



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-037 146 AUSTRALIAN AVE

MEETING: MARCH 27, 2024

**ARC-24-037 146 AUSTRALIAN AVE.** The applicant, Elizabeth J Hubbell Rev Trust, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing residence, hardscape and pool improvements with the installation of a generator.

Applicant: Elizabeth J Hubbell Rev Trust  
Professional: Bridges Marsh & Associates, Inc.  
Environment Design Group

**HISTORY:**

The residence at 146 Australian Ave is a three-story building built in 1924. The current pool was constructed in 2004 followed by the remodeling of the garage/accessory structure in 2005.

**THE PROJECT:**

The applicant has submitted revised plans, entitled “RENOVATIONS TO RESIDENCE FOR 146 AUSTRALIAN AVENUE” as prepared by **Bridges, Marsh & Associates, Inc.**, dated February 12, 2024.

The following is the scope of work:

- Alterations to existing residence.
- Hardscape and pool updates.
- Installation of a generator.

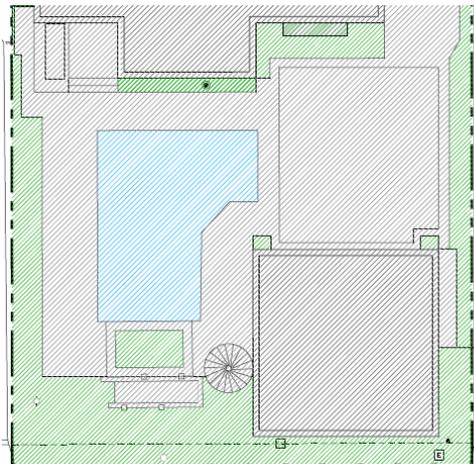
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	6,245 SF	Crown of Road	10.93' NAVD
Lot Depth	124.79"	Lot Width	50.10'
Lot Coverage	Permitted: 30% (1874 SF) Proposed: 44% (2752 SF)	Enclosed SF	Existing: 4,800 SF

<b>Landscape Open Space</b>	Required: 45% Existing: 24.8% Proposed: 31.65%	<b>Perimeter Landscape</b>	Existing: 42.8% Proposed: 50%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	Two-story residence @ 149 Australian Ave / R-B		
<b>South</b>	One-story residence @ 145 Chilean Ave / R-B		
<b>East</b>	Two-story residence @ 140 Australian Ave / R-B		
<b>West</b>	Two-story residence @ 148 Australian Ave / R-B		

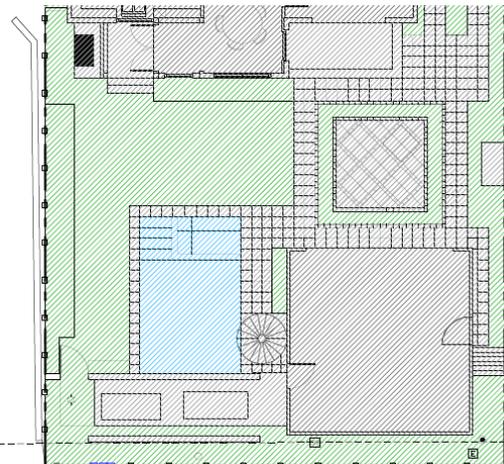
**STAFF ANALYSIS**

A review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The application requests to improve the parcel with the installation of new impact rated windows, shutters, and decorative stucco bands. Third floor aluminum railings will be installed on the front/street facing north elevation.

The removal of rear yard hardscape with reconfiguration of the pool increases in open space calculations. The new equipment yard will house a generator, pool equipment and be shielded by an existing 6’ site wall and landscape buffer. A water wall has been added for additional privacy with a pedestrian gate to access equipment area.



*CURRENT REAR YARD OPEN SPACE*



*PROPOSED REAR YARD OPEN SPACE*

The project designation manual matrix requires building alterations that impact the façade and architectural styles be heard by ARCOM. This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met.

**CONCLUSION:**

Approval of the project will require one motion to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.