



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

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

SUBJECT: ZON-24-0020 (ARC-24-0034) 336 AUSTRALIAN AVE W *WRB*

MEETING: JULY 24, 2024

**ARC-24-0034 (ZON-24-0020) 336 AUSTRALIAN AVE W (COMBO) - VARIANCES.** The applicant, Sharon Handler Loeb, has filed an application requesting Architectural Commission review and approval for site wide landscape and hardscape modifications, installation of a generator and the relocation of pool equipment requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

**ZON-24-0034 (ARC-24-0020) 336 AUSTRALIAN AVE W (COMBO) – VARIANCES.** The applicant, Sharon Handler Loeb, has filed an application requesting Town Council review and approval of three (3) variances to (1) not providing minimum required landscaped open space, (2) to allow pool equipment and generator to be installed without the minimum required setback and (3) pool equipment located further than the maximum of 25 feet from water's edge. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: Sharon Handler Loeb  
Professional: Environment Design Group

**HISTORY:**

At the JULY 24, 2024 ARCOM meeting, the Commission approved (6-0) the design of the project as presented with the exception of the landscaping and wall improvements along the common shared line of both sides of the duplex residences which shall be reviewed as an administrative application requiring neighbor consent or appear back to the Commission for review. Additionally, the Commission approved (6-0) that the implementation of the proposed variances would not negatively affect the architecture.

**THE PROJECT:**

The applicant has submitted plans, entitled "336 W Australian Avenue" as prepared by **Environment Design Group**, uploaded June 7, 2024, and identified as final submittal for ARCOM hearing 7/24/24.

The following scope of work is proposed:

- Modification to entry courtyard, introduction of site wall.
- Relocation of pool equipment with installation of a pool heater and generator.
- Addition of privacy wall with landscape improvements.

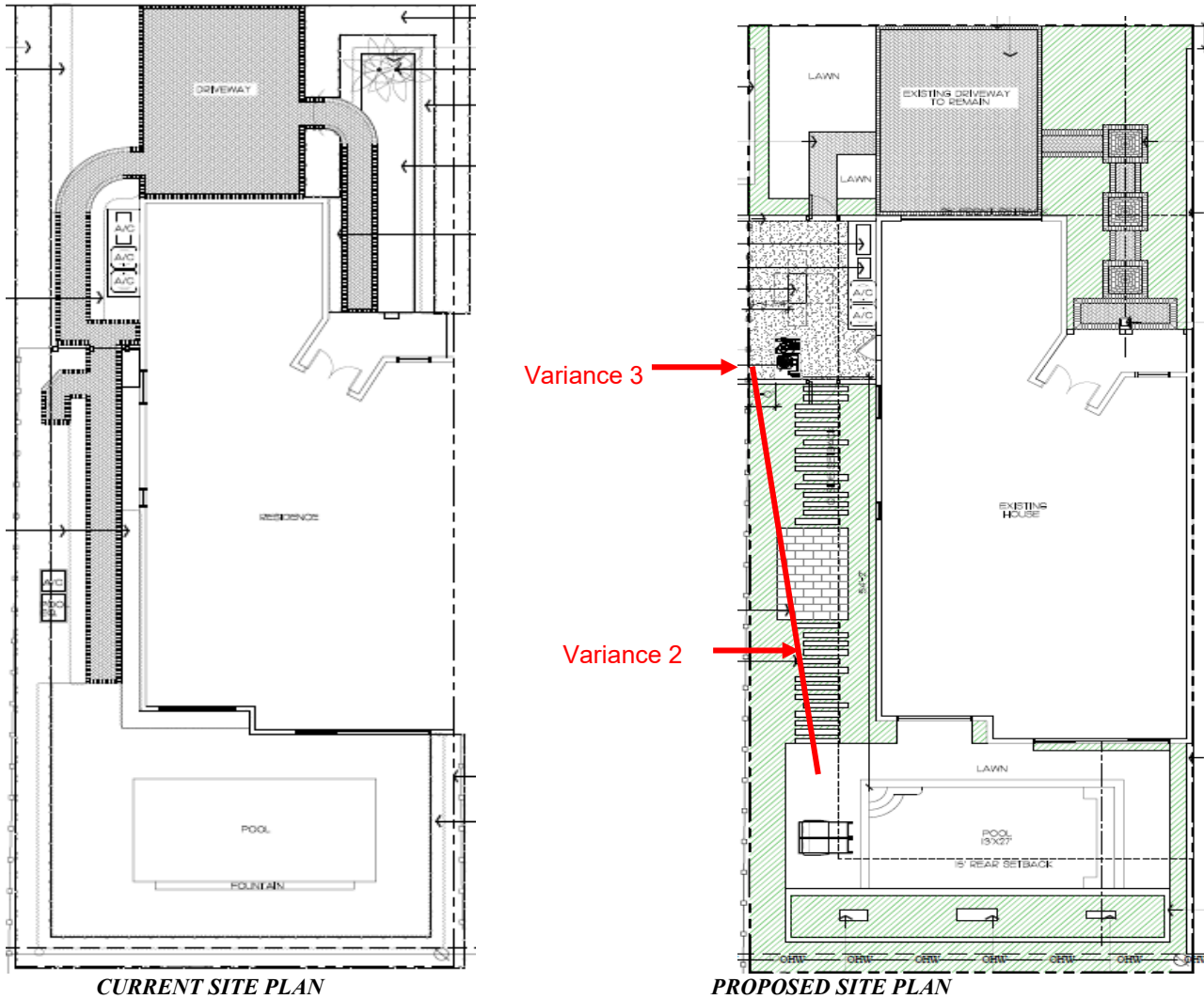
The following is required to complete the project:

1. **VARIANCE 1: Section 134-948:** Landscape Open Space = 45% (For single-family uses, the minimum landscaped open space is 45 percent, of which 50 percent of that percentage is required to be perimeter landscaping within ten feet of the property line)
2. **VARIANCE 2 & 3: Section 134-1728(c) (1)**Swimming pool and fountain pump and filter equipment shall have a minimum five foot side and rear yard setback and shall in all situations be located no further than 25-feet from the pool or fountain water's edge.(2)Swimming pool heater equipment shall have a minimum ten-foot side and rear yard setback and shall in all situations be located no further than 25-feet of the swimming pool water's edge.

Site Data			
<b>Zoning District</b>	R-C	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Required: 10,000 SF Existing: 6,252 SF	<b>Lot Coverage</b>	Existing: 2,238 SF Proposed: No Change
<b>Lot Depth</b>	Existing: 125'	<b>Lot Width</b>	Existing: 50'
<b>Overall Landscape Open Space</b>	Required: 45% Existing: 26.74% Proposed: 36.35	<b>Native Landscape</b>	Trees: 83% Groundcover: 32.35% Shrubs & Vines: 31.82%
<b>Perimeter Landscape Open Space</b>	Required: 50% Existing: 54.14% Proposed: 60.25	<b>Front Yard Landscape Open Space</b>	Required: 40% Existing: 54.56% Proposed: 51.28
Surrounding Properties / Zoning			
<b>North</b>	353 Cocoanut Row   Condominium / R-C		
<b>South</b>	347 Chilean Ave   Single-family Residence/ R-C		
<b>East</b>	336 Australian Ave – East   Single-Family Residence / R-C		
<b>West</b>	363 Cocoanut Row   Hotel / R-C		



**PROPOSED SITE PLAN RENDERING**



**STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires three (3) variances.

Code Section	Required	Proposed	Variance
<b>Variance 1:</b> Section 134-948	45% overall open space	36.35% LOS	8.65%
<b>Variance 2:</b> Section 134-1728(c)	Pool equipment @ 25'	54'-2"	29'-2"
<b>Variance 3:</b> Section 134-1728(c)	10' setback pool heater	3'	7'

The applicant is proposing renovations to hardscape and landscape to half of an attached duplex parcel, including the relocation of mechanical and pool equipment, which will require variances related to setback and distance separations. Additionally, the applicant is proposing to modify more

than 50% of the existing landscape open space area. The zoning code requires that landscape open space calculations be brought up to current requirements if altering 50% of the existing landscape area. Although the applicant is proposing an improvement from existing conditions (36.35% proposed in lieu of the 26.74% existing), a variance is required for failure to meet the 45% minimum required. Although the applicant is proposing an improvement from existing conditions (36.35% proposed in lieu of the 26.74% existing), a variance is required for failure to meet the 45% minimum landscape open space required.

The proposed pool equipment location is within the required setback (variance #3) and spaced further than permitted from the edge of the water (variance #2).

**CONCLUSION:**

Approval of the project will require two (2) separate motion(s) 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, and
2. that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) motion to be made by the Town Council:

1. for final determination of approval or denial of the variance by the Town Council, and that the variance **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.

WRB:JGM:SCP