



**TOWN OF PALM BEACH**  
 Planning, Zoning & Building Department  
 360 South County Road  
 Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
 PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-24-0142 280 EL PUEBLO WAY

MEETING: FEBRUARY 26, 2025 ARCOM

**ARC-24-0142 280 EL PUEBLO WAY** The applicant, David & Danielle Ganek (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a rear yard putting green composed of artificial turf.

Applicant: David & Danielle Ganek  
 Architecture: Environment Design Group

**HISTORY:**

The single-family residence at 280 El Pueblo Way was built in 2021. Since its construction, two applications have been submitted to ARCOM. The first, application A-079-2021, was approved in 2021 for a change in driveway material. Later that year, application A-093-2021 was approved for revisions to the previously approved landscaping.

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence" as prepared by **Environment Design Group**, dated February 10, 2025.

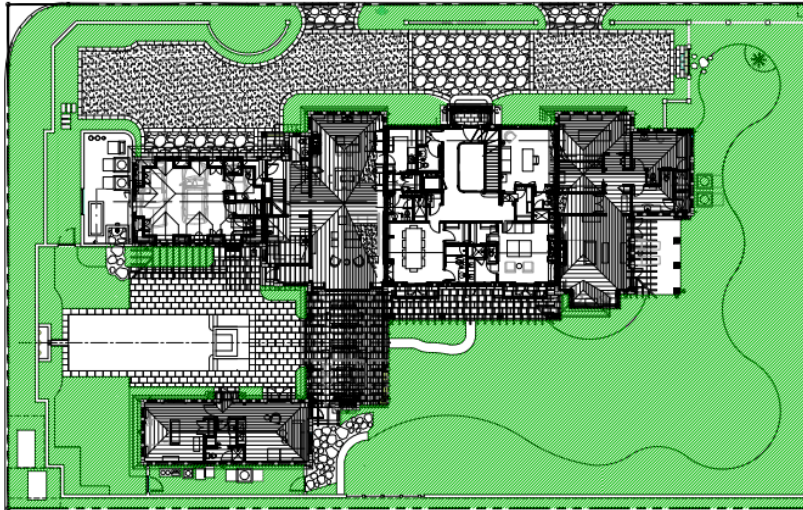
The following scope of work is proposed:

- Installation of a 670 SF artificial turf putting green in the rear yard.

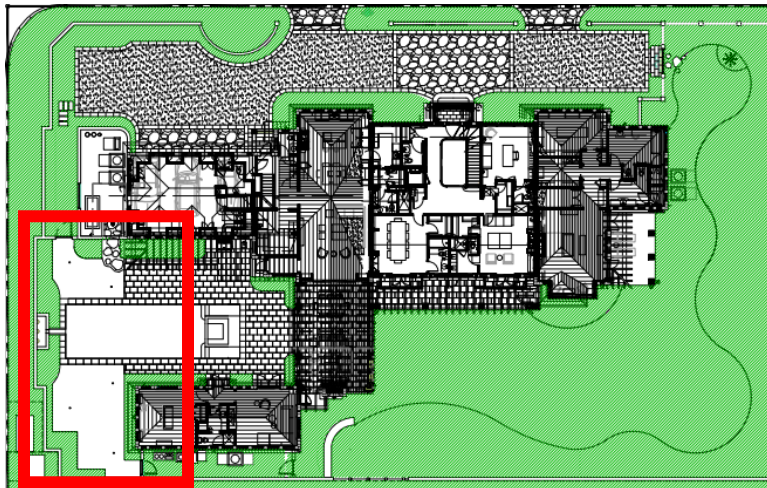
Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE FAMILY
<b>Lot Size</b>	25, 024 SF	<b>Lot Coverage</b>	Existing: 35.9%
<b>Overall Landscape Open Space</b>	Required: 45% Existing: 50.83% Proposed: 49.1%	<b>Front Yard Landscape Open Space</b>	Required: 40% Existing: 46% Proposed: 46%
<b>Perimeter Landscape Open Space</b>	No Change	<b>Lot Width Lot Depth</b>	200' 125'
Surrounding Properties			
<b>North</b>	293 El Pueblo Way   Residence / R-B		
<b>South</b>	291 Queens Lane   Residence / R-B		
<b>East</b>	260 El Pueblo Way   Residence / R-B		
<b>West</b>	1145 N Lake Way   Residence / R-B		

**STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. Per Section 66-313 artificial turf “*may be installed in limited areas of rear and side yards, or as a driveway accent in any yard*” a with approval from ARCOM. The request of the putting green will not affect the required open space requirements for the property and is not visible from the public right of way.



***CURRENT SITE PLAN***



***PROPOSED SITE PLAN***

**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.