



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

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-22-244 (ZON-23-004) 422 AUSTRALIAN AVE (COMBO)

MEETING: MARCH 29, 2023

ARC-22-244 (ZON-23-004) 422 AUSTRALIAN AVE (COMBO). The applicant, 422 Development Group LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new a two-story residence on a lot deficient in lot width and lot area in the R-C zoning district requiring (3) variances. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: 422 Development Group LLC
Professional: SKA Architect + Planner, Pat Seagraves
Representative: Timothy Hanlon

THE PROJECT:

The applicant has submitted plans, entitled " 442 Australian Ave", as prepared by **SKA Architect + Planner**, dated March 06, 2023.

The following is the scope of work:

- Construction of a new two-story residence requiring variances
- Site wide landscape and hardscape improvements

The following Special Exceptions, Site Plan review and/or Variances were reviewed and supported at the February 22, 2023 ARCOM meeting:

- **VARIANCE 1:** Section 134-948(1): Variance to permit construction of a new residence on a R-C Zoned lot with an area of 6,250 sq. ft. in lieu of 10,000 sq. ft. minimum required.
- **VARIANCE 2:** Section 134-948(2): Variance to permit construction of a new residence on a R-C Zoned lot with a width of 50' in lieu of 75' required.
- **VARIANCE 3:** Section 134-1669: Variance for an east side-yard wall height of 9.5' in lieu of the 7' height maximum allowed as measured from lowest grade.

Site Data			
Zoning District	R-C	Lot Size	6,250 SF Required 10,000 SF <i>Variance required</i>

Future Land Use	MULTI FAMILY	Lot Width	50' Required 75' <i>Variance required</i>
Overall Height	Permitted: 31.5' Proposed: 27.5'	Lot Coverage	Permitted: 30% Proposed 29.88% (1,868 SF)
Crown of Road (COR)	1.92' NAVD	Finished Floor Elevation	7' NAVD
Max Fill	2.54' 7' - 1.92' = 5.08 / 2	FEMA Zone	AE 6
Landscape Open Space	Required: 45% Proposed: 45.03% (2,815 SF)	Perimeter Open Space	Required: 50% Proposed: 75.2% (2,331 SF)
Surrounding Properties			
North	1974 Three-story condominium		
South	1984 Two-story residence		
East	1935 Two-story residence		
West	2016 Two-story residence		

STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Code Sec. 18-205 have been met.

At the February 22, 2023 ARCOM meeting, the project design was approved with the condition that certain elements (color comes back, resize first floor windows, lighting, simplified band, awning refinements, and options for fountain) return to the Commission for review at the 03/29/23 ARCOM meeting. Additionally, a motion was approved that the variances were supported and that they would not cause negative impact to the architecture.

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria.

WRB:JGM:JRH:JHD