



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-24-0105 315 COCOANUT ROW

MEETING: DECEMBER 20, 2024 ARCOM

ARCS-24-0105 315 COCOANUT ROW. The applicant, Virginia C. Knott (Environment Design Group), has filed an application requesting Architectural Commission approval for a new vehicular driveway configuration with landscape and hardscape modifications.

Applicant: Virginia C. Knott
Architecture: Environment Design Group

HISTORY:

The single-family residence, originally built in 1953, has undergone minor alterations over the years. Between 2019 and 2024, improvements included the installation of new garden gates, replacement of the pool decking, partial updates to windows and doors, and the addition of a retractable awning and aluminum shutters.

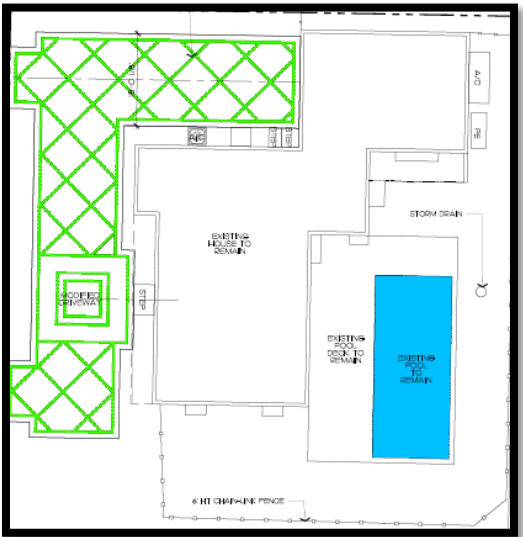
THE PROJECT:

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

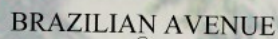
The following scope of work is proposed:

- New driveway configuration and material.
- Front yard hardscape and landscape modifications.

| Site Data | | | |
|--------------------------------|--------------------------------------|---------------------------------|------------------------------------|
| Zoning District | R-C | Future Land Use | Residential |
| Lot Size | 10,200 SF | Overall Landscape Open Space | Existing: 38.2% Proposed: 38.8% |
| Perimeter Landscape Open Space | Existing: 58.9% Proposed: 56.6% | Front Yard Landscape Open Space | Existing: 36.7% Proposed: 37% |
| Surrounding Properties | | | |
| North | 311 Cocanut Row Multi Family / R-C | | |
| South | 354 Brazilian Ave Residence / R-C | | |
| East | 345 Brazilian Ave Residence / R-C | | |
| West | 401 Brazilian Ave Townhouse / R-C | | |



PROPOSED SITE PLAN



STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The application outlines minor alterations and a notable enhancement to the existing driveway, which is currently composed of pea gravel. The proposed upgrade will replace the pea gravel with a poured tabby design featuring lawn joints in a decorative pattern.

Additionally, the project includes the removal of selected vegetation in the front yard, specifically podocarpus and clusia hedges, green island ficus, and other specified plants. Replacement plantings will consist of bougainvillea, cocoplum, and clusia trees. Notably, the well-established coconut palms at the front of the property will be preserved.

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