



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING & BUILDING DEPARTMENT
RE: NOTICE TO PROCEED (NTP)

Project Number: **COA-23-038 (ZON-23-106)**
Project Address: **318 AUSTRALIAN AVENUE**
PZ&B Staff Lead: **Jordan Hodges | Design & Preservation Planner**
JHodges@TownofPalmBeach.com
Notice to Proceed Issued: **10/02/23**
Cert. of Mailing Due: **10/06/23**
Final Drop Off Due: **10/12/23**
Meeting Date: **11/17/23 LPC**
12/13/23 Town Council

NEXT STEP: Final Drop Off

Any outstanding comments are to be addressed at hearing or time of permitting.

- Deliver (2) sets of 11X17 Final Plans with updated LOI and updated electronic copy (disc or drive) to Town Hall by Final Drop-Off Date provided above. Electronic copy files shall not exceed 25MB. If necessary, separate plan files into Architecture, Landscape, Civil, etc.
- Electronic Presentation File shall be submitted by 2 PM the Friday before the meeting.

APPLICANT NOTICE UPDATE: Certificate of Mailing

The completed Certificate of Mailing, postmarked by the USPS, shall be submitted to staff via email to DEVREV@TownofPalmBeach.com by 10/06/2023. Failure to submit the completed Certificate of Mailing will result in the removal of your project from the scheduled hearing date agenda.

FINAL NOTICE:

COA-23-038 (ZON-23-106) 318 AUSTRALIAN AVE – FLOODPLAIN VARIANCE (COMBO). The applicant, Combinat, LLC (Rep. Timothy Hanlon), has filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness and a Historic Preservation Tax Abatement for modifications to a residence and guest house currently Under Consideration for Landmark designation, including window, door and roof replacement, the demolition of a rear porch and construction of an enclosed rear addition and pergola, and sitewide landscape and hardscape improvements requiring a variance from the Floodplain requirements of Chapter 50, Floods to construct an addition and to maintain the existing buildings and mechanical equipment at a finished floor elevation below current FEMA requirements, and a variance to exceed allowable lot coverage. Town Council shall review the application as it pertains to the zoning relief/approval.

ZON-23-106 (COA-23-038) 318 AUSTRALIAN AVE. (COMBO) – VARIANCES. The applicant, Combinat, LLC (Rep. Timothy Hanlon), has filed an application requesting Town Council review and approval for (1) Variance to exceed the maximum allowable lot coverage for the construction of a rear enclosed addition and pergola to an existing one-story landmarked structure. The Landmarks Preservation Commission shall conduct the design review portion of the application and shall decide on the floodplain variance and Historic Preservation Tax Abatement.

1. APPLICATION

- a. Checklist C, Letter of Intent: Revise for final variance requests.
- b. Submit a completed [Historic Preservation Property Tax Exemption Application](#) asap for review prior to the hearing date. Consult with Murphy Stillings LLC. Contact information provided in

the following Historic Preservation comments section.

- c. This application is predicated on the status of Historic Landmark being conveyed upon it by the Town Council.

2. ARCHITECTURAL PRESENTATION

- a. NOTE: landscape open space % to comply with LOS requirements.
- b. Checklist D1, Cover Sheet: Include final variance requests.
- c. Checklist D7, ToPB Zoning Legend:
- 1) Revise Lot Coverage. Required/Allowed is 30%, 1,725 SF. (not eligible for 3% bonus).
- d. Checklist G1, Zoning Diagrams: Lot Coverage Diagram:
- 1) Revise chart: Required/Allowed is 30%, 1,725 SF. (not eligible for 3% bonus).
- e. Checklist G2, Demolition Plans:
- 1) Sheets A-004/ A-004A: Excellent graphic representation. Demo of south façade <50%. Property retains existing non-conformities.

3. LANDSCAPE

- a. Revised Landscape Plans compliant with Native requirements.

| COA-23-038 (ZON-23-106) 318 Australian Avenue - Complies | | | |
|---|-------|---------------|---------------------|
| | | | |
| | Total | Total Natives | Percentage Provided |
| Trees | 12 | 12 | 100% |
| Shrubs & Vines | 345 | 308 | 89% |
| GC | 294 | 294 | 100% |
| Note: There are existing Ficus hedges on the plan shown on the east and west property line, but on the neighbor's property. | | | |

- b. Checklist I3, Landscape Elevations: Provide elevations at property lines at Final Drop.
- c. Checklist I6, Landscape Renderings: Provide at Final Drop.

4. ZONING

- a. **Variance 1:** [Sec. 50-114](#) A variance is authorized for the improvements to and rehabilitation of this historic building that is determined eligible for the exception of the flood resistant construction requirements of the Florida Building Code, Existing Buildings, Chapter 12 Historic Buildings, as the proposed improvements will not preclude the building's continued designation as a Historic building due to a substantial improvement through the construction of an addition and remodeling of the residence with a finished floor of 2.9' NAVD, a guest house with a finished floor of 3.14' NAVD, and mechanical equipment in lieu of the required 7' NAVD (To be acted upon by the Landmarks Preservation Commission).
- b. **Variance 2:** [Sec. 134-948\(9\)\(a\)](#) A variance to permit lot coverage at 35.6% in lieu of the 34.3% existing and the 30% maximum permitted.

5. HISTORIC PRESERVATION

Comments by Murphy-Stillings, LLC. | Janet@MurphyStillings.com | Emily@MurphyStillings.com

*First Submittal Comments remain for record. Second Submittal not reviewed by Murphy-Stillings. Please reach out independently for any additional comments.

- a. The subject property is currently under consideration for landmark designation. Our research on the property shows that the structure was built in 1918 rather than the 1925 date noted in the LOI of the submittal.
- b. The proposed changes to the front porch are not in keeping with the historic design of the structure and should be restudied. While the front porch was previously enclosed, changing

- the porch's entrance from the side to the front is not appropriate. The porch should continue to retain the home's history and read as an open porch that has been enclosed and done in such a manner that the home's original history is evident.
- c. The proposal to change the fascia design for both the house and the accessory structure to the one shown in the catalog photo included in the application should be reconsidered. It would be appropriate to reintroduce the fascia design that the home originally had, as shown in the 1976 drawing included in the application. The original fascia design is still located on the accessory structure.
 - d. The alterations and addition to the rear of the structure are compatible and complementary to the historic design.
 - e. Please provide additional information on what portions of the roof system are to be replaced, are the trusses being removed/replaced, etc.
 - f. The wood siding of the structure should be repaired rather than replaced if possible. If portions of the siding must be replaced it should be replaced with wood siding to match the original.
 - g. Please provide additional information on the proposed windows and doors to be installed (manufacturer, model, materials, etc.).

6. PUBLIC WORKS

Comments by Craig Hauschild, P.E., CFM | 561.227.7042 | CHauschild@TownofPalmBeach.com

**First Submittal Comments remain for record. Second Submittal not reviewed by Public Works.*

- a. Town Wide Undergrounding in Phase 5 South is under construction.
- b. Existing Conditions Plan: Show existing on-street parking and any improvements (signage, hydrants, streetlights, equipment, etc.) in the rights-of-way. In cases where there are existing parking stalls striped on the street, a full understanding that the proposed development has on the right-of-way will need to be vetted. Exiting driveway apron at proposed walkway (former western driveway) needs to be removed. An additional parking stall in front of the site can be stripped.
- c. Construction Screening Plan does not show construction screen, but just a silt fence, Sheet A-014. Height of perimeter 90% opaque screening needs to be sufficient to shield adjacent residents from construction, including ones across the street. (Suggested heights 6- to 8-foot for one-story, 16- to 18-foot for two-story). Heights are subjective to one's line of sight and cannot be within a safe sight triangle.
- d. Truck Logistic route shown. Schedule required. Be cognizant of season when use of the right-of-way is limited / restricted. Depict any proposed uses / work from the road rights-of-way. (i.e., cranes setting trusses if not accommodated on site). Clearly depict the proposed size of trucks needed for construction, and any use of the road rights of way, including deliveries. 30-foot max length preferred.
- e. Paving and Grading Plan required. Gruber Engineering.
- f. Letter from Stormwater Civil Engineer coordinating location of improvements with Landscape.
- g. Work in rear easement is PROHIBITED without consent from the utility providers and a signed agreement. The Town has a Sanitary Sewer Main in the rear easement, which will restrict the planting of large vegetation and the construction of a site wall.