



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
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-23-039 (ZON-23-063) 599 S COUNTY RD (COMBO)

MEETING: MAY 24, 2023

ARC-23-039 (ZON-23-063) 599 S COUNTY RD (COMBO). The applicant, SAS Realty Enterprises LLC (Greg Simonian, President), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single family residence and related landscape, hardscape and pool. The application shall be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-063 (ARC-23-039) 599 S COUNTY RD (COMBO) – VARIANCES. The applicant SAS Realty Enterprises LLC (Greg Simonian, President), has filed an application requesting Town Council review and approval for a variance to exceed the maximum overall building height, as part of the construction of a new two-story single family dwelling. The Architectural Commission shall perform design review of the application.

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

THE PROJECT:

The applicant has submitted plans, entitled "599 S. COUNTY RESIDENCE" as prepared by **Portuondo Perotti Architects**, dated April 11, 2023.

The following is the scope of work:

- New 2-story residence.
- Hardscape, landscape, and pool.

The following Special Exception, Site Plan Review and/or Variances are required to complete the project:

- **VARIANCE 1: Sec. 134-893(b)(10)c.:** A variance for a an overall building height of 30.75' in lieu of the 30' maximum permitted, as measured from the required zero datum for point of measurement.

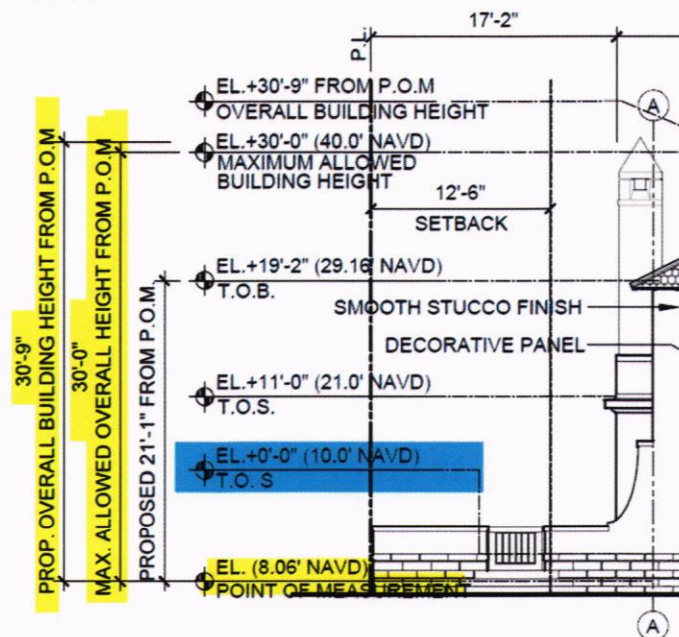
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 18,000 SF Required: 10,000 SF	Crown of Road (COR)	6.56' NAVD

Total Enclosed SF	6341 SF	FEMA Flood Zone	AE 6'
Building Height <i>from point of meas.</i>	Permitted: 22' Proposed: 21'-1"	Overall Building Height <i>from point of meas.</i>	Permitted: 30' Proposed: 30' - 9" <i>VARINCE REQUESTED</i>
Finished Floor Elevation	10' NAVD	Point of Measurement	8.06' NAVD
Lot Coverage	Permitted: 30% (5,400 SF) Proposed: 26% (4,701.87 SF)	Maximum Fill	N/A
Landscape Open Space (LOS)	Required: 45% (8,100 SF) Proposed: 45.41% (8,197 SF)	Front Yard Landscape Open Space	Required: 40% Proposed: 45% (1,471 SF)
Surrounding Properties / Zoning			
North	1938 Two-story Residence / R-B		
South	Vacant Parcel / R-A		
East	2023 Two-Story Residence (under construction) / R-B		
West	Golf Course (Everglades Club), Island Rd ROW, 1930 Two-story residence / R-A		

STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code as it pertains to the following:

- **VARIANCE 1: Sec. 134-893(b)(10)c.:** A variance for a an overall building height of 30.75' in lieu of the 30' maximum permitted, as measured from the required zero datum for point of measurement.



This variance request is a result of peculiar site conditions specific to the geography where the lot slopes upwards as you move towards the rear of the lot from the roadway. The point of

measurement based on the applicable definition of building height prescribes that building height be measured from 8.06' NAVD. This point of measurement is actually below the finished the grade of the lot, hence the request for a variance to exceed the maximum overall building height.

The proposed project includes the construction of a new two-story residence described by the architect as being inspired in the by the British Colonial style with landscape, hardscape, pool, and site walls. The applicant proposes a lot coverage and landscape open space that are close to the code prescribed maximum and minimum requirements, respectively.

The proposed site plan features the main massing of the home towards the front of the parcel, providing for a large back yard area and the site is bound on all sides by site walls. The driveway offers two entrances without vehicular gates. The northern drive entrance is on center with the front entrance of the home and connects to the south drive entrance. The south drive entrance provides direct access to the one-story, three-bay street facing south garage wing which is set back from the western most part of the home providing for additional parking between the garage and roadway. At the rear and south side of the main structure, a wing extends east toward the rear of the property, offering first floor conditioned and one-story cabana, and a second floor open air uncovered terrace accessible from the primary suite. A swimming pool and with lawn area is proposed at the north east corner of the property. A/C condensers are proposed within the building envelope, and a walled equipment yard is proposed towards the east of the cabana to contain generator and pool equipment. The landscape plan is formal and offers many gardens, focal points, and water features to enhance the outdoor spaces. The proposed driveways are centered on geometric paving inlays and hardscape throughout the site varies in material.

Conclusion

Approval of the project will require three separate motions to be made by the Commission: (1) for the demolition of the existing three-unit structure, (2) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and (3) that the implementation of the proposed variances will/will not cause negative architectural impact to the subject property.

WRB:JGM:BMF