



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**PLANNING, ZONING, & BUILDING DEPARTMENT**  
**PZ&B Staff Memorandum: Architectural Commission (ARCOM)**

**TO:** ARCOM Chairperson and Members

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

**SUBJECT:** ARC-23-049 210 FAIRVIEW RD.

**MEETING:** APRIL 26, 2023

**ARC-23-049 210 FAIRVIEW RD.** The applicant, Aaron Ford, has filed an application requesting Architectural Commission review and approval for the construction of a new site wall, landscape, and the relocation of a generator into the west side yard.

**Applicant:** Aaron Ford

**Professional:** Kyle Fant | Bartholemew + Partners Architecture and Design

**HISTORY:**

The current application proposes modifications and additions to the site wall and landscape application approved on the ARCOM consent agenda at the August 2022, meeting, per ARC-22-175.

**THE PROJECT:**

The applicant has submitted plans, entitled "210 Fairview Road, Palm Beach, FL 33480", as prepared by **Bartholemew + Partners**, dated March 14, 2023.

The following is the scope of work:

- Modifications and extensions to a previously approved masonry site wall
- Landscape improvements
- Relocation of a generator

Site Data			
Zoning District	R-B	Future Land Use:	SINGLE FAMILY
Lot Size	20,815 SF	Landscape Open Space	Required: 45% Proposed: 70.8%
Front Yard Landscape Open Space	Required: 40% Proposed: 85.8%	Native Calcs.	Compliant

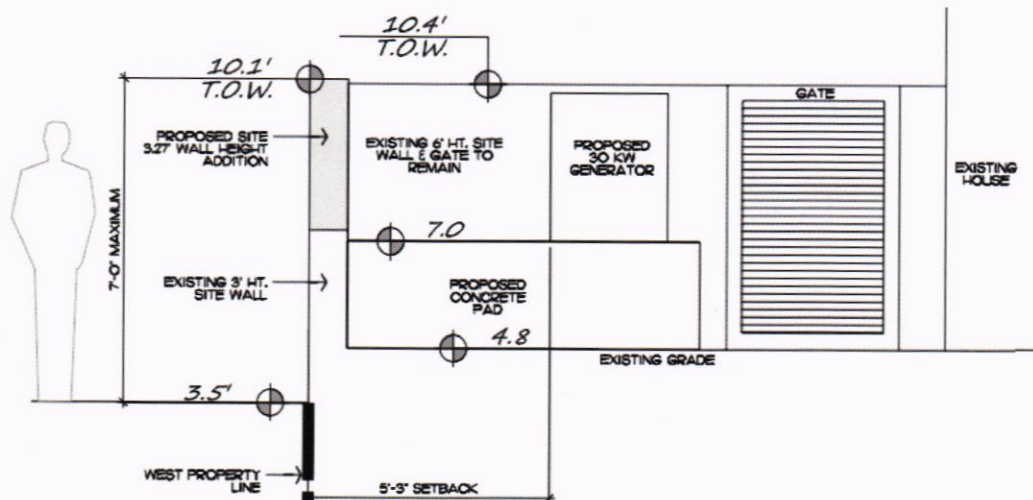
Surrounding Properties	
North	The Beach Club's Croquet and Tennis Courts
South	2005 Two-story residence
East	1952 Two-story residence
West	2001 One-story residence

### **STAFF ANALYSIS**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. The application proposes continued site wall and landscape modifications for the property, previously approved by ARCOM at the August 2022 meeting. The application, as proposed, is consistent with the provisions in the Town of Palm Beach zoning code.

As exhibited on the proposed site plan, Sheet SP2.3 of the architectural plan set, the application seeks a continuation of a masonry site wall westward along the front property line of the parcel. The application also requests to modify the previously approved site wall configuration by removing the integrated columns in favor of a continuous wall without breaks. Elevations and section drawings are provided on Sheet A1.0. Landscape buffering is also proposed on either side of the site wall, partially screening it from Fairview Road and N County Road.

The application also seeks to relocate a generator from the east side of the existing residence to the west side. Per the submitted drawings, the generator will meet setback requirements and will be properly screened from the adjacent property.



GENETATOR SCREENING WALL DIAGRAM

### **Conclusion**

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:JRH