



**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 *W Bergman*  
Director PZ&B

SUBJECT: ARC-24-008 (ZON-24-047) 264 DUNBAR RD (COMBO)

MEETING: MAY 29, 2024

**ARC-24-008 (ZON-24-047) 264 DUNBAR RD (COMBO).** The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool, with a variance to exceed to equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

**ZON-24-017 (ARC-24-008) 264 DUNBAR RD (COMBO) – VARIANCE.** The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), has filed an application requesting Town Council review and approval of (1) variance to exceed maximum equipment screening wall height in the south rear yard setback, as part of the construction of a new single-family residence. The Architectural Commission shall perform design review of the application.

Applicant: 264 Dunbar LLC (Lee Fensterstock, Manager)  
Architecture: MP Design & Architecture (Michael Perry)  
Landscape: Nievera Williams Design

**HISTORY:**

At the February 28, 2024 ARCOM meeting, the commission reviewed the proposed new residence, and deferred the item (7-0) with comments related primarily to size and massing of the structure and refinement of architectural details.

At the March 27, 2024 ARCOM meeting, the application was deferred for further refinement of architectural details.

At the April 24, 2024 ARCOM meeting, the application was approved with conditions for design of the structure and the applicant was directed to return to the May meeting for review and approval of the landscape plan. A condition of approval was to relocate mechanical equipment with a vote by ARCOM that the implementation of the (previously) proposed variance would cause negative architectural impact to the subject property. The applicant has since withdrawn the variance request.

**THE PROJECT:**

The applicant has submitted plans, entitled "PRIVATE RESIDENCE 264 DUNBAR ROAD, PALM BEACH, FL" as prepared Nievera Williams, dated May 08, 2024.

The following scope of work is proposed:

- Final approval of landscape and hardscape for new two-story single-family residence.

The following Special Exception, Site Plan Review, and/or Variances are required to complete the project:

- ~~VARIANCE 1: [Sec. 134-1669](#): A variance for an equipment screening wall height of 8.25' in lieu of the 7' maximum permitted. Variance request has been withdrawn by the applicant.~~

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Required: 10,000 SF Existing: 19,586 SF	<b>Crown of Road</b>	2.87' NAVD
<b>Lot Depth</b>	196.32'	<b>Lot Width</b>	100'
<b>Overall Landscape Open Space</b>	Required: 45% (8,818 SF) Prop'd: 49.1% (9,634 SF)	<b>Front Yard Landscape Open Space</b>	Required: 40% (1,000 SF) Proposed: 50% (1,250 SF)
<b>Perimeter Landscape Open Space</b>	Required: 50% (4,409 SF) Proposed: 52% (4,592 SF)	<b>Native Planting Requirement</b>	Complies
Surrounding Properties / Zoning			
<b>North</b>	267 Dunbar Rd   Residence / R-B		
<b>South</b>	251 Bradley Pl (Apt. Building) C-TS / 267 Atlantic Ave (Residence) R-C		
<b>East</b>	260 Dunbar Rd   Residence / R-B		
<b>West</b>	300 Dunbar Rd & 270 Bradley Pl   Residences / R-B		

### STAFF ANALYSIS

The application for a new two-story residence was approved at the April 2024 ARCOM hearing, with the final landscape plan to return to the May meeting for review and approval. A preliminary review of the project indicates that the application, as proposed, is now consistent with the Town zoning code.



The applicant has resubmitted landscape plans for final review and approval by the architectural commission. Modifications from previous presentation include the reduction of paving ribbons and terrace feature to offset new paving at fountain area. The fountain courtyard was revised to remove lawn area and incorporate more paving and additional plantings. The design of the structure was approved with conditions by ARCOM at the April hearing, including the relocation of mechanical equipment which previously triggered requirement of variance relief. Because a variance is no longer required, the applicant has withdrawn the request and the project will no longer require review by Town Council.

**CONCLUSION:**

Approval of the project will require one (1) motion 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.

WRB:JGM:BMF