



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-24-0097 (ZON-24-0057) 334 CHILEAN AVE

MEETING: NOVEMBER 22, 2024 ARCOM
DECEMBER 11, 2024 TC

ARC-24-0097 (ZON-24-0057) 334 CHILEAN AVE (COMBO) - VARIANCE The applicants, Overflow Pad Too LLC (Environment Design Group), have filed an application requesting Architectural Commission review and approval for modifications to an existing site wall, installation of two additional A/C units, and water feature with associated landscape and hardscape changes. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-0057 (ARC-24-0097) 334 CHILEAN AVE (COMBO) - VARIANCE The applicants, Overflow Pad Too LLC (Environment Design Group), have filed an application requesting Town Council review and approval for one (1) variance to exceed the maximum allowable height for a wall. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: Overflow Pad Too LLC
Architecture Environment Design Group

HISTORY:

The property at 334 Chilean is currently under construction. The new two-story single-family residence was approved at the August 25, 2021 ARCOM meeting with a 5-2 vote. The 5,270 SF residence received a variance due to the nonconforming lot of 9,384 SF in lieu of the 10,000 SF minimum required in the R-C Zoning District.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 334 Chilean Ave" as prepared by **Environment Design Group**, dated October 7, 2024.

The following scope of work is proposed:

- Installation of new site wall and pedestrian gate.
- Installation of two new air conditioning units.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **Variance 1:** Section 134-1669 - All walls and/or fences located within ten feet of the side or rear property line shall not exceed 7'-0" in height.

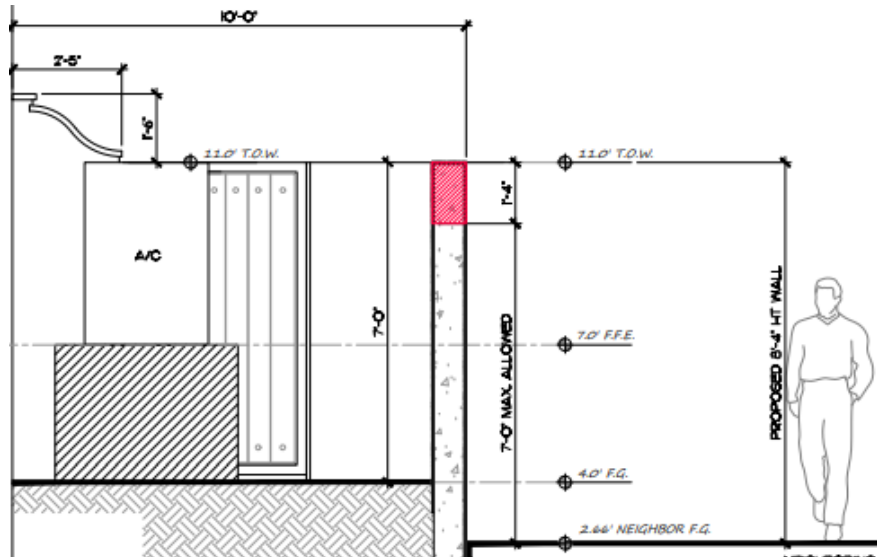
Site Data			
Zoning District	R-C	Future Land Use	Single-Family

Lot Size	9,384 SF	Lot Coverage	2,815 SF (30%)
Lot Depth	100'	Lot Width	75'
Enclosed Square Footage	5,270 SF	FEMA Flood Zone	Zone X
Finished Floor Elevation	7' NAVD	Overall Landscape Open Space	Required: 45% Existing: 43.6% Proposed: 45.56%
Perimeter Landscape Open Space	Required: 50% Existing: 64.88% Proposed: 65.63%	Front Yard Landscape Open Space	Required: 40% Existing: 74.4% Proposed: 74.4%
Surrounding Properties / Zoning			
North	Residence / R-C		
South	Residence / R-C		
East	Residence / R-C		
West	Residence / R-C		

STAFF ANALYSIS

This application proposes a few modest updates to the property. In the front yard, a new pedestrian gate facing Chilean Avenue is planned, made from cypress wood to match the existing, approved front door in both hardware and style. In the rear yard the previously approved 12" stone coping of the proposed pool will be replaced with a 16" Bianco Luna Limestone.

On the east side of the property, two A/C units will be installed and screened by a masonry wall, as required by Code. While a site wall on this side was previously approved, in order to effectively screen the equipment, the prior wall height must be increased an addition 1'-4" to a total height of 8'-4" from the neighboring grade. This added height requires a variance due to exceeding the originally approved wall height.



<u>Code Section</u>	<u>Permitted</u>	<u>Proposed</u>	<u>Variance</u>
Variance 1: Sec. 134-1669	Max Site Wall Height 7'-0"	8'-4"	1'-4"

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) separate motion(s) to be made by the Town Council:

1. for final determination of approval or denial of the (3) variances by the Town Council, and that the variances **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