



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
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[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ZON-24-0053 (ARC-24-0086) 240 EL DORADO LANE (COMBO)

MEETING: DECEMBER 20, 2024, ARCOM  
JANUARY 15, 2024, TC

**ZON-24-0053 (ARC-24-0086) 240 EL DORADO LANE (COMBO) – SITE PLAN REVIEW AND VARIANCES.** The applicant, Henry and Laura McNamara (B1 Architect) have filed an application requesting Town Council review and approval for a site plan review and two (2) variances, (1) to exceed angle of vision and (2) to encroach into required rear yard setback resulting from significant demolition and additions to a single-family house. The Architectural Commission (ARCOM) shall perform design review of the application.

**ARC-24-0086 (ZON-24-0053) 240 EL DORADO LANE (COMBO).** The applicant, Henry and Laura McNamara (B1 Architect) have filed an application requesting Architectural Commission review and approval for a significant renovation (including greater than 50% demolition) and addition to a single-family house. Town Council shall review the application as it pertains to zoning relief/approval.

Applicant: Henry and Laura McNamara  
Architecture: B1 Architect LLC, Gregory Bonner  
Landscape: Environment Design Group

**HISTORY:**

This existing one-story architecturally indistinguishable home of approximately 2,800 SF was built in 1960 and has had limited modifications over the years. At the December 20, 2024 ARCOM meeting, the Commission approved (5-2 JS, DF) the application for the modifications to the existing residence with changes to be reviewed by the Chairperson. Additionally, the Commission approved (7-0) that the implementation of the proposed variances would not negatively affect the architecture.

**THE PROJECT:**

The applicant has submitted plans, entitled "FINAL SUBMITTAL: 240 EL DORADO LANE" as prepared by **B1 Architect**, dated December 4, 2024.

The following scope of work is proposed:

- Demolition exceeding 50%
- Approximately 1,107 SF addition and architectural modifications.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **Variance 1:** Sec. 134-893(b)(6)(a): angle of vision for one-story buildings is 100°.

- Request to exceed permitted by 23°.
- **Variance 2:** Sec. 134-893(b)(9)(a): The minimum rear yard setback for the first story is ten feet. Request to retain 9' rear yard setback.
- **SITE PLAN REVIEW** to permit the construction of a new single-family dwelling on an existing nonconforming lot in the R-B zoning district with a lot width of 85' in lieu of the 100' required.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE FAMILY
<b>Lot Size</b>	10,480 SF	<b>Lot Width</b>	Existing: 122'
<b>Lot Depth</b>	Existing: 85' Required: 100' <i>Site Plan Review Requested</i>	<b>Angle of Vision</b>	Permitted: 100° Proposed: 123° <i>Variance Requested</i>
<b>Lot Coverage</b>	Permitted: 40% Proposed: 39.18%	<b>Enclosed Square Footage</b>	Existing: 3,006 SF Proposed: 3,890 SF
<b>FEMA Flood Zone</b>	AE-6	<b>Zero Datum</b>	6.0 NAVD
<b>Overall Landscape Open Space</b>	Required: 45% Proposed: 45.9%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 70.5%
Surrounding Properties / Zoning			
<b>North</b>	241 El Dorado Lane   Residence / R-B		
<b>South</b>	8 Windsor Court   Residence / R-B		
<b>East</b>	230 El Dorado Lane   Residence / R-B		
<b>West</b>	250 El Dorado Lane   Residence / R-B		

### STAFF ANALYSIS

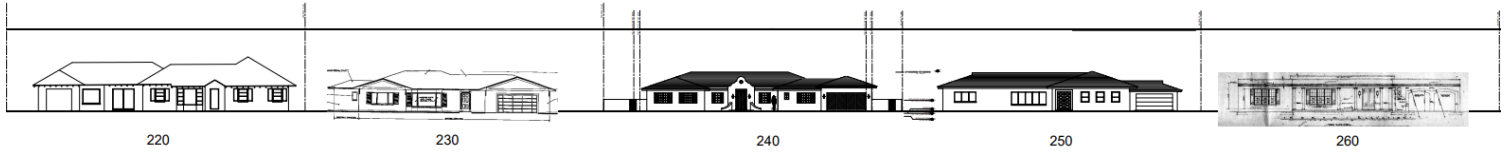
The applicant is proposing modifications to an existing one-story residence with associated hardscape, landscape, and swimming pool on a parcel mid-block on the south side of El Dorado Lane. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires two (2) variances to achieve the application as proposed.

The pediment at the front entry is being removed and a Dutch gable entry is proposed. A two-car garage that is street facing is proposed towards the west side of the home. All houses on this side of the street have front facing garage doors. The doors will be finished in diagonal wood pieces. Additional multi-lite windows with shutters are being added. Other materials include white flat concrete tile, smooth stucco, lime washed oak and bronze lighting.



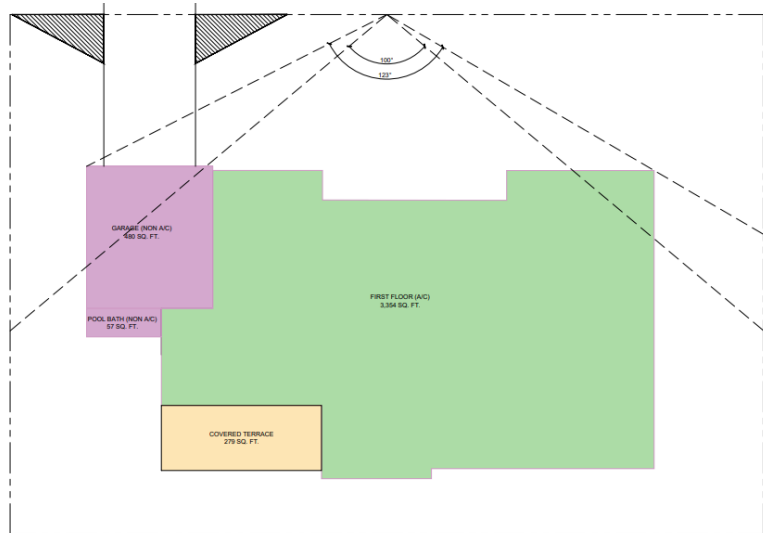
*Existing vs Proposed north elevation*

The modifications enhance the horizontality of the structure and is in keeping with the masing of the other structures on this street.

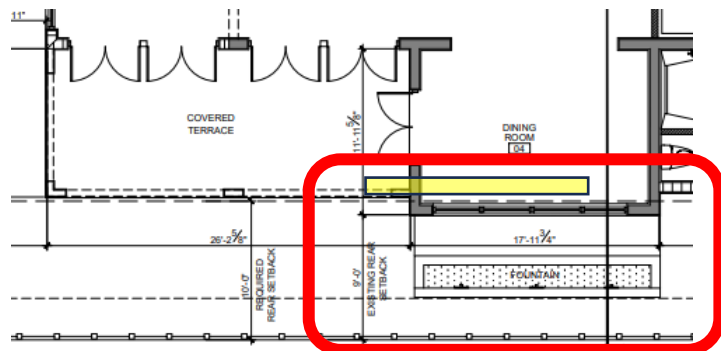


Landscaping includes an increase in front yard landscaping by approximately 20% and open space by almost 1%. Planting materials called out are Seagrape Trees, Green Buttonwood Trees, bougainvillea, Palms and additional shrubs, vines, groundcovers and sod. The design requires two variances as proposed.

**Variance 1** pertains to the proposed angle of vision. This is 123' wide lot that is longer than it is deep. The current house has an angle of vision of 98°, where 100° is permitted and due to the elongation of the structure it will result in a 123° angle of vision. The propsoed structure will be in keeping with the width of the other structures on the street.



**Variance 2** pertains to the rear setback. The current loggia is 9' off the rear (south ) property line. The applicant would like to retain these walls and utilize that space as the dining room. Since more than 50% of demolition is propsoed, they need to revest this rear setback for an approximately 18' run of rear building wall with windows.

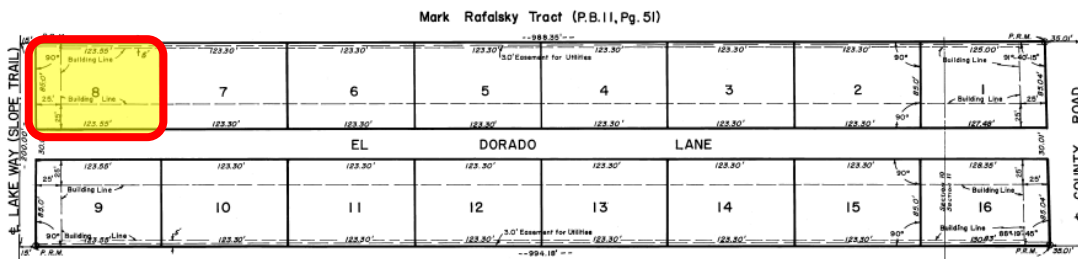


Code Section	Permitted	Proposed	Variance
Variance 1: <a href="#">Sec. 134-893(b)(6)(a).</a>	Max angle of vision for one-story buildings is 100 degrees.	123 degrees	23 degrees
Code Section	Permitted	Proposed	Variance
Variance 2: <a href="#">Sec. 134-893(b)(9)(a).</a>	Min rear yard setback for first story is 10'0"	9'-0"	1'-0"



#### SITE PLAN REVIEW

Site Plan Review is required due to the nonconforming lot width. The parcel is deficient in minimum width (85') for the R-B Zoning district (100'), thus requires Site Plan Review and approval by Town Council. The subject property contains its original geometric configuration and dimensions as it was originally platted in 1959 as Lot 8 within the plat of El Dorado Park Inlet Subdivision.



Staff has no objections to the granting of the Site Plan Review, as the approval would allow the development of site with a new residence on a parcel that is consistent in size with those others on the street in the immediate vicinity and contains the original lot and block configuration as the historical plat.

#### CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **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; and
- (2) for the overall Site Plan Review, as said applications meet the criteria set forth in section 134-329 of the Town Code and finding that approval of the Site Plan will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made concerning items (1) through (11) of section 134-329.