



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

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

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

MEETING: FEBRUARY 19, 2025, LPC
MARCH 5, 2025, TC

HSB-24-0005 (ZON-24-0035) 854 SOUTH COUNTY ROAD (COMBO). The applicant, Dustin Mizell with Environmental Design Group on behalf of owner 854 SO COUNTY RD LLC, 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 854 SO COUNTY RD LLC, 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: 854 SO COUNTY RD LLC

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 Estate 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 additional deferrals to address the design and base flood elevation requirements.

The new flood maps became effective December 20, 2024. The subject property was impacted with a one (1) foot increase in the required base flood elevation in the area of the property where the guest house is proposed.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED POOL HOUSE & GAZEBO 854 S. COUNTY ROAD", as prepared by **The Benedict Bullock Group, PA**, received by the Town on January 31, 2025 and February 10, 2025.

The following is the scope of work for the Project as part of this hearing:

- Construction of a guest/pool accessory structure.
- Construction of a gazebo.
- Landscape and hardscape modifications (Previously Approved).

Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Designation	2021	Architect/Builder:	Major
Lot Area	87,571.86 SF	Year of Construction	1936
Flood Zone	AE-7	Required Finished Floor	8' NAVD
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	25.0% (21,892.96 SF)	9.1% (7,965 SF)	11.3% (9,870 SF)
Building Height	25'-0"	N/A	10'-0" Accessory Structure
Overall Building Height	35'-0"	N/A	19'-5" Accessory Structure
Number of Stories	2	N/A	1 Accessory Structure
Landscape Open Space (LOS)	50.0% (43,785.93 SF)	63.7% (55,776.5 SF)	52% (45,530 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

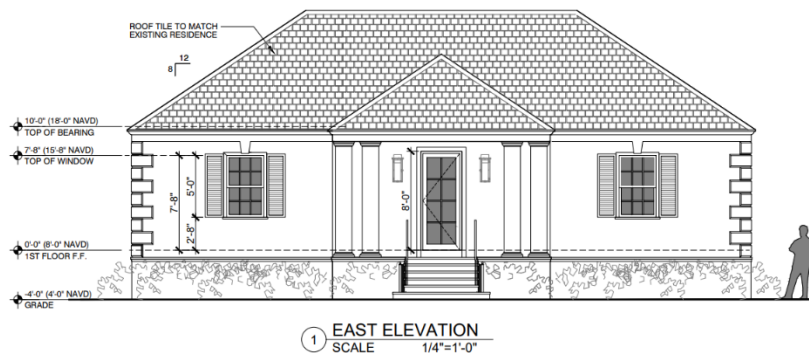
aluminum railings; stucco columns; and stucco pilasters. The fenestration will consist of mahogany sash windows; a glazed front door; and rear sliding glass doors with divided-light patterns. The windows and doors will be painted white.

Previous Proposed Design



Current Proposed Design

The current proposal revises the accessory structure's massing, roof design, and front entry. The guest house's length and width were reduced. The roof was redesigned with a main hip roof at an 8/12 pitch, running north to south, and two (2) projecting hip roofs on the east and west sides of the structure. On the east elevation, the front entry has been revised to a single-glazed door accentuated by a pair of pilasters on each side. The number of steps increased due to the higher finished floor elevation of 8 feet and the width was narrowed. The overall height has increased by approximately 1'-9". Based on the Commissioner's comments, 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.



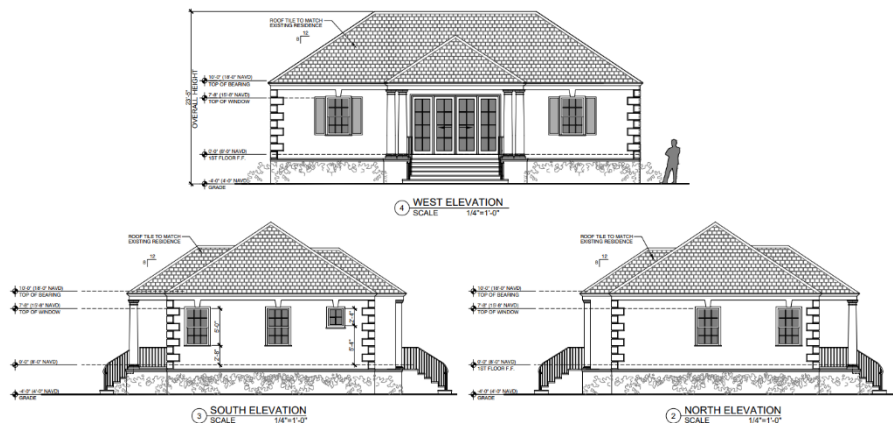


Main Residence

Previous Proposed Design



Current Proposed Design

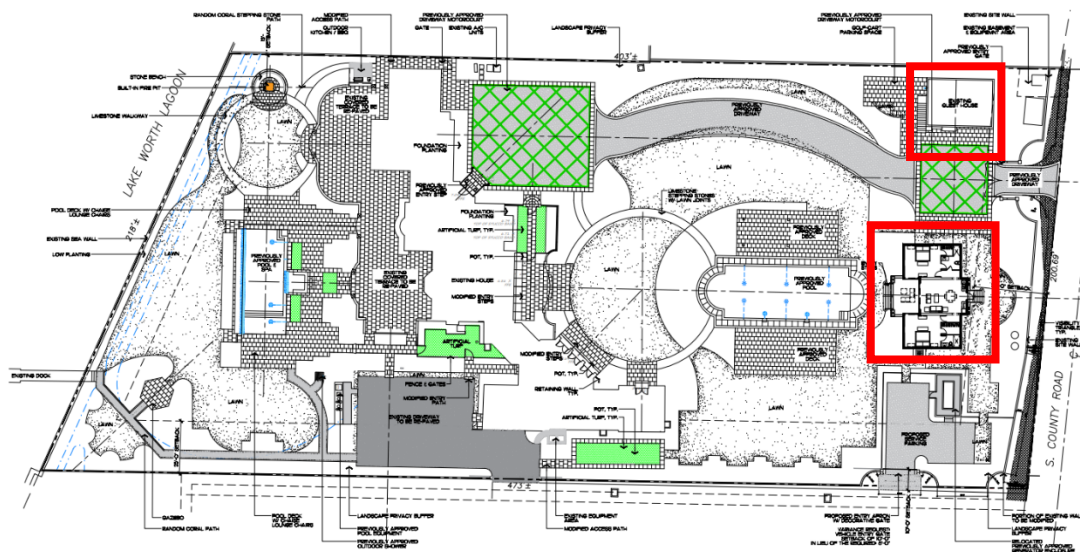


On the west elevation, divided-light patterns were added to the sliding glass doors. The columns were reconfigured as pairs on each side of the doors. The size and proportions of the windows were changed to be consistent with the other elevations. The railing design was simplified.

Variance

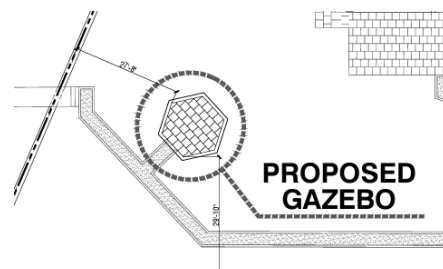
Since the property already contains a guest house. An additional guest/pool house with bedrooms and bathrooms will require a variance from Section 134-841(b)(5): *“Nothing contained in this section shall prohibit the construction of an enclosed accessory building containing bedrooms with bath facilities 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

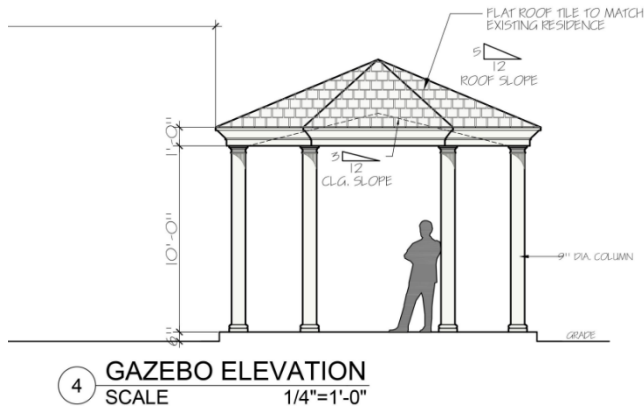


Site Plan: Existing and Proposed Guest House Highlighted

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.

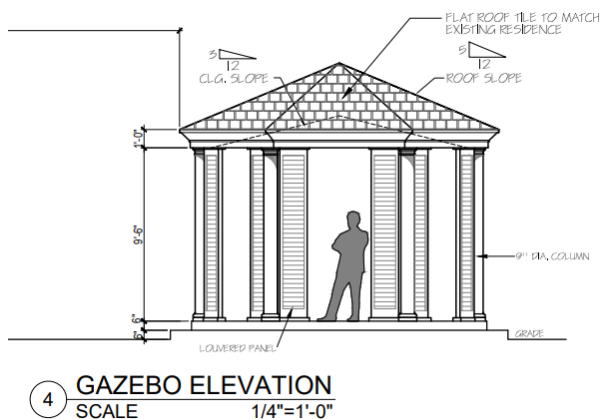


Previous Proposed Design



Current Proposed Design

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



CONCLUSION:

As an 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 variance **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