



**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 *WB*  
Director PZ&B

SUBJECT: ARC-23-119 266 FAIRVIEW RD

MEETING: SEPTEMBER 27, 2023 ARCOM

**ARC-23-119 266 FAIRVIEW RD.** The applicant, Linda Fennell, has filed an application requesting Architectural Commission review and approval for landscape modifications and a driveway reconfiguration.

Applicant: Linda Fennell  
Professional: Todd Maclean Outdoors

#### **HISTORY**

Construction of a new single-family residence at 266 Fairview Road was approved by ARCOM in 2017. As part of that approval the driveway was constructed of reclaimed brick with brick border a brick border. The driveway configuration consisted of a 14'-6" opening flanked by two Bottle Brush trees and green island Ficus hedge. No major modifications have taken place since the completion of the new residence.

#### **THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence - 266 Fairview Road", as prepared by **Todd Maclean Outdoors**, stamped August 15, 2023.

The following is the scope of work:

- Removal of one Bottle Brush Tree and Green Island Ficus
- Driveway/opening reconfiguration with increase of hardscape.

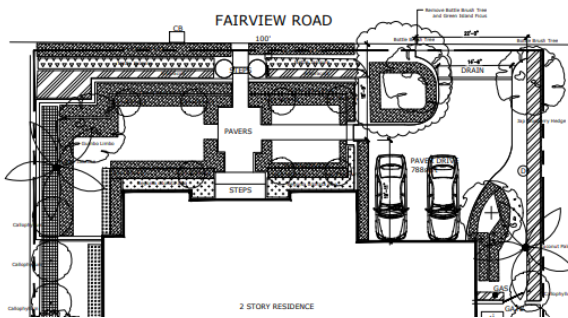
Site Data			
Zoning District	R-B	Lot Size (SF)	11,500 SF
Future Land Use	SINGLE-FAMILY	Total Building Size (SF)	3,830 SF
Project			
	Existing	Proposed	
Landscape Open Space (LOS)	50.52%	49%	
Front Yard (LOS)	54%	48%	
Perimeter (LOS)	75%	77%	
Surrounding Properties / Zoning			
North	1951 One-story residence / R-B		

<b>South</b>	1991 Two-story residence / R-B
<b>East</b>	1988 One-story residence / R-B
<b>West</b>	1992 Two-story residence / R-B

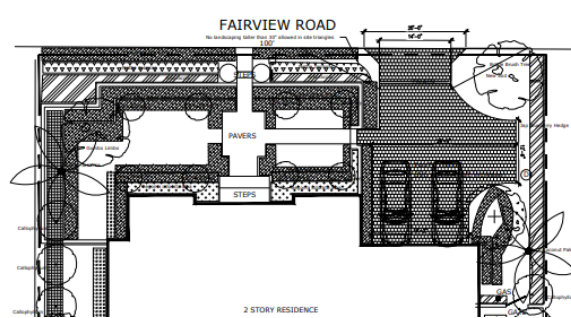
### **STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code. Per the Project Designation Manual Matrix, the installation of new landscaping and reconfiguration of driveways visible from a public right-of-way, requires ARCOM review and approval as a Minor project.

#### ***EXISTING SITE PLAN***



#### ***PROPOSED SITE PLAN***



The current application removes one Bottle Brush tree and shifts the driveway opening to the west while reducing the opening to 14'. Although the hardscape percentage is increased the application as presented is compliant with open space requirements.

### **CONCLUSION:**

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec: 18-205 have been met. Approval of the project will require one motion to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.

WRB:SCP