



**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 *WRB*  
Director PZ&B

SUBJECT: ARC-24-0065 135 GULFSTREAM RD

MEETING: SEPTEMBER 25, 2024 ARCOM

**ARC-24-0065 135 GULFSTREAM RD.** The applicant, Fernando Wong on behalf of Walter and Diane Ryan, has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications.

Applicant: Fernando Wong / Fernando Wong Outdoor Living Design

**HISTORY:**

At the July 22, 2015, meeting, ARCOM approved landscape and hardscape revisions for the subject property.

**THE PROJECT:**

The applicant has submitted plans, entitled "135 GULFSTREAM RD" as prepared by **Fernando Wong Outdoor Living Design**, uploaded on August 12, 2024.

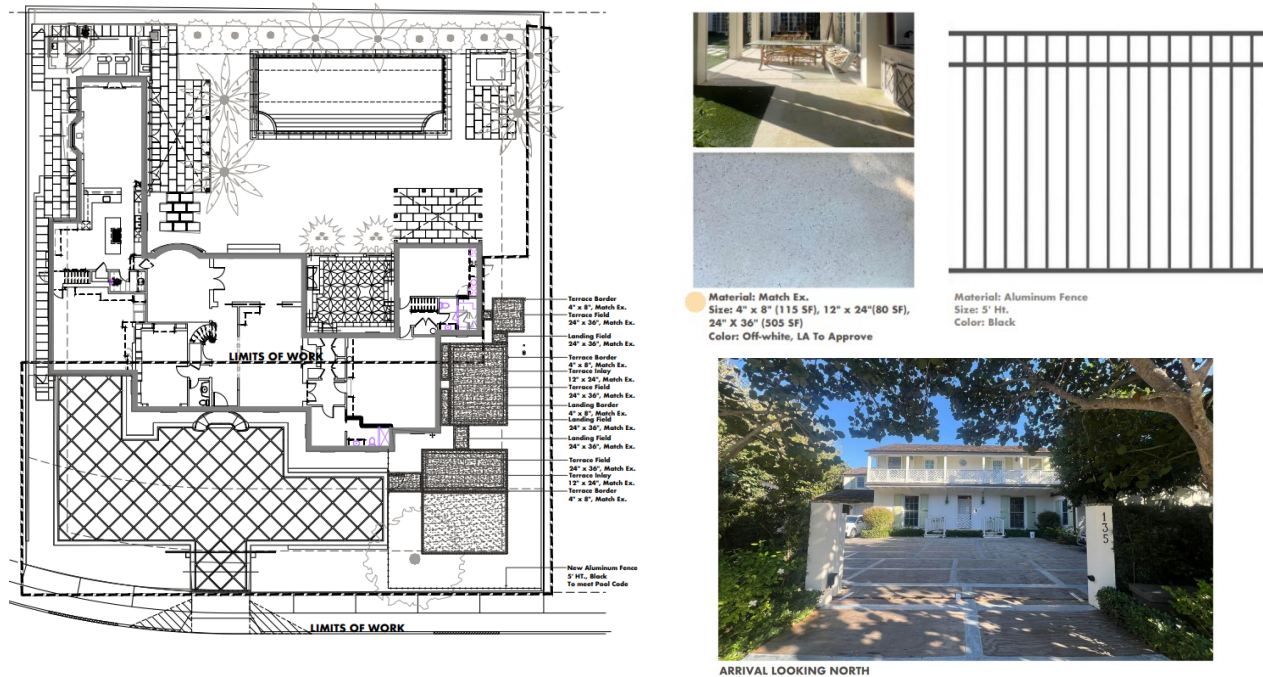
The following scope of work is proposed:

- Removal of artificial turf.
- Fence replacement.
- Hardscape and landscape modifications.

Site Data			
Zoning District	R-B	Lot Size	17,349 SF
Lot Depth	133.25' – 139.97'	Lot Width	125' to 125.6'
Lot Coverage	29%	Overall Landscape Open Space	Required: 45% Existing: 32.9% Proposed: 38%
Front Yard Landscape Open Space	Required: 40% Proposed: 55%	Perimeter Landscape Open Space	Required: 50% Proposed: 81.8%
Surrounding Properties / Zoning			
North	152 Hammon Ave   Hotel / R-C		
South	10 Middle Rd   Residence / R-B		
East	133 Gulfstream Rd   Residence / R-B		
West	141 Gulfstream Rd   Residence / R-B		

### **STAFF ANALYSIS**

The applicant is proposing alterations to the front, side, and rear yards of an existing single-family residence.



### **PROPOSED CONDITIONS**

The existing driveway and Ficus tree in the front yard will remain. The scope of work includes removing the current fencing and gates on the east side of the property. New terraces and walkways are planned for this area, which will be defined by new black aluminum picket fencing. This simple railing will blend into the landscaping and be compatible with the entry railing at the front of the home.

Additionally, several walkways and hardscape areas in the rear yard will be removed, creating more open landscaped space. New landscaping will be introduced in the front yard and along the perimeter of the east side. Proposed trees include Brazilian Beauty Leaf and Green Buttonwood, along with Licuala Grandis and Canary Island Date Palms.

Following a preliminary review, the proposed modifications are consistent with the Town's zoning regulations.

### **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.