



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-24-01115 249 W INDIES DR

MEETING: JANUARY 29, 2025 ARCOM

ARC-24-0115 249 W INDIES DR, The applicant, 239 Monterey Land Trust, have filed an application requesting Architectural Commission review and approval for installation of a swimming pool and generator with site wide landscape and hardscape modifications.

Applicant: 239 Monterey Land Trust
 Landscape: Nievera Williams Design

HISTORY:

The single-family residence at 249 W Indies, a one-story home built in 2001, is currently undergoing interior renovations and planning several exterior enhancements to complete the project.

THE PROJECT:

The applicant has submitted plans, entitled "PROPOSED NEW RESIDENCE: 249 W INDIES" as prepared by **Nievera Williams Design**, dated January 10, 2025.

The following scope of work is proposed:

- Installation of a swimming pool, sitewide landscape and hardscape modifications.
- Installation of a new driveway.
- Installation of a generator.

Site Data			
Zoning District	R-B	Future Land Use	Single-Family
Lot Size	14,641 SF	Crown of Road	6.32 NAVD
Lot Depth	147.92'	Lot Width	99'
Lot Coverage	Permitted: 40% Existing: 39.4%	Enclosed Square Footage	Existing: 5,372 SF Proposed: N/C
Overall Landscape Open Space	Required: 45% Existing: 34.3% Proposed: 38.43%	Front Yard Landscape Open Space	Required: 40% Existing: 67.8% Proposed: 59.2%
Surrounding Properties / Zoning			
North	252 Cherry Lane Residence / R-B		
South	248 W Indies Dr Residence / R-B		
East	241 W Indies Dr Residence / R-B		

West	247 W Indies Dr Residence / R-B
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STAFF ANALYSIS

The application is for several landscape and hardscape changes to the existing property. Due to the extent of changes, the application exceeds the administrative review threshold within the Town’s Designation Matrix and before the Commission as a ‘minor project’.

The current brick driveway will be removed and replaced with a streamlined configuration. A new coral brick driveway will be installed in a herringbone pattern. The portion of the driveway facing the street will feature 44” x 44” stone pavers with grass joints.

At the rear of the property, a walled mechanical equipment yard will be constructed to house a new 60kw generator and two relocated A/C units. Additionally, a new swimming pool will be installed, surrounded by stone coping, lawn, and stepping stones. An outdoor shower will also be added, providing both convenience and an elegant touch to the outdoor space.



On the west side property lawn the new driveway will also feature a water feature design with stucco columns to match the existing residence and a vine trellis.



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, and