



**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 Memorandum: Architectural Commission

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

SUBJECT: ARC-24-048 225 BARTON AVE

MEETING: APRIL 24, 2024, ARCOM

**ARC-24-048 225 BARTON AVE.** The applicant, Kim S. Fennebresque, has filed an application requesting Architectural Commission review and approval for modifications to landscape and hardscape including replacements of perimeter hedge material, construction of new site wall at front of property, and relocation of an existing pedestrian gate.

Applicant/Representative: Kim. S. Fennebresque  
Professionals: Nievera Williams Design (Chris Simon)

**THE PROJECT:**

The applicant has submitted plans, entitled "FENNEBRESQUE", as prepared by **Nievera Williams Design**, date stamped by the Town, Mar 11, 2024.

The application is proposing the following scope of work at the property:

- Replacement of existing perimeter Ficus hedge.
- Addition of a site wall in the front of the property.
- Relocation of an existing pedestrian gate.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	11,450 Sq Ft	<b>Landscape Open Space</b>	47% (5,383 Sq Ft) 40% Required
<b>Front Yard Landscape Open Space</b>	72.4% (2540 Sq Ft) 40% Required	<b>Perimeter Landscape Open Space</b>	80% (3202 Sq Ft) 50% Required
Surrounding Properties / Zoning			
<b>North</b>	2 South County Road   The Breakers / PUD		
<b>South</b>	206 & 216 Pendleton Avenue   Residence / R-B		
<b>East</b>	201 Pendleton Avenue   Residence / R-B		
<b>West</b>	223 Pendleton Avenue   Residence / R-B		

### **STAFF ANALYSIS**

The application is for the replacement of a perimeter existing ficus hedge, new site walls and piers, and relocation of an existing pedestrian gate. The existing ficus hedge surrounds the property at the rear, east side, and front of the property.

At the rear, the existing hedge will be replaced with a 12 ft Callophyllum hedge. At the east side, the ficus will be replaced with a 12 ft Green Buttonwood hedge. Also, along the east property line, The applicant proposes to construct a new 6 foot high site wall abutting the neighboring property. The neighboring property has an existing site wall which is built about three-quarters the length of the side yard, terminating at the front yard area. The applicant proposes to complete the length of the wall on their side of the property towards the front property line.

At the front, the new site wall is proposed to continue from the east along the entire width of the front yard area, setback three feet from the front property line (as required by code). The wall must be screened from the street with a 3 foot hedge (Green Island Ficus proposed), and will be screened from the interior of the property with a 10 foot high podocarpus hedge. The existing pedestrian gate is proposed to be retained and setback with new columns to match the new site wall. At the drive, the wall is also proposed to project into the property, terminating at the existing residence.



### **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.

WRB: JGM: BMF