



**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-ARB  
Director PZ&B

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

MEETING: DECEMBER 20, 2024 ARCOM  
JANUARY 15, 2025 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 application was heard first at the November 22, 2024 meeting and deferred following public comment raising concern over the placement of the mechanical equipment.

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 334 Chilean Ave" as prepared by **Environment Design Group**, dated December 4, 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			
<b>Zoning District</b>	R-C	<b>Future Land Use</b>	SINGLE FAMILY
<b>Lot Size</b>	9,384 SF	<b>Lot Coverage</b>	2,815 SF (30%)
<b>Enclosed Square Footage</b>	5,270 SF	<b>FEMA Flood Zone</b>	Zone X
<b>Finished Floor Elevation</b>	7' NAVD	<b>Overall Landscape Open Space</b>	Required: 45% Existing: 43.6% Proposed: 45.56%
<b>Perimeter Landscape Open Space</b>	Required: 50% Existing: 64.88% Proposed: 65.63%	<b>Front Yard Landscape Open Space</b>	Required: 40% Existing: 74.4% Proposed: 74.4%
Surrounding Properties / Zoning			
<b>North</b>	Residence / R-C		
<b>South</b>	Residence / R-C		
<b>East</b>	Residence / R-C		
<b>West</b>	Residence / R-C		

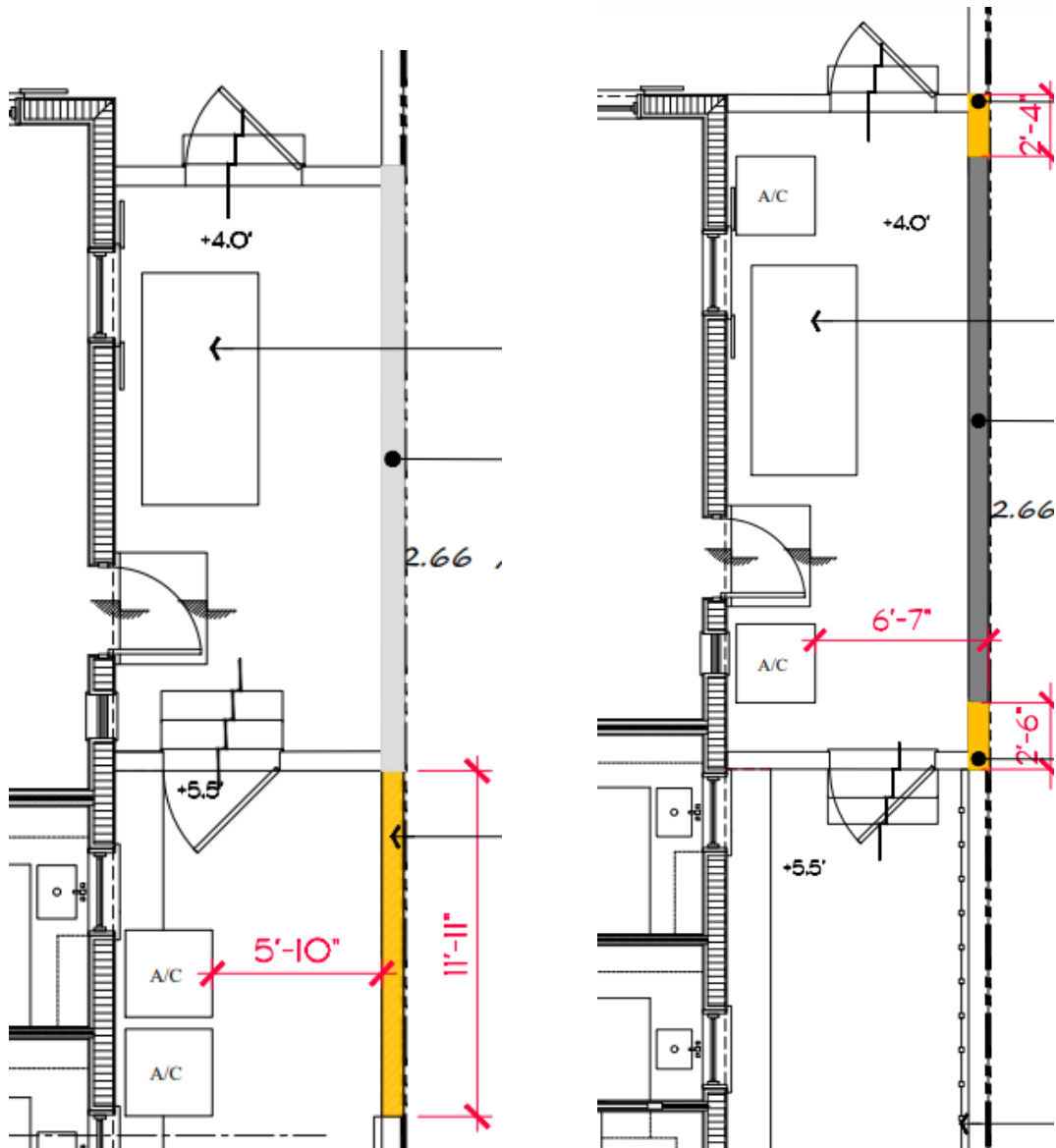
### **STAFF ANALYSIS**

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.

It was previously proposed that two A/C units would be installed and screened by a masonry wall on the east side of the property, as required by Code. The applicant has since relocated the proposed units to the north, within the previously approved mechanical equipment enclosure.

While a site wall on the north side was previously approved, an increase in wall height is necessary to effectively screen the equipment in the new location. The originally proposed location required an additional 1'-4" in height as measured from the neighboring grade. Similarly, the new location requires a variance for exceeding the approved wall height by the same amount; however, this increase will occur in two smaller sections within the equipment yard.

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



**PREVIOUSLY PROPOSED**

**CURRENTLY PROPOSED**

**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.