



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5430 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**PLANNING, ZONING, & BUILDING DEPARTMENT**  
**PZ&B Staff Memorandum: Architectural Commission**

**TO:** ARCOM Chairperson and Members  
**FROM:** Wayne Bergman, MCP, LEED-AP  
Director PZ&B  
**SUBJECT:** ARC-21-101 425 CHILEAN AVE  
**MEETING:** April 27, 2022

**ARC-21-101 425 CHILEAN AVE.** The applicant, Loraine Charman, has filed an application requesting Architectural Commission approval for the modification of a previously approved landscape plan to include the removal of two trees to be replaced with hedge material.

Applicant: Loraine Charman  
Professional: Dustin Mizell/ Environment Design Group  
Representative: Tim Hanlon

**HISTORY:**

- ARCOM December 28, 2016 – Approved for the demolition of the existing structure and the construction of a new two-story residence in the French Neoclassical style with a one-story 2 car garage, pursuant to B-062-2016, with the caveat that the two center trees at the front entrance be removed, that the sculpture is not placed in the location shown on the plan and that there is height added in the northeast corner hedge.
- November 2019 – Staff Application A-19-00750 was approved for landscape changes.

This item was originally presented at the December 17, 2021 ARCOM meeting. After considerable discussion regarding the project, the project was deferred to the January 26, 2022 meeting. At the January 26, 2022 meeting, the item was continued to the February 23, 2022 ARCOM meeting. At the March 23, 2022 meeting, the applicant made a brief presentation to the Commission and the matter was continued to the April 27, 2022 ARCOM meeting.

**THE PROJECT:**

The applicant has submitted plans, entitled "425 Chilean Avenue", as prepared by **Environment Design Group**, dated 03/31/2022.

The following scope of work is proposed for the property:

- Installation of a Podocarpus hedge to screen existing parking in front of property (southwest corner).
- Existing Bougainvillea to be trained to surround garage door openings.

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Site Data			
Zoning District	R-C	Lot Size (sq ft)	15,000 SF
Future Land Use	MULTI-FAMILY	Total Building Size (sq ft)	3,741 SF
C-O-R	4.7 NAVD	Flood Zone	AE-6
Project			
	Required/Allowed	Existing	Proposed
Lot Coverage	30% (4,500 SF)	24.9% (3,741 SF)	N/C
Landscape Open Space (LOS)	45%	49% (7,353 SF)	N/C
Native Plant Species %	25%	Not Provided	N/C

\*If value is not applicable, N/A

\*If value is not changing, N/C

Surrounding Properties / Zoning	
North	1971 Three-story Multifamily residence
South	1980 Seven-story Condominium
East	1984 Two-story residence
West	2002 Two-story residence

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### **STAFF ANALYSIS**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. The applicant has presented a plan depicting proposed modifications to a previously approved ARCOM Major project. Proposed changes include a change to the previously approved landscape plan. This application is remedying an active code enforcement case on the property since the existing landscape conditions do not match the plans approved by ARCOM. The proposal was submitted to the Town as a Staff Level Review Application, but was denied. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code.