



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

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

SUBJECT: EXTPLAN-24-0011 129 CHILEAN AVE

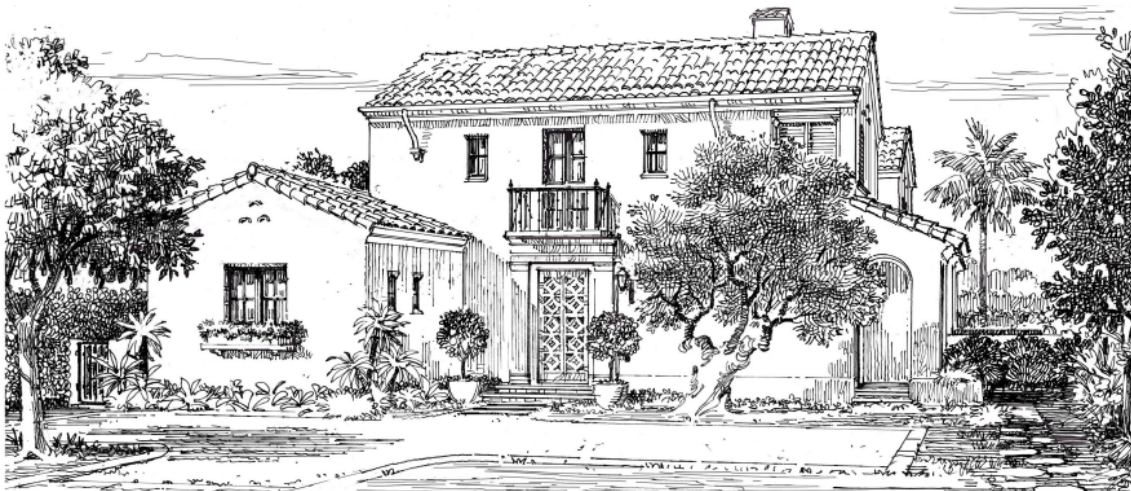
MEETING: JANUARY 29, 2025 ARCOM

EXTPLAN-24-0011 129 CHILEAN AVE. The applicant, Ch1129 LLC (George Mykoniatis), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story single-family residence. (ORIGINALLY ARC-23-161 (ZON-24-006) AND APPROVED AT THE JANUARY 24, 2024, MEETING)

Applicant: CH1129 LLC (George Mykoniatis)
Architecture: Bartholemew & Partners (Kyle Fant)
Landscape: Environment Design Group (Dustin Mizell)
Legal: Alley, Mass, Rogers & Lindsey, P.A. (M. Timothy Hanlon)

HISTORY:

This project was initially presented at the January 24, 2024, meeting, where it received unanimous approval. The application included three variances and a special exception, which were subsequently reviewed and unanimously approved at the February 14, 2024, Town Council meeting. The applicant is now requesting a one-year extension of the Development Order.





STAFF ANALYSIS

The applicant was approved for the construction of a new two-story residence at the January 24, 2024 ARCOM meeting with a unanimous vote. The structure is a Spanish Colonial style house with Spanish Santa Barabara finish stucco and mission barrel tile roof. Additional details include bronze/black steel 4 lite casement windows and arched doors, stucco vent detailing, copper gutters, wrought iron railing at the balcony above the entry, stucco cornice detailing at the roof line, stucco planter boxes, and painted wood trellises.

Additionally, the applicant presented and was approved for 3 variances for construction, one for the west side yard setback, one for the east side yard setback, and one to forgo the required provision of a one car garage. The lot is a substandard size for the district (special exception required) at only 65 ft in width. The applicant is proposing a 10.5' one-story east side-yard setback, and a 8.5' one-story west side yard setback.

The applicant is requesting a one-year extension for the approved project. The property owner plans to engage a contractor by early 2025 and subsequently submit permit drawings to the Town of Palm Beach for review and approval.

ARCOM Development Orders:

- Approval Date: January 24, 2024
- Expiration Date: January 24, 2025
- Proposed Expiration Date: January 24, 2026

CONCLUSION:

This application for a One-year extension of time may be granted by the Commission for just cause, pursuant to Sec. 18-203. Approval of the project will require one motion to be made by the Commission: