



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

MEETING: NOVEMBER 20, 2024, LPC
DECEMBER 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 Conservation 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; L-23-00862; L-23-00884; and L-24-00935).

The hardscape, landscape, driveway apron, and gate were approved under HSB-24-0005 at the August 21, 2024, LPC meeting. The guest house and pavilion were deferred to the October 16, 2024, LPC meeting. The Commissioners expressed that the new accessory structures lacked the

charming features found in the main residence. The applicant requested an additional deferral to return with a revised design to the November 20, 2024, LPC meeting.

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 October 29, 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			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Designation	2021	Architect/Builder:	Major
Lot Area	87,200 SF	Year of Construction	1936
Flood Zone	AE	Required Finished Floor	7' NAVD
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	25.0% (21,800 SF)	9.1% (7,965 SF)	11.1% (9,757 SF)
Building Height	25'-0"	N/A	10'-0" Accessory Structure
Overall Building Height	35'-0"	N/A	17'-8" Accessory Structure
Number of Stories	2	N/A	1 Accessory Structure
Landscape Open Space (LOS)	50.0% (43,600 SF)	64.0% (55,776.5 SF)	52.9% (46,100.86 SF)
Surrounding Properties / Zoning			
North	204 and 210 Via Del Mar / R-A		
South	4, 22, and 203 Via Vizcaya / R-A		
West	Intracoastal Waterway (Lake Worth Lagoon)		
East	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 glazed front door with divided-light patterns; and rear full-view sliding glass doors.

Previous Proposed Design (August 21, 2024, LPC)



Current Proposed Design (November 20, 2024, LPC)

The current proposal revises the accessory structure's massing, roof design, and front entry. The reduction in overall width and single-entry door is an improvement to allow this structure to read as subservient to the main house, however the center hip roof still appears quite large and the quoins at the entry seem excessive. The overall height has increased by approximately 2'-6". Staff was under the impression that the single-entry door on the main entrance with a gable end or the copper roof at the sunroom projection was to be considered in the revised proposal.





Main Residence

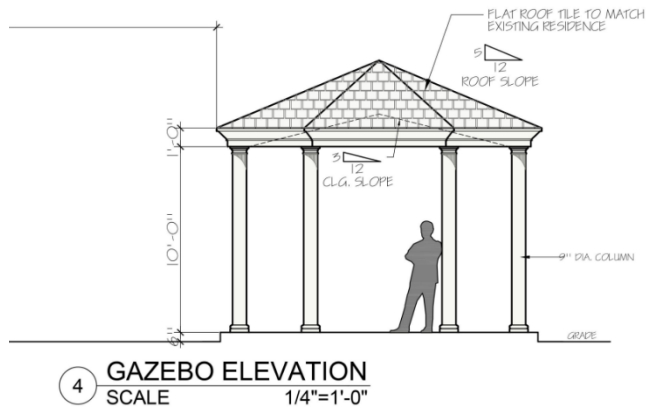
The new flood maps will be effective December 20, 2024. The subject property will be greatly impacted with a new required base flood elevation (BFE) approximately 2 feet higher. A building permit must be issued before that date to maintain a BFE of 7', as proposed. Staff recommends that the Commissioners 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
Variance #1: Sec. 134-841(b)(5)	One (1) Guest House Maximum	Two (2) Guest Houses	One (1) Additional Guest House

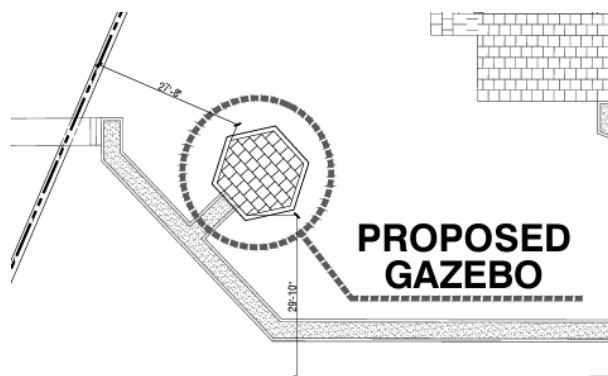
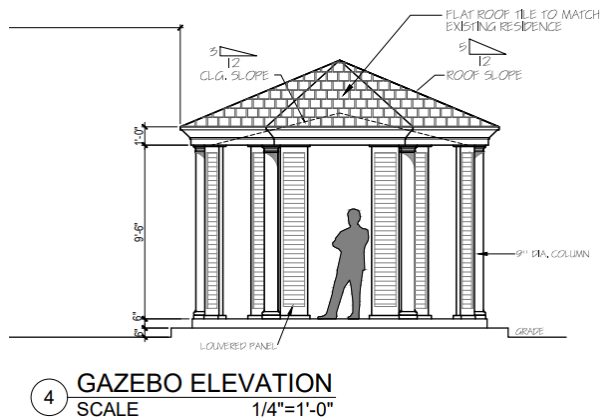
A new gazebo is also proposed on the southwest corner of the property. It will feature flat white clay tiles and classical detailing with columns and a cornice. Staff recommends that the new gazebo be shifted slightly to the north to satisfy the minimum side yard requirement of 30 feet for lots of 60,000 square feet (Section 134-843(a)(8)). Currently it is proposed at 29'-10" off the south property line and 27'-8" off the rear water side.

Previous Proposed Design (August 21, 2024, LPC)



Current Proposed Design (November 20, 2024, LPC)

The current proposal revises the gazebo by introducing shutters that flank each column and an additional perimeter step.



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