



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
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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: COA-24-0021 (ZON-24-0056) 225 S COUNTY RD (COMBO)

MEETING: DECEMBER 18, 2024, LPC
JANUARY 15, 2025, TC

COA-24-0021 (ZON-24-0056) 225 S COUNTY RD (COMBO). The property owner, Sphinx Properties LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of roof replacement, window and door replacement, re-stuccoing, hardscape and landscape modifications, a new pool, and new trellises requiring variances for a reduction in the front yard setback and an increase in the angle of vision for the property under consideration to be Landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-24-0056 (COA-24-0021) 225 S COUNTY RD (COMBO) - VARIANCES. The property owner, Sphinx Properties LLC, has filed an application requesting Town Council review and approval of two (2) variances to 1) reduce the minimum front yard setback and 2) increase the angle of vision associated with new trellises for the property currently under consideration to be Landmarked. The Landmarks Preservation Commission shall perform design review of the application impacting the property under consideration to be Landmarked.

Applicant/Property Owner: Sphinx Properties LLC
Professionals: Patrick W. Seagraves | SKA Architect + Planner
Mario F. Nievera | Nievera Williams Design

HISTORY:

At the May 22, 2024, LPC meeting, the subject property was placed under consideration to be landmarked. Exterior alterations to properties under consideration are subject to review by LPC.

The structure was constructed in 1920 by City Builders Realty Company in the Dutch Colonial Revival style. The original address was 172 Seaspray Avenue which was later changed to 225 S. County Road circa 1945-1946. The property's development history is still being studied; more information will be available once the designation report is completed.

THE PROJECT:

The applicant has submitted plans, entitled "TANIOUS RESIDENCE", as prepared by **SKA Architect + Planner** and **Nievera Williams Design**, received by the Town on December 9 and 11, 2024.

The scope of work for the project includes:

- New trellises
- Roof replacement
- Window and door replacement.
- Exterior re-stuccoing.
- Hardscape and landscape modifications including a new generator and pool.

The following variances are required to achieve the additions.

- **VARIANCE #1:** A variance to reduce the minimum front yard setback to 6 feet in lieu of the minimum of 25 feet.
- **VARIANCE #2:** A variance to increase the angle of vision to 132°, in lieu of the maximum 104°.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Architect/Builder	City Builders Realty Company	Year of Construction	1920
Lot Size	6,598.46 SF	Crown of Road	7.05' NAVD
Lot Depth	122.5' East/124.09 West	Lot Width	63.77' North/43.96' South
Lot Coverage	Permitted: 1,979.5 SF (30.0%) Existing: 1,813.31 SF (27.5%) Proposed: No change	Enclosed Square Footage	Existing: 3,556 SF Proposed: No change
Cubic Content Ratio (CCR)	Permitted: 4.34 Existing: 4.85 Proposed: No change	Angle of Vision	Permitted: 104° Existing: 114° Proposed: 132°
Overall Landscape Open Space	Permitted: 2,969 SF (45% Min) Existing: 3,273 SF (49.60%) Proposed: 3,010 SF (45.6%)	Front Yard Landscape Open Space	Permitted: 1,224 SF (40% Min) Existing: 1,540 SF (50%) Proposed: 1,798 SF (59%)

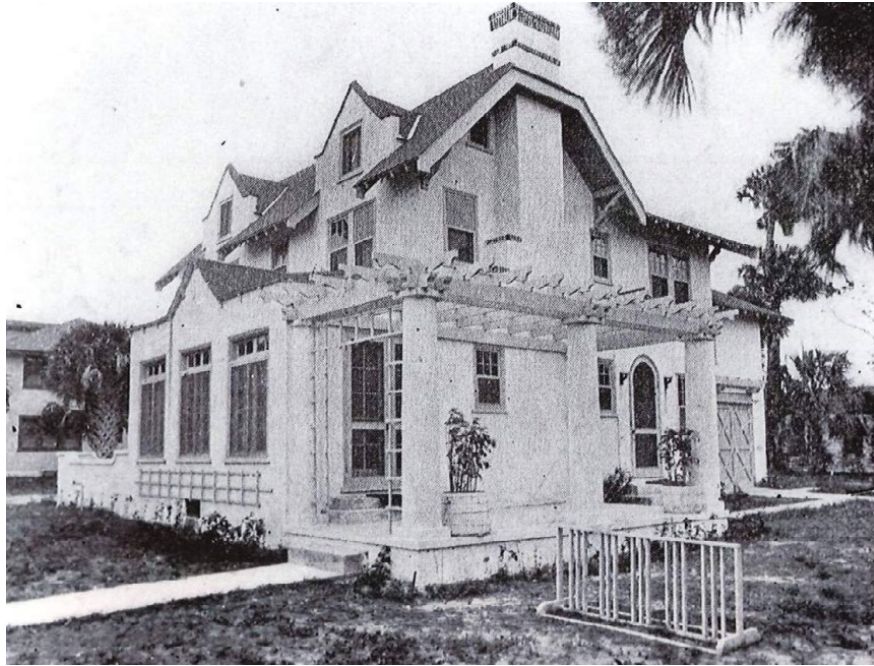
Surrounding Properties / Zoning	
North	215 S County Rd & 165 Seaspray Ave (Across Seaspray Ave ROW) / R-B
South	235 S County Rd / C-TS
East	168 Seaspray Ave / R-B
West	202 Seaspray Ave & 222 S County Rd (Across S County Rd ROW) / R-B

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness (COA) for two (2) new trellises, roof replacement, window and door replacement, exterior re-stuccoing, as well as hardscape and landscape modifications including a new generator and pool.

Trellises

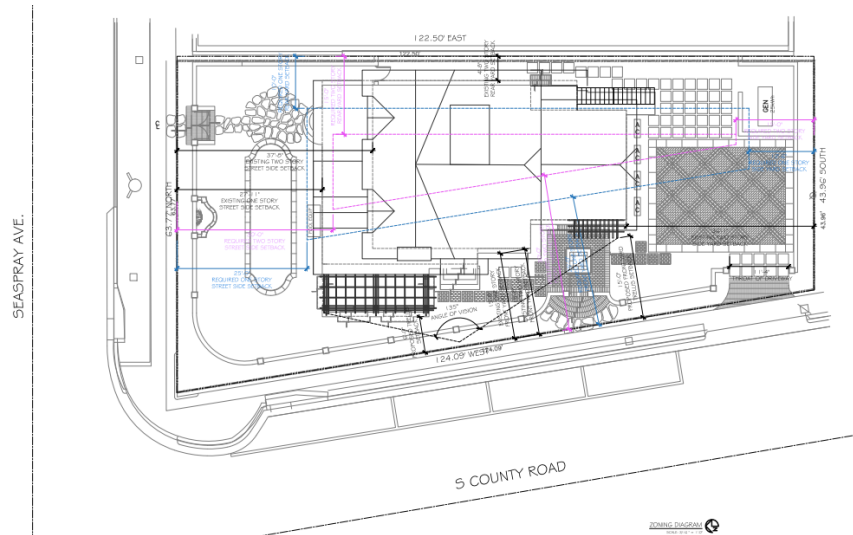
The scope of work includes two (2) new trellises on the west elevation of the structure, fronting South County Road. The trellises are proposed to be constructed of wood and painted white. The design will feature columns with beams and a trellis above. The design and location of the trellises are inspired by historical documentation.



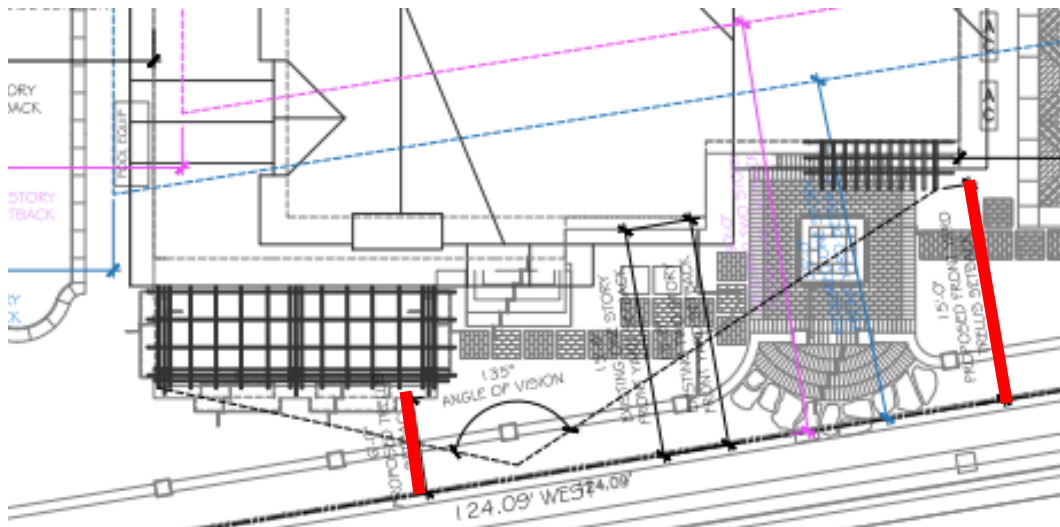
As depicted in the rendering above, the larger trellises will be located north of the main entrance and accessed by French doors that lead to a patio. The smaller trellis will be located south of the main entrance and will be located above a pair of French doors. This smaller trellis originally shielded garage doors. The new trellises will require two (2) variances which are discussed in the next section. In the original photograph, the rafter tails of the larger trellis covering the patio appear to depict a much more elaborate profile than the rafter tails proposed in this application. Staff recommends that the applicant consider a mindful reconstruction with those details.

Variances

The existing residence has a nonconforming front yard setback along South County Road. South County Road is determined to be the “front” because of both the location of the front entry and the address. Due to the structure’s staggered design, certain portions of the west façade encroach more than others. Therefore, the installation of new trellises along the west façade of the structure will require variances since there will be further encroach on the front yard which triggers the need for a setback and angle of vision variance.



The larger trellis, located north of the main entrance, is proposed to have a setback of 6'-0" as measured from the property line along South County Road. Whereas the smaller trellis, south of the main entrance, will have a setback of 15'-0". The main residence has a setback of 14.3' at its furthest projection along the South County Road frontage. In the R-B zoning district, a front yard setback of 25 feet is required per Section 134-893(b)(5)(a).



The property’s front yard is also regulated by the angle of vision. As stated in Section 134-893(b)(6)(d): “No portion of any individual building shall extend beyond a line drawn from the

front property line 50 degrees either side of a line drawn perpendicular or radial to the front yard property line. For lots exceeding the minimum required width, the base angle of vision (50 degrees on either side of the line) shall be increased by two degrees for each ten feet of increased lot width over the minimum up to a maximum additional width of 40 feet in the R-B district.” Furthermore, Section 134-893(b)(6)(e) indicates that the angle of vision should only apply to South County Road for corner lots with frontage along this right-of-way. The existing residence has a non-conforming angle of vision of 114 degrees. The maximum permitted is 104 degrees which accounts for the property’s lot width above the R-B zoning district minimum of 100 feet. The proposed trellises will further increase the angle of vision to 132 degrees. The variance requests are summarized in the table below:

Code Section	Required	Proposed	Variance
Variance #1: Sec. 134-893(b)(5)(a.)	25’ Min Front Yard Setback	6’ – 15’ Proposed Trellis Front Setback	10’-19’
Variance #2: Sec. 134-893(b)(6)(d.)	104° Max Angle of Vision	132° Proposed Angle of Vision	28°

Exterior Alterations

The exterior alterations include roof replacement, window and door replacement, and exterior re-stuccoing. The existing structure has an asphalt shingle roof that is proposed to be replaced with wood cedar shake shingles. The applicant has not provided documentation substantiating that the cedar shakes were an original roofing material for the residence. Therefore, staff recommends that LPC determine the compatibility of the proposed material for the property that is currently “under consideration” to be landmarked.

All existing windows will be replaced with wood aluminum-clad products in white with divided-light patterns that match the original design except for the modifications proposed on the south elevation. On this elevation, a door opening will be eliminated, and window openings will be altered. Staff recommends retaining original openings, although consideration can be given to less visible facades. Likewise, all existing doors will be replaced. New doors with aluminum frames in white are proposed which utilize divided-light patterns to match existing ones. The front arched door will be replicated with a mahogany product. A historic photograph shows that pairs of sash windows on the second floor were separated by a mullion. The existing windows no longer have this mullion. As depicted in the elevations and renderings, this historic detail will be reintroduced.



Pertaining to the exterior re-stuccoing, it must be carefully approached to avoid removing the original appearance and texture. Staff recommends that LPC consider a condition of approval that a small sample area be completed and inspected by the Chair before completing the work (after building permits are issued).

The proposed exterior colors include 'Mountain Air' for the body of the residence, 'Neutral Ground' and 'White Galley' for trim. Other exterior alterations include the removal of the awnings on the north, south, and west façades and stair reconstruction (less than 50% demolition and replacement) on the east façade.

Hardscape and Landscape

The proposed site changes include new perimeter walls and gates, a new pool, a new fountain, a new 38KW generator, and associated enclosure, walkways, and a resurfaced driveway. The proposed hardscape surfaces include unpainted brick, white-painted brick, and coral stone.

The new landscaping will have a variety of trees and palms, including Pigeon Plum, Gumbo Limbo, Mango Trees, Noronhia Tree, Breadfruit Tree, Seagrape Tree, Yellow Tabebuia, Pink Tabebuia, Avocado Tree, Coconut Palms, Silver Saw Palmetto, Travelers Palms, Paurotis Palm, Fishtail Palm, and Chinese Fan Palms.



The plans show a second water feature on the west side of the property, fronting South County Road. Since a final design has not been presented, staff recommends that further details be provided at a separate hearing or reviewed by the Chair through an administrative review application.

At the time of publication of this memorandum, the Public Works Department is still pending. If there are any outstanding issues, they will be verbally communicated at the LPC public hearing.

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 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