



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Landmarks Preservation Commission

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

SUBJECT: COA-24-0026 184 SUNSET AVE

MEETING: JANUARY 22, 2025, LPC

**COA-24-0026 184 SUNSET AVE.** The applicant, Rafael A. Rodriguez (Studio SR Architecture + Design), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations, landscape, and hardscape modifications generally impacting the courtyard as part of a Historic Preservation Ad Valorem Tax Exemption for the Landmarked property.

Applicant/Professional: Studio SR Architecture + Design | Rafael Rodriguez, Architect  
Nievera Williams Design

**HISTORY:**

The subject property was built in 1924. It was designed by the architect Bruce Kitchell as a Mediterranean Revival apartment building with commercial storefronts. In 1996, the property was landmarked. As stated in the designation report *"The Biltmore Apartments, also known as Mizner Court, is a three story Mediterranean Revival style building located at 184 Sunset Avenue. Architect Bruce Kitchell designed the hollow clay tile and frame apartment/commercial complex in 1924. The style is derived from a combination of architectural features commonly found in those countries and cultures that border the Mediterranean Sea, primarily, Italy, Spain, and Northern Africa."*

In 2023, a Certificate of Appropriates (COA-23-016) was approved by LPC for window, door, and storefront replacement, courtyard landscape and hardscape improvements, installation of air conditioning condensing units on the rooftop with screening, and interior renovations. As specified in the Development Order Condition of Approval: *"1. The proposed rooftop mechanical screening walls, courtyard paver design, and entry gate shall be revised per Commission comments and resubmitted as part of a Staff Level Application for final review."* Administrative review applications (L-23-00788 and L-23-00806) were approved to satisfy the Condition of Approval.

A concurrent pre-construction Historic Preservation Tax Abatement application was also approved by LPC.

**THE PROJECT:**

The applicant has submitted plans, entitled “RENOVATIONS TO: THE HISTORIC BUILDING LOCATED AT 184 Sunset Avenue, Palm Beach, FL 33480”, as prepared by **Studio SR Architecture + Design** and **Nievera Williams Design**, received by the Town on January 3, 2025.

The following is the scope of work for the Project:

- Exterior color change.
- Roof replacement.
- Landscape and hardscape modifications generally impacting the courtyard.
- Removal of the storefront replacement from the scope of work.

Site Data			
Zoning District	C-TS	Future Land Use	COMMERCIAL
Designation	04/09/1996	Architect	Bruce Kitchell
Lot Area	6,871 SF	Year of Construction	1924
Landscape Open Space	Required: 25.0% (1,717.75 SF)	Existing: 7.97% (548 SF)	Proposed: 8.80% (605 SF)
Surrounding Properties / Zoning			
North	139 North County Road / C-TS		
South	105 North County Road / C-TS		
West	180 Sunset Avenue / C-TS		
East	212 Sunset Avenue / R-C		

**STAFF ANALYSIS**

The application is seeking a Certificate of Appropriateness exterior alterations (exterior color change and roof replacement), landscape, and hardscape modifications generally impacting the courtyard. These modifications are a proposed amendment to the existing Ad Valorem application.

**Exterior Alterations**

The following exterior color scheme is proposed:

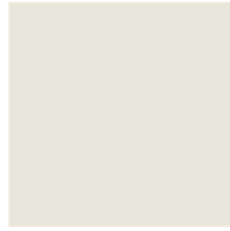




PT-03:  
SW 7020: Sherman Williams Black Fox  
Located Throughout all gutters, balconies,  
and under the roof line.



PT-05:  
2173-10: Benjamin Moore Earthly Russet  
Located Throughout all 2nd and 3rd floor  
landing and stairs.



PT-01:  
OC-18 Benjamin Moore Dove Wing  
Located throughout all exterior including  
trim, window trim and columns.



PT-02:  
HC-164: Benjamin Moore Puritan Gray  
Located on all doors.



PT-06:  
Roof Mechanical Equipment:  
Color: OC-18 Benjamin Moore Dove Wing



PT-07:  
New Vera Barrel tile roof  
Color Variation: Standard Red & Ohio Red



PT-04:  
All railings and gates to be redone in  
traditional wrought iron black.

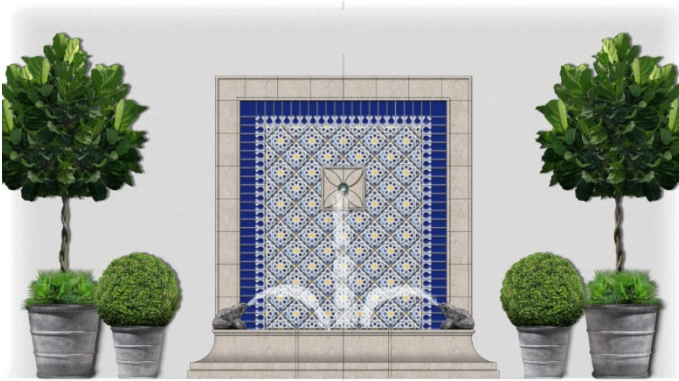
The existing barrel tiles will be replaced with new Vera barrel tiles.

### **Courtyard Alterations**

The approved courtyard improvements are being revised to:

- Update the hardscape to concrete tile pavers.
- Omit the front gate and piers.
- Omit the arched topiary above the front gate.
- Change the freestanding fountain to a wall fountain.
- Add new exterior light fixtures.
- Landscaping with Alexander Palms, Green Island Ficus, Fiddle Lead Fig, Gardenia, and Green Buttonwood.





HARDSCAPE MATERIAL -  
ARTILLO 12"x12" CONCRETE TILE



IZAPAN WALL LIGHT M,  
LUMART, ANTIQUE BRASS FINISH



FOUNTAIN TILE

BEAUMOUNT MEDIUM OUTDOOR LIGHT,  
SH STUDIO, BLACK RUST FINISH



The proposed revisions are generally compatible with the architectural style of the building. The previously approved storefront system improvements were a positive aspect of the project that replicated the historic appearance of the storefronts, which is now being removed from the scope of work.

**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) motion 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.
- (2) for the scope of improvements to be included in a Historic Preservation Tax Exemption in accordance with [Sec. 54-198](#) and [Sec. 54-199](#), subject to any imposed conditions.

WRB: FHM: ALF