



TOWN OF PALM BEACH
 Planning, Zoning & Building Department
 360 South County Road
 Palm Beach, FL 33480
 (561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
 PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-062 244 FAIRVIEW RD

MEETING: MAY 29, 2024, ARCOM

ARC-24-062 244 FAIRVIEW RD. The applicant, 244 FAIRVIEW ROAD TRUST (Lest Lipschutz, Representative), has filed an application requesting Architectural Commission review and approval for the construction of a new circular driveway.

Applicant: Lest Lipschutz (244 FAIRVIEW ROAD TRUST REPRESENTATIVE)
 Design Professional: Todd MacLean Outdoors

HISTORY:

The existing single-family residence was approved by ARCOM in 2019, pursuant to B-005-2019.

THE PROJECT:

The applicant has submitted plans, entitled “244 FAIRVIEW ROAD” as prepared by Todd MacLean Outdoors, dated April 16, 2024.

The following scope of work is proposed:

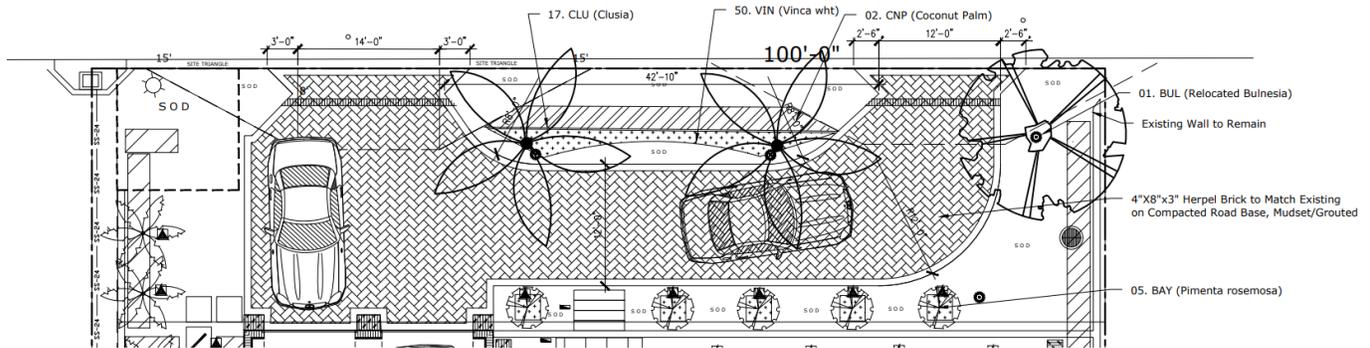
- Construction of a new driveway with changes to the curb cut, new landscaping in the front yard.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	11,500 SF	FEMA Flood Zone	Zone AE
Overall Landscape Open Space	Required: 45% Proposed: 53%	Front Yard Landscape Open Space	Required: 40% Proposed: 45%
Surrounding Properties / Zoning			
North	241 Fairview Road Residence / R-B		
South	245 Ridgeview Drive Residence / R-B		
East	236 Fairview Road Residence / R-B		
West	256 Fairview Road Residence / R-B		

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be in accordance with the Town zoning code. The applicant proposes to remove the existing driveway and replace it with a circular cast stone driveway.

The existing curb cut will remain with a driveway width of 14 feet. An additional curb cut will be required to accommodate the proposed driveway design with a width of 12 feet. The new landscaping in the front yard will include bay rum trees, a verawood tree, and coconut palms. Small leaf clusia shrubs are proposed to screen the center of the circular driveway.



CONCLUSION:

Approval of the project will require one (1) motion 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.

WRB: JGM: FHM: ALF