



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

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

SUBJECT: ARC-24-050 | 225 WEST INDIES

MEETING: MAY 29, 2024 ARCOM

**ARC-24-050 225 W INDIES DR.** The applicant, David J Canepari, has filed an application requesting Architectural Commission review and approval for a new driveway configuration with associated landscape.

Applicant: David J. Canepari  
Design Professional: Nievera Willaims Design

**HISTORY:**

The existing single-family residence was approved by ARCOM and finished construction in 2014. In 2023 two (2) staff level applications (A-23-03034 & A-23-02845) were received and approved to modify landscape and hardscape, a change in driveway material and addition of more native plantings.

**THE PROJECT:**

The applicant has submitted plans, entitled “Private Residence, 225 West Indies” as prepared by Nievera Willaims, dated April 15, 2024.

The following scope of work is proposed:

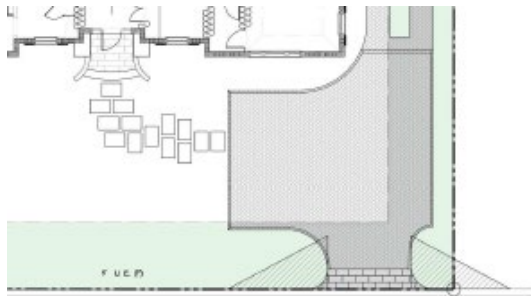
- New driveway design and configuration.
- Associated landscape and hardscape.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 14,625 SF	Overall Landscape Open Space	Required: 45% Proposed: 45.1%
Perimeter Landscape Open Space	Required: 82% Proposed: 79.5%	Front Yard Landscape Open Space	Required: 40% Proposed: 67.1%
Surrounding Properties / Zoning			
North	222 Cherry Lane   Residence / R-B		
South	224 West Indies Dr   Residence / R-B		
East	217 West Indies Dr   Residence / R-B		
West	233 West Indies Dr   Residence / R-B		

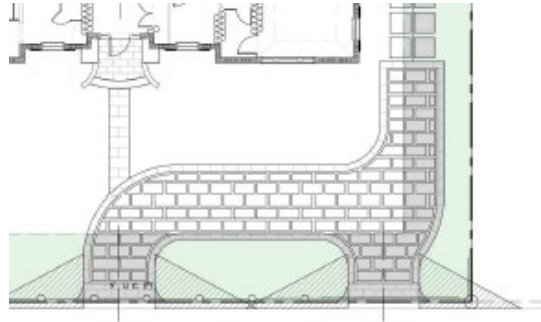
### **STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, appears to be in accordance with the Town code. The applicant proposes to remove the existing driveway and replace it with a circular driveway using 18"x36" cast stone pavers. The pavers will be installed to run the length of the driveway and into the rear of the property. The existing firebush, royal palms and Seagrape will remain on property. Additional green buttonwoods will be added for screening.

#### ***EXISTING***



#### ***PROPOSED***



According to the Design Review Designation Matrix, new driveway curb cuts and configuration exceed levels of administrative approval review and require full Commission review as a minor project.

### **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:SCP