

## 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 Combination Memorandum: Architectural Commission and Town Council

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

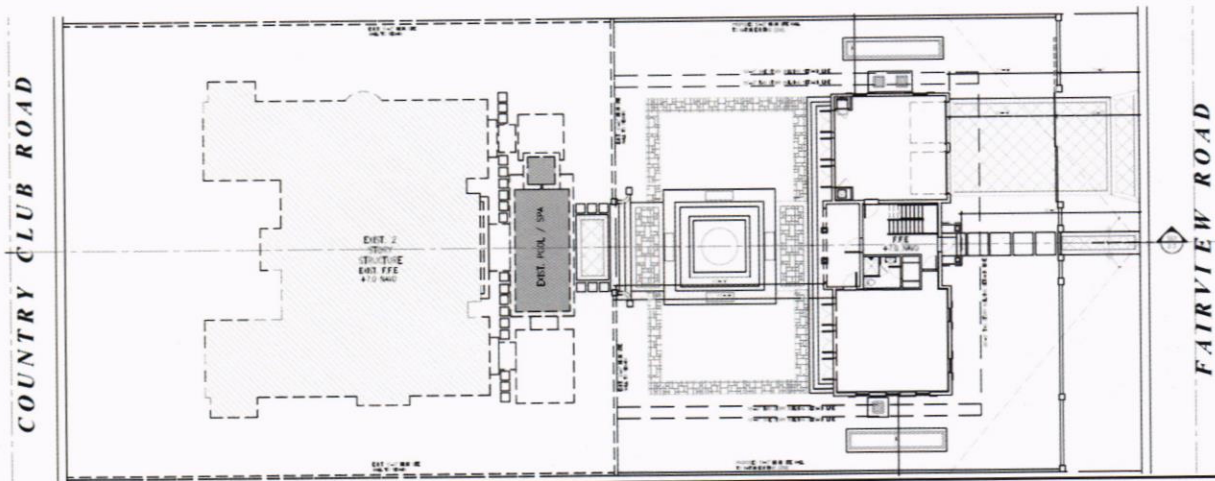
SUBJECT: ARC-22-217 257 FAIRVIEW RD (258 COUNTRY CLUB RD)

MEETING: MARCH 29, 2023

**ARC-22-217 258 COUNTRY CLUB RD (257 FAIRVIEW RD).** The applicant, Fieger Management Company 11 LLC (Geoffrey Fieger), has filed an application requesting Architectural Commission review and approval for construction of a new two-story accessory structure with related hardscape and landscape improvements on a parcel (257 Fairview Rd) to be unified with a parcel already improved with a two-story residence.

Applicant: Fieger Management Company 11, LLC (Geoffrey Fieger)  
Professional: Clint Larkan  
Representative: Luke Fischer

The subject property is located mid-block on Fairview Road. It located directly south of 258 Country Club Road, and the Fairview Road parcel will serve as guest/staff house for the main residence on Country Club Road. The property has a Future Land Use designation of Single Family with compatible Zoning classifications of Low Density Residential (R-B).



### **HISTORY:**

The properties at 257 Fairview Road and 258 Country Club Road were joined by Unity of Title in 2022. The existing structure on the 257 Fairview Road parcel was constructed in 1951. Construction of a new two-story single-family dwelling at 258 Country Club Road was completed in 2021.

**THE PROJECT:**

The applicant has submitted plans, entitled "fieger staff house", as prepared by **CLINT LARKAN ARCHITECT**, dated March 1, 2023.

The following is the scope of work:

- Construction of a new two-story accessory guest/staff house on a unified parcel, with landscape and hardscape improvements.

**STAFF ANALYSIS**

**Zoning**

Below is a summary of the subject application with regards to Zoning Code compliance and/or variance requests.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	23,611 SF	Crown of Road	2.13' NAVD
Lot Depth	236.1'	Lot Width	100'
Street-Rear Yard Setback	39'	Front Yard Setback	25'
Building Height	19.5'	Overall Building Height	25'
Finished Floor Elevation	7.0' NAVD	Zero Datum for Point of Measurement	7.0' NAVD
FEMA Flood Zone	ZONE AE 6	Base Flood Elevation	6' NAVD (+1 ft freeboard)
Lot Coverage	23%	Angle of Vision	100°
Cubic Content Ratio (CCR)	3.5	Enclosed Square Footage	New Accessory: 3,047 sf Total: 7,214
Landscape Open Space (LOS)	55%	Perimeter	53%
Surrounding Properties / Zoning			
North	Palm Beach Country Club / R-B Zoning		
South	1988 1 Story Residence / R-B Zoning		
East	2001 2-Story & 1951 1-Story / R-B Zoning		
West	2015 2-Story & 1951 1-Story / R-B Zoning		

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code.

The subject application is a proposal for the construction of a new two-story accessory structure with garage, vehicular gate, and new hardscape and landscape. The parcel proposed for development has been unified with the parcel to the north. Construction of the main house was completed in 2021. The total area of the parcel exceeds 20,000SF, allowing for a two-story accessory structure. The materials and finishes on the accessory structure will match the primary structure. The proposed accessory structure is about as wide as the main structure and about half as deep, with a greater two-story massing as viewed from the street. The accessory structure is situated to front onto Fairview Rd, with street facing two-car garage and a proposed vehicular gate.

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM:BMF