



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-0066 324 PLANTATION RD

MEETING: DECEMBER 20, 2024 ARCOM

ARCS-24-0341 1080 S OCEAN BLVD. The applicant, Environment Design Group, has filed an application requesting Architectural Commission approval for installation of a perimeter site wall with landscape and hardscape improvements.

Applicant: 1080 South Ocean Boulevard Trust
Architecture: Environment Design Group

HISTORY:

This application was initially submitted for Administrative Review in August 2024. Following a review by staff and the chairman, it was determined that administrative approval could not be granted, and the application would require a full commission review.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence" as prepared by **Environment Design Group**, dated December 4, 2024.

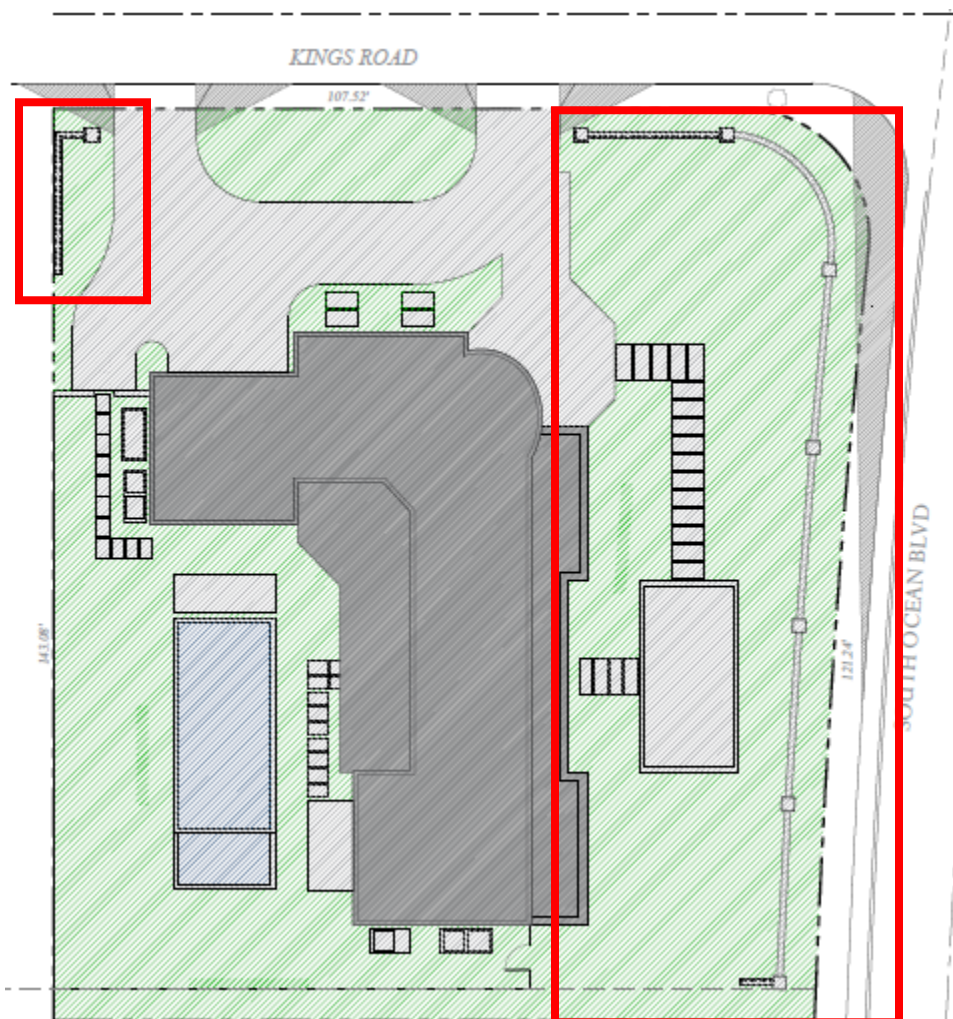
The following scope of work is proposed:

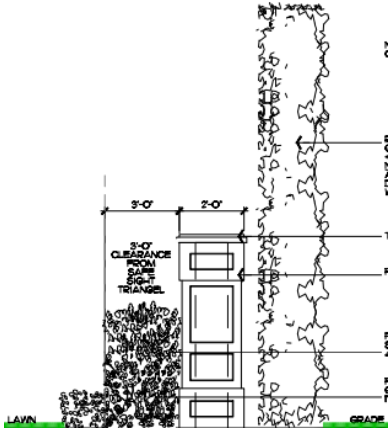
- Installation of new site wall.

Site Data			
Zoning District	R-A	Future Land Use	Residential
Lot Size	17,626 SF	Lot Depth Lot Width	143.08 Ft 107.52 Ft
Overall Landscape Open Space	Existing: 53.57% Proposed: 52.83%	Front Yard Landscape Open Space	Existing: 45% Proposed: 57.9%
Surrounding Properties			
North	1070 S Ocean Blvd / R-A		
South	1090 S Ocean Blvd / R-A		
East	1067 S Ocean Blvd / R-A		
West	112 Kings Rd / R-A		

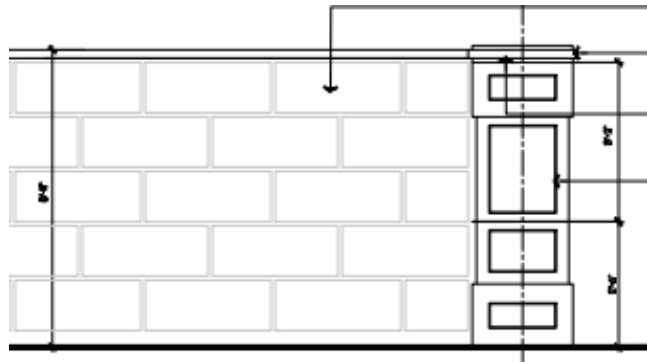
STAFF ANALYSIS

A preliminary review of the project indicates that the proposed application complies with the Town's zoning code. The proposal includes the construction of a 6-foot site wall along the east property line, as well as portions of the northwest and northeast corners. The wall will feature cast stone with decorative stucco column caps. The project also preserves much of the existing vegetation, with plans to install additional landscaping, including silver buttonwood and green island ficus, along the new site wall.





PROPOSED COLUMN WITH HEDGE



PROPOSED SITE WALL ELEVATION

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