



TOWN OF PALM BEACH
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-0064 221 EL DORADO LN

MEETING: SEPTEMBER 25, 2024 ARCOM

ARC-24-0064 221 EL DORADO LN. The applicant, Jesse & Katherine Belcher (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape improvements with the addition of a new pool and fountain.

Applicant: Jesse & Katherine Belcher (Environment Design Group)

HISTORY:

The one-story single-family residence was built in 1954. Most recent exterior modifications show roof replacement, installation of French doors, and a new pool.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence" as prepared by Environment Design Group, dated August 13, 2024.

The following scope of work is proposed:

- Installation of new fountain in front yard.
- Sitewide landscape and hardscape modifications.
- Installation of outdoor shower.

Site Data			
Zoning District	R-B	Future Land Use	Residential
Lot Size	10,463 SF	Lot Coverage	Existing: 37.8%
Lot Depth	85'	Lot Width	123'
Building Height	Existing: 14"	Overall Landscape Open Space	Existing: 25.6% Proposed: 45.1%
Perimeter Landscape Open Space	Existing: 45.3% Proposed: 73.7	Front Yard Landscape Open Space	Existing: 17.7% Proposed: 63.3%
Surrounding Properties			
North	226 Ridgeview Dr Residence / R-B		
South	220 El Dorado Lane Residence / R-B		
East	211 El Dorado Lane Residence / R-B		
West	231 El Dorado Lane Residence / R-B		

STAFF ANALYSIS

The application proposes several minor alterations to the property. However, because the majority of these changes are located on the front, street-facing portion, the application will require review by the Architectural Commission (ARCOM) in accordance with the Project Designation Matrix.

A water feature and outdoor dining space will be introduced in the southeast corner of the property, shielded from view along El Dorado Lane by an existing Clusia hedge. Additional Clusia hedges, planted at a height of 6'-0" will be added along the southern property line adjacent to the right of way for further screening.



SITE PLAN

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 (1) 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:JGM:SCP