



**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 *WUB*  
Director PZ&B

**SUBJECT:** HSB-24-0005 (ZON-24-0035) 854 SOUTH COUNTY ROAD (COMBO)

**MEETING:** AUGUST 21, 2024, LPC  
SEPTEMBER 11, 2024, TC

**HSB-24-0005 (ZON-24-0035) 854 SOUTH COUNTY ROAD (COMBO).** The applicant, Dustin Mizell with Environmental Design Group on behalf of owner Andrew Unanue, has filed an application requesting review and approval of a guest house, gazebo, driveway, as well as hardscape and landscape modifications, including a variance to allow an additional guest house. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

**ZON-24-0035 (HSB-24-0005) 854 SOUTH COUNTY RD (COMBO) - VARIANCE.** The applicant, Dustin Mizell with Environmental Design Group on behalf of owner Andrew Unanue, has filed an application requesting review and approval for one (1) variance to permit a second guest house with bedrooms and bathrooms on site. The Landmarks Preservation Commission will perform the design review for the proposed structure on site modifications.

**Property Owners:** Andrew Unanue  
**Applicant:** Dustin Mizell | Environmental Design Group  
**Professionals:** Environmental Design Group and The Benedict Bullock Group, PA

**HISTORY:**

The Town's Historic Conversation Districts and the Historically Significant Building (HSB) program was adopted through Ordinance No. 02-2020 in August 2020. The HSB designation of 854 South County Road was completed in November 2021. The residence was designed by the architect Howard Major and constructed in 1936. The property is located within the East Conservation District. As indicated in the designation form: *"The residence at 854 S. County Road is a very good example of the British Colonial style of architecture."*

Several administrative approvals have been issued for landscape and hardscape modifications, vehicular gate replacement, window and door replacement, roof replacement, pool and spa, and generator relocation (L-23-00831; -23-00862; L-23-00884; and L-24-00935).

**THE PROJECT:**

The applicant has submitted plans, entitled "PROPOSED POOL HOUSE & GAZEBO 854 S. COUNTY ROAD", as prepared by **The Benedict Bullock Group, PA** and **Environmental Design Group**, received by the Town on July 18, 2024.

The following is the scope of work for the Project:

- Construction of a guest/pool accessory structure.
- Construction of a gazebo.
- New entry apron and gate, accessed from the alley.
- Landscape and hardscape modifications.

Site Data			
<b>Zoning District</b>	R-A	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Designation</b>	2021	<b>Architect/Builder:</b>	Major
<b>Lot Area</b>	87,200 SF	<b>Year of Construction</b>	1936
<b>Flood Zone</b>	AE	<b>Required Finished Floor</b>	7' NAVD
Project			
	Required/Allowed	Existing	Proposed
<b>Lot Coverage</b>	25.0% (21,800 SF)	9.1% (7,965 SF)	11.0% (9,605 SF)
<b>Building Height</b>	25'-0"	N/A	10'-0" Accessory Structure
<b>Overall Building Height</b>	35'-0"	N/A	17'-8" Accessory Structure
<b>Number of Stories</b>	2	N/A	1 Accessory Structure
<b>Landscape Open Space (LOS)</b>	50.0% (43,600 SF)	64.0% (55,776.5 SF)	52.9% (46,100.86 SF)
Surrounding Properties / Zoning			
<b>North</b>	204 and 210 Via Del Mar / R-A		
<b>South</b>	4, 22, and 203 Via Vizcaya / R-A		
<b>West</b>	Intracoastal Waterway (Lake Worth Lagoon)		
<b>East</b>	196 Via Del Mar and 860 South Ocean Boulevard / R-A		

### **STAFF ANALYSIS**

The application is seeking approval to construct a new one-story guest/pool accessory structure, fronting South County Road. The design of the structure derives features from the main residence. The finishes will include a "Chantilly Lace" white exterior with stucco quoins at the corners; window keystones and stucco belts/cornices; "Manchester Tan" shutters; flat white clay tiles; white aluminum railings; and stucco columns. The fenestration will consist of mahogany sash windows with divided-light patterns; a front door with panels, divided-light patterns, and sidelights; and rear full-view sliding glass doors.

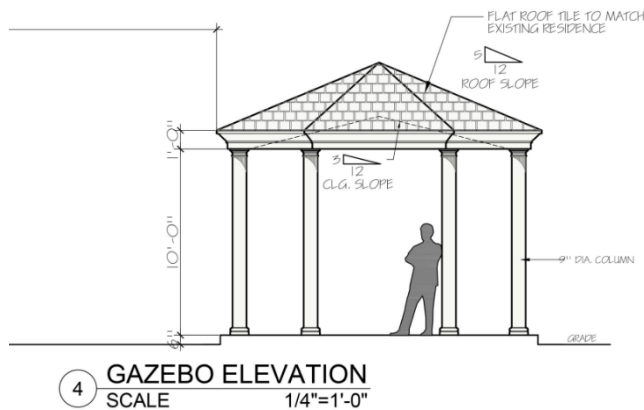


The new flood maps will be effective December 20, 2024. The subject property will be greatly impacted with a new required base flood elevation (BFE) approximately 2 feet higher. A building permit must be issued before that date to maintain a BFE of 7', as proposed. Staff recommends that the Commissioners consider a condition of approval that the project should return to an LPC public meeting if the finished floor must be raised to meet the new flood map requirements.

Since the property already contains a guest house. An additional guest/pool house with bedrooms and bathrooms will require a variance from Section 134-841(b)(5): *"Nothing contained in this section shall prohibit the construction of **an enclosed accessory building containing bedrooms with bath facilities** to be used in connection with and as a part of the main residence within the building lines as provided in this chapter. Such enclosed accessory building shall be used only for occupancy of nonpaying guests of the owners of the main residence or bona fide members of the family or servants, and no kitchen or cooking facilities shall be constructed or used therein except by submission of a written agreement with the town stating that such accessory structure will be used only by family members or household staff and approval of the planning, zoning and building director or his designee."*

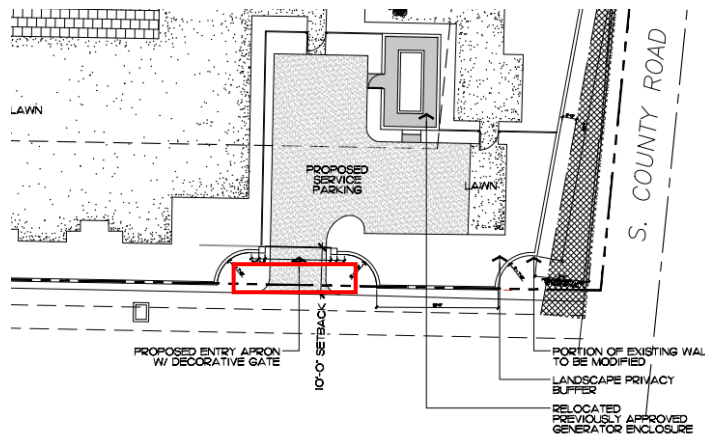
Code Section	Required	Proposed	Variance
<b>Variance #1:</b> Sec. 134-841(b)(5)	One (1) Guest House Maximum	Two (2) Guest Houses	<b>One (1) Additional Guest House</b>

A new gazebo is also proposed on the southwest corner of the property. It will feature flat white clay tiles and classical detailing with columns and a cornice. Staff recommends that the new gazebo be shifted to the north to satisfy the minimum side yard requirement of 30 feet for lots of 60,000 square feet (Section 134-843(a)(8)).



Hardscape modifications will include a new driveway, that will be accessed from the alleyway to the south of the property, walkways, exterior patios, an outdoor kitchen, a fire pit, a pool deck, and artificial turf areas. In addition, existing site walls will be modified.

The new driveway and gate will provide access to a service area. Although a minimum 18' backout is not required from the alleyway, staff recommends that the Commissioners consider adding a condition of approval that the driveway be widened east-west (as outlined in red below) to accommodate a parallel parked car while the gate opens and avoid stacking issues.



New interior and perimeter landscaping is proposed. The plant selection includes Gumbo Limbo, Kapok, Pigeon Plum, Native Banyan, Ligustrum, Canary Island Date Palm, Foxtail Palm, Travelers Palm, Licuala Palm, Citrus, and Fishtail Palm. White Begonia, White Bougainvillea, Green Cocoplum, Australian Tree Fern, Standard and Dwarf Japanese Blueberry, Green Island Ficus, War, Fern, Swiss Cheese Plant, Macho Fern, Podocarpus Pringles, Podocarpus Hedge, Lady Palm,



White Plumbago, White Ground Orchid, Mast Tree, Silver Saw Palmetto, White Annuals Mix, Alocasia Odora, Green Horizontal Cocoplum, Confederate Jasmine Vine, Chinese Evergreen, Giant Apostles, and Variegated Pittosporum.



**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 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 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: JGM: FHM: ALF