



**TOWN OF PALM BEACH**  
 Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
 PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-0014 599 S COUNTY RD

MEETING: JUNE 26, 2024 ARCOM

**ARC-24-0014 599 S COUNTY RD.** The applicant, SAS Realty Enterprises, LLC (Greg Simonian, President), has filed an application requesting Architectural Commission review and approval for modifications to the design of a previously approved new single-family residence.

Applicants: SAS Realty Enterprises, LLC (Greg Simonian, President)  
 Architecture: Portuondo Perotti Architects (Raul Lima)

**HISTORY:**

At the August 23, 2023 ARCOM hearing, the application (ARC-23-039) was approved for a new two-story residence with associated landscape and hardscape improvements. Conditions of approval included lowering the roof pitch to eliminate the need for a variance, a change of roofing material to a Roman tile, a simplified motor court paving design, and that the design of the front vehicular gates shall return to ARCOM for approval.

**THE PROJECT:**

The applicant has submitted plans, entitled "599 S. COUNTY RESIDENCE" as prepared **Portuondo Perotti Architects**, date uploaded and submitted to the Town, May 07, 2024.

The following scope of work is proposed:

- Modifications to the previously approved design of a new two-story residence.
- Approval of driveway gate design.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Required: 10,000 SF Existing: 18,000 SF	<b>Crown of Road</b>	6.56' NAVD
<b>Lot Width</b>	128'	<b>Lot Depth</b>	140'
<b>Lot Coverage</b>	Permitted: 30% Approved: 27%	<b>Enclosed Square Footage</b>	7396.32
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.92 (70,560 CF) Approved: 3.89 (70,026.94 CF)	<b>Angle of Vision</b>	Permitted: 105° Proposed: 105°
<b>Building Height</b>	Permitted: 22' – 0" Proposed: 19' – 2"	<b>Overall Building Height</b>	Permitted: 30' Proposed: 29' – 4"

<b>Finished Floor Elevation</b>	10' NAVD	<b>FEMA Flood Zone</b>	ZONE X
<b>Maximum Fill</b>	0' (zero)	<b>Zero Datum</b>	8.06' NAVD
<b>Overall Landscape Open Space</b>	Required: 45% Approved: 48.61%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 45%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	598 S County Rd   Residence / R-B		
<b>South</b>	127 El Bravo Way   Vacant / R-B		
<b>East</b>	86 Middle Rd   Residence (Under Construction) / R-B		
<b>West</b>	201 El Bravo Way, Island Rd ROW, 500 S County Rd (The Everglades Club)   Residence / R-A, Public Right-of-Way, Private Club / R-A		

**STAFF ANALYSIS**

The applicant is proposing revisions to a previously approved new two-story residence with final hardscape, landscape and swimming pool.. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code as proposed.



01 CURRENTLY PROPOSED FRONT ELEVATION - WEST

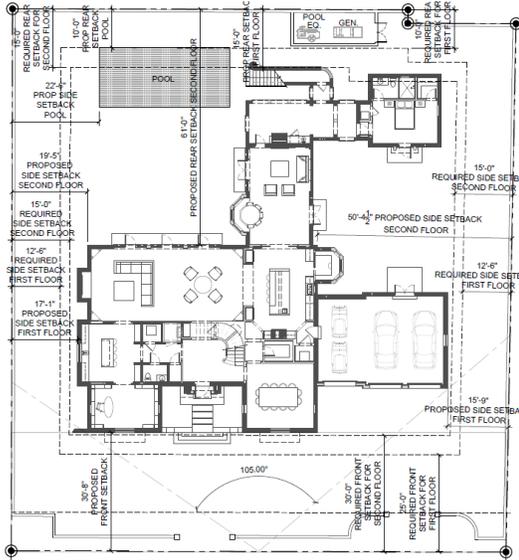


01 PREVIOUSLY PROPOSED FRONT ELEVATION - WEST

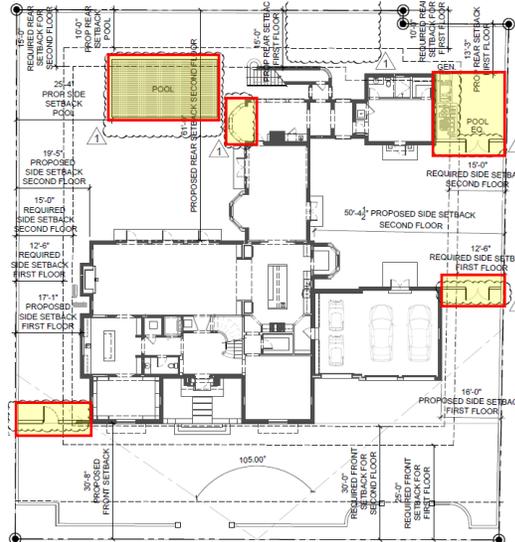
The property is located on S County Rd at the intersection of the terminus of Island Drive. The parcel is currently vacant.

Several changes are proposed to the previously approved residence, however, the site planning and layout remain largely the same as previously approved.

As it pertains to the site plan, the swimming pool is being shifted south further from the property line, mechanical equipment is being relocated from the east rear yard setback to the south side of the attached cabana/guest quarters, and new interior site walls and pedestrian gates are proposed to provide separation between the front and rear yards. An octagonal projection is proposed at the unenclosed loggia to provide symmetry.

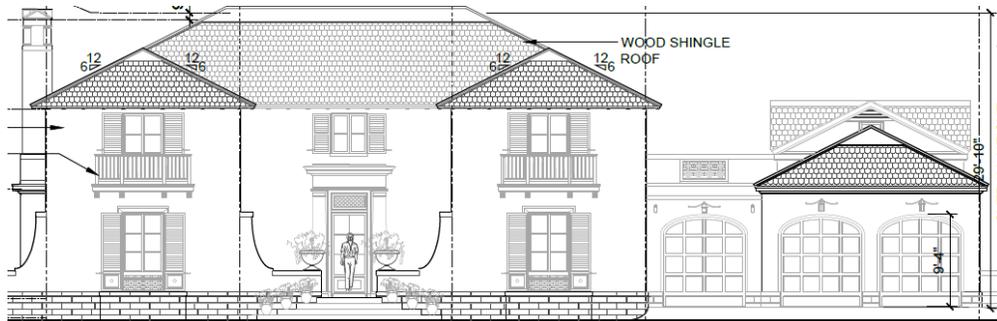


Previously approved site plan.

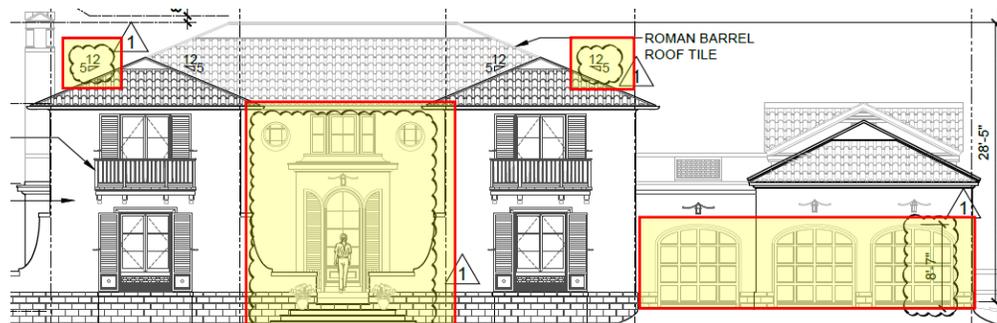


Proposed site plan.

As it pertains to the front west elevation, the entry feature is proposed to be redesigned to an arched entry with shutters with additional windows at the second floor. The height of the garage and garage doors are reduced by 1.25' and the elevations show the lowered roof pitch as required by the development order for the original application.



Previously approved west front elevation.

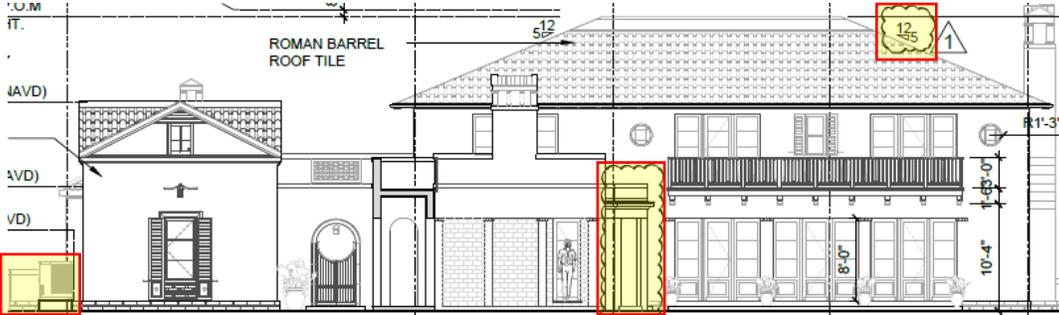


Proposed west front elevation.

At the east rear elevation, the only change that can be observed is the addition of the projecting octagonal feature at the rear loggia and the relocated equipment.



*Previously approved east rear elevation (section)*

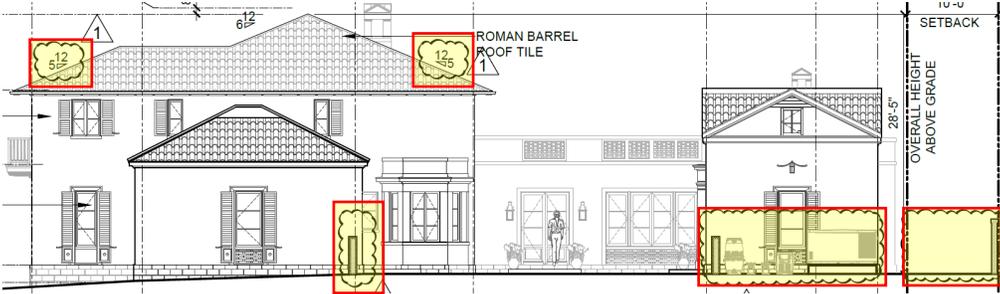


*Proposed east rear elevation (section)*

On the south elevation, the only changes that can be observed are relocation of mechanical equipment and site wall additions.

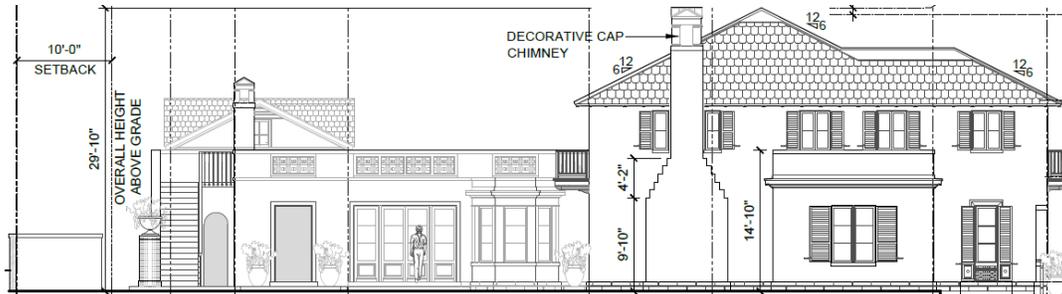


*Previously approved south side elevation.*

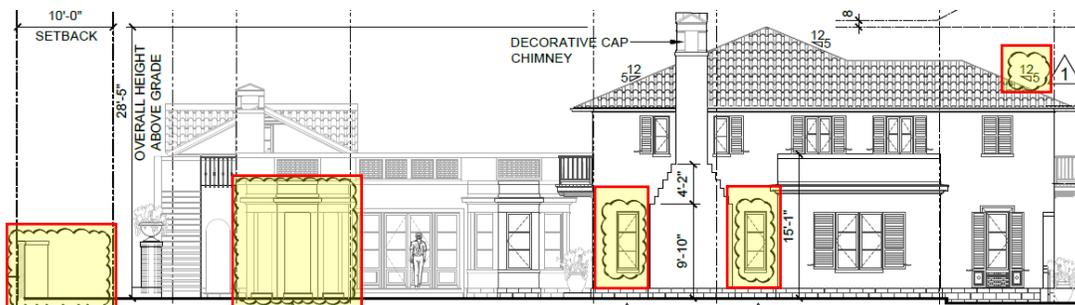


*Proposed south side elevation.*

On the north side elevation, the new octagonal projection is most prominent. Additionally, two casement windows are proposed to flank the chimney at the main massing of the structure. It is not reflected in the applicant's elevation, however, the site plan indicates that a new wall and gate are proposed perpendicular to the north property line at the main part of the house.

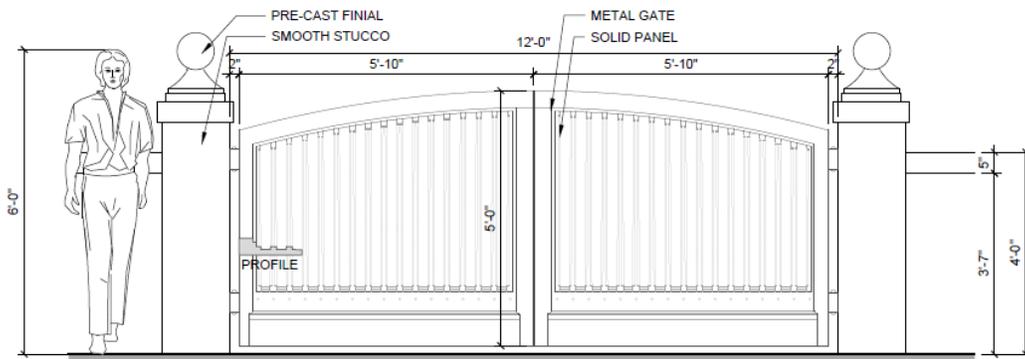


*Previously approved north side elevation.*



*Proposed north side elevation.*

In addition to the changes from the previous ARCOM approval, the applicant was also required to return to the commission for approval of the vehicular gates, which is included as part of this application.



*Proposed vehicular gate design.*

**CONCLUSION:**

Approval of the project will require one (1) motion to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.