



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-125 700 S COUNTY ROAD

MEETING: SEPTEMBER 27, 2023 ARCOM

ARC-23-125 700 S COUNTY RD. The applicant, Paul Kozloff, has filed an application requesting Architectural Commission review and approval for the installation of a new “S” tile roof.

Applicant: Paul Kozloff
Agent: Roy Rodriguez
Contractor: Derek Nier | Whale Roofing

HISTORY:

A Staff Level application to replace the roof with the currently requested product was submitted and reviewed by staff and the ARCOM Chair. The Staff Level application was denied and the applicants were instructed to proceed to ARCOM for Commission review.

THE PROJECT:

The applicant has submitted plans entitled "700 South County Road Town of Palm Beach Fl.", as prepared by **Roy Rodriguez**, stamped September 5, 2023.

The following is the scope of work for the project:

- Installation of a new “S” tile roof.

Site Data			
Zoning District	R-B Low Density Res.	Future Land Use	SINGLE-FAMILY
Surrounding Properties / Zoning			
North	201 Banyan Road Residence / R-B		
South	738 S County Road Residence / R-B		
East	196 Banyan Road Residence / R-B		
West	220 Banyan Road Residence / R-B		

STAFF ANALYSIS

The property is a corner lot with frontage on Banyan Road to the north and South County Road to the east. The application seeks to replace the roof of an existing single-family residence constructed in 1997. The existing roof is a red clay “S” tile. The proposed roof is a red clay “S” tile by Vereas with what appears to be slightly more curvilinear profile. Photos of the existing roof material and

images of the proposed roof tile depicting shape and color are included in the submitted plan set. The applicants have informed Town staff that a tile from the exiting roof and a proposed tile sample will be provided for the Commission's review at the ARCOM hearing.

CONCLUSION:

This application is presented to the Architectural Commission to consider whether all criteria have been met.

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 [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB:JGM:JRH