the 241 Seaview Avenue property. The proposal seeks to maintain this access and proposes a new carport. Based on the existing lot coverage of 2,618 SF (28.4%) which nearly maxes out the 30% allowance, the proposed 267 square foot carport would require a lot coverage variance. Furthermore, the proposed location of the new carport on the northwest corner of the property will require variances from the rear yard (west) setback and the side yard (north) setback due to its proximity to the property lines.

More specifically, the application as proposed requires three (3) variances for construction. As the diagram below illustrates, **Variances 1, 2, and 3** seek to increase the lot coverage to 31.25% in lieu of the maximum 30% per Section 134-893(b)(11), decrease the rear yard (west) setback to 11" in lieu of the required 10'-0" per Section 134-893(b)(9), and decrease the side yard (north) setback to 2'-7" in lieu of the required 12'-6" per Section 134-948(7).

Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-893(b)(11)	30% Lot Coverage Maximum	31.25% Proposed Lot Coverage	1.25%
Variance 2: Sec. 134-893(b)(9)	10'-0" Minimum Rear Setback	11" Proposed Rear Setback	9'-1"
Variance 3: Sec. 134-893(b)(7)	12'-6" Minimum Side Yard Setback	2'-7" Propose Side Yard Setback	9'-11"



Site Data			
Zoning District	R-B	Future Land Use	Multi-Family – Moderate Density
Designation	05/04/1982	Architect/Builder:	Belford Shoumate
Lot Area	9,232 SF	Year of Construction	1947

Project			
	Required/Allowed	Existing	Proposed
Cubic Content Ratio (CCR)	4.08 (37,536 CF)	3.88 (35,859 CF)	3.93 (36,161 CF)
Lot Coverage	2,770 SF (30%)	2,618 SF (28.4%)	2,885 SF (31.25%)
Landscape Open Space (LOS)	4,154.4 SF (45.0%) Required / 4,164.5 SF (45.1%) Proposed	Front Yard Landscape Open Space	478.1 SF (40%) Required / 1,083.9 SF (90.1%) Proposed
Surrounding Properties / Zoning			
North	Palm Beach Day Academy Campus / R-B		
South	Two-Story Single-Family Residence / R-C		
East	Phipps Plaza Right-of-Way and Park		
West	Palm Beach Day Academy Campus / R-B		

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned 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) motion 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 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: FHM: ALF