



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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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-23-102 1435 S OCEAN BLVD

MEETING: OCTOBER 25, 2023

ARC-23-102 1435 S OCEAN BLVD. The applicant, Tyerman Barry W Tr. (Agt. Warren Cady), has filed an application requesting Architectural Commission review and approval for the installation of an “S” tile roof on a single-family residence.

Applicant: Agt. Warren Cady | Tyerman Barry W Tr.
Professional: George Doup | Pace Roofing Inc.

HISTORY:

The request was initially submitted as an ARCOM Administrative Application (A-23-02935) in May of 2023. Due to the proposed change in roofing material/design, review of the Administrative Application by the ARCOM Chair was required, where it was determined that the project should proceed to Commission level review as a minor project.

THE PROJECT:

The applicant has submitted plans, entitled “Residential Reroof 1435 S Ocean Blvd., Palm Beach, FL 33480”, as prepared by **Pace Roofing Inc.**, stamped September 12, 2023.

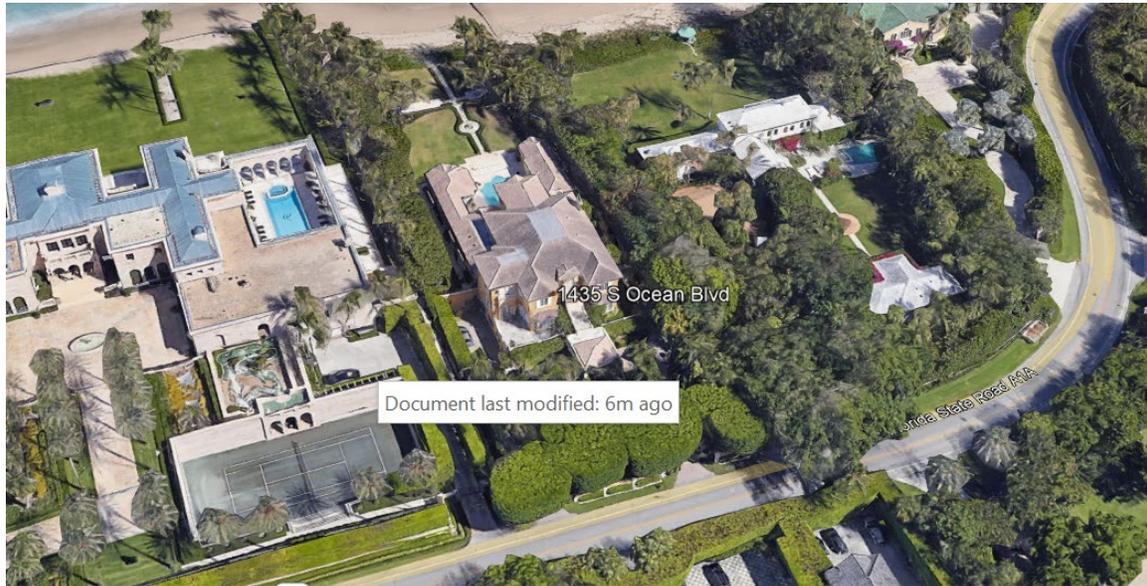
The following is the scope of work:

- Replace existing concrete tile roof with new Terracotagres “Brastile” clay “S” tiles.

Site Data			
Zoning District	R-AA	Future Land Use	SINGLE-FAMILY
Surrounding Properties / Zoning			
North	1415 S Ocean Blvd. Single-Family Residence / R-AA		
South	1472 S Ocean Blvd. Single-Family Residence / R-AA		
East	Atlantic Ocean		
West	1450 S Ocean Blvd. Single-Family Residence / R-AA		

STAFF ANALYSIS

A review of the project indicates that no zoning concerns are present, as the application requests only to replace the roofing material on the existing two-story single-family residence.



The structure was built in 1989 and is firmly hidden from view by dense landscaping at the front of the property and generous setbacks. The application requests to replace the existing concrete simulated barrel tile roof with new Terracotagres “Brastile” clay “S” tiles in a variegated color blend of Terracotta, Coffee, and Red, as depicted below:



Existing Concrete Simulated Barrel Tiles



Proposed Clay “S” Tiles in Color Blend

Additional photos of the property and literature on the requested roofing material are included in the plan miniset.

CONCLUSION:

This application is presented to the Architectural Commission to consider whether all of the criteria in [Sec. 18-205](#) 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 the criteria, subject to any imposed conditions.

WRB:JGM:JRH