



**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-22-187 (ZON-22-129) 441 AUSTRALIAN AVE (COMBO)

MEETING: MARCH 29, 2023

**ARC-22-187 (ZON-22-129) 441 AUSTRALIAN AVE (COMBO).** The applicant, John and Ginny Collett, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements, with variances required on a lot deficient in lot width and lot area in the R-C zoning district ~~and including variance from landscape open space requirements~~. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

**ZON-22-129 (ARC-22-187) 441 AUSTRALIAN AVE (COMBO)—VARIANCES.** The applicant, John and Ginny Collett, has filed an application requesting town council review and approval for development of a new two-story single-family structure, requiring variances for (1) developing a lot deficient in area in the RC zoning district, (2) developing a lot deficient in width in the RC zoning district, ~~and (3) to reduce the required front yard landscaped open space~~, in conjunction with the construction of a new two-story residence. The Architectural Commission will perform design review of the application.

Applicant: John and Ginny Collett  
Professional: McAlpine Tankersley Architecture, PC (Lida Sease)  
Representative: Lida Sease

**HISTORY:**

The application was originally heard at the December 2022 ARCOM meeting and deferred to the February 2023 agenda by the Commission. At the December 2022 meeting, the applicant presented a Moderne style design with art deco influences consisting of a two-story entry cabana and guest room separated by a courtyard from a two-story main house behind it. The design was met with some mixed reviews, with some commissioners feeling the siting and style wasn't appropriate and others who felt it to be very compatible with some small modifications, commending the unique architectural design. A motion to approve as presented and a motion to approve with conditions both failed. The Commission deferred the project with direction for the applicant to restudy the size of the front building, the siding, and the front door.

The project returned to the February 2023 meeting and was approved 5-2 and the associated variances were approved 6-1. It was decided that landscaping plans would be deferred to the March 2023 meeting.

**THE PROJECT:**

The applicant has submitted plans, entitled "A proposed new home for 441 Australian Ave", as prepared by **McAlpine Tankersley Architecture, PC**, dated March 9, 2023.

The following is the scope of work:

- New driveway and parking, landscape and hardscape.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project and shall be reviewed by the Town Council and were approved by ARCOM on February 22, 2023.

- **VARIANCE 1:** Sec. 134-948(1)a. & Sec. 134-446(b): A variance to develop a residence on a lot with a lot area of 7,000 sq ft where 10,000 sq ft minimum is required in the R-C Zoning District.
- **VARIANCE 2:** Sec. 134-948(2)a. & Sec. 134-446(b): A variance to develop a single-family residence on a lot with a width of 50 ft where 75 ft in width minimum is required in the R-C Zoning District.

**STAFF ANALYSIS:**

Zoning

Below is a summary of the subject application with regards to Zoning Code compliance and Variance and/or Special Exception requests:

Site Data			
<b>Zoning District</b>	R-C	<b>Future Land Use</b>	MULTI FAMILY
<b>Lot Size (SF)</b>	Required: 10,000 Sq. Ft. Existing: 7,000 Sq. Ft. <i>Variance required</i>	<b>Crown of Road</b>	1.77' NAVD
<b>Lot Depth</b>	Required: 100' Existing: 140'	<b>Lot Width</b>	Required: 75' Existing: 50' <i>Variance required</i>
<b>Rear Yard Setback</b>	Required: 15' Proposed: 15'	<b>Front Yard Setback</b>	Required: 25' Proposed: 25'
<b>Building Height</b>	Max. Permitted: 23.5' Proposed: 19.15'	<b>Overall Building Height</b>	Max. Permitted: 26.5' Proposed: 23.48'
<b>Finished Floor Elevation</b>	7.25' NAVD (main) 6.5' NAVD (front cabana)	<b>Zero Datum for Point of Measurement</b>	7' NAVD

<b>FEMA Flood Zone</b>	AE-6	<b>Base Flood Elevation</b>	6' NAVD (+1' Freeboard)
<b>Lot Coverage</b>	Permitted: 30% (2,100 SF) Existing: 18.5% (1,305 SF) Proposed 29.9% (2,099 SF)	<b>Angle of Vision</b>	Max. Permitted: 100° Proposed: 100°
<b>Max Fill</b>	2.74 $7.25 - 1.77 = 5.48 / 2$	<b>Enclosed Square Footage</b>	3,850 Sq. Ft.
<b>Native Planting</b>	Complies	<b>Landscape Open Space (LOS)</b>	Required: 40% (3,150 SF) Proposed: 45.4% (3,178 SF)
<b>Perimeter Open Space</b>	Required: 50% (1,700 SF) Proposed: 80.9% (2,752 SF)	<b>Front Yard Open Space</b>	Required: 40% (500 SF) Proposed: 41% (513 SF)
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	1999 Two-story residence		
<b>South</b>	1951 Two-story residence		
<b>East</b>	1974 13-Unit Three-story Condominium— <i>The Australian of Palm Beach</i>		
<b>West</b>	2017 Two-story residence		

The subject property is a mid-block parcel zoned R-C. The proposal includes the construction of a new main house and entry cabana—both structures are proposed to be two-stories, with the rear structure—the primary structure—at a higher height. The primary residence is entered through the smaller scaled entry cabana and into an elevated central courtyard. The lot area is 7,000, which is substandard in size for the R-C zoning district that requires 10,000 SF of lot area (variance #1) for development of the site with a single-family residence; additionally, the lot is deficient in lot width (variance #2). The development patterning of the immediate area consists of several multifamily buildings of varying age and architectural styles, heights and densities. Further, there are two-story single-family residences, both older and newer, along the block. Notably, the development of the newer single-family residences are all two-story in height on relatively similar lot sizes to the subject property. In this regard, the granting of the variances as they pertain to the dimensional aspects of the lot—area and width—are not inconsistent with the surrounding area or out of character with the immediate vicinity.

The applicant resubmitted plans with modifications to the buildings, while retaining the overall siting, size and massing and concept of the prior proposed submittal. Those plans were approved 5-2 at the February 23, 2023 meeting with the landscape deferred. The applicant resubmitted landscape plans that propose tall plantings along property lines to screen adjacent properties per the commission's comments.

Approval of the project will require (1) motion to be made by the Architectural Commission for the overall design of the project in accordance with the criteria contained in Code Section 18-205, subject to any imposed conditions.

WRB:JGM:BMF