



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-24-0051 250 SANDPIPER DR

MEETING: AUGUST 28, 2024 ARCOM

ARC-24-0051 250 SANDPIPER DR. The applicant, Judith Guest (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modification to a previously approved site wall and installation of a new generator.

Applicant: Judith Guest
Landscape: Environment Design Group

HISTORY:

March 23, 2022: Application ARC-22-056 (ZON-22-061) requested review and approval for a substantial renovation. Scope of work included fenestration changes, new entry portico, a new rear loggia with pergola and landscape and hardscape improvements. Design was approved unanimously with the condition:

- Mechanical equipment would remain in the west side yard.
- Variance for a nonconforming 2-story east side-yard setback was supported.

April 13, 2022: Town Council approves variance unanimously with the following conditions:

- All permits and plans submitted to the Town will refer to the home as a split story or one-story home.
- East landscape buffer will remain.

September 2022 Administrative application A-22-02557 submitted and **approved:**

- Addition of a 60kw generator to site plan in **southeast** corner of property.
- Reduction in hardscape within BBQ area.

November 2022 Administrative application A-22-02702 **cancelled**. Request was for addition of a chain-link fence in the rear, site wall removal and removal of proposed wall fountain. Note there were no changes to the equipment location this application.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 250 Sandpiper Dr" as prepared by **Environment Design Group**, dated June 10, 2024.

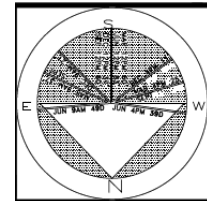
The following scope of work is proposed:

- Removal of a previously approved site wall on the south property line.
- Installation of a chain-link fence on the south property line.
- Revised placement of a new 60kw generator in the southeast corner of the property.

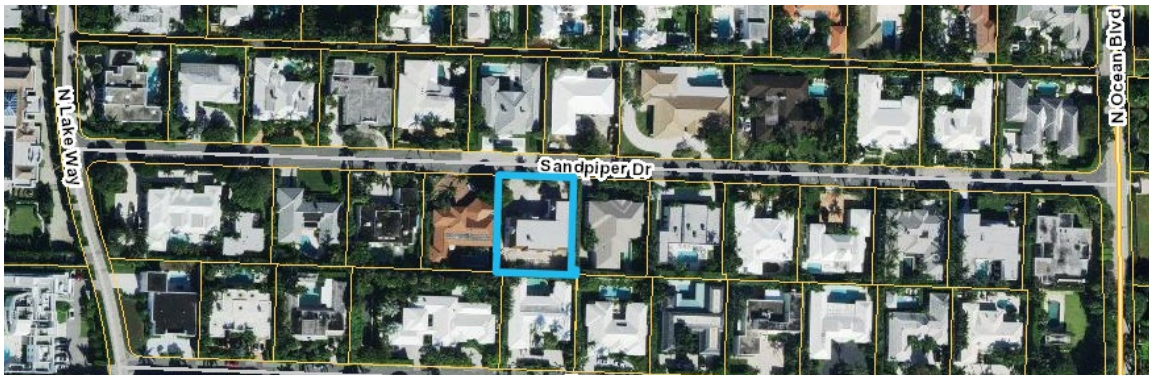
Site Data			
Zoning District	R-B	Future Land Use	Single-Family
Lot Coverage	Permitted: 30% Proposed: 29.4%	Overall Landscape Open Space	Required: 45% Proposed: 40.6
Perimeter Open Space	Required: 50% Proposed: 54.9%	Front Yard Open Space	Required: 40% Proposed: 76%
Surrounding Properties / Zoning			
North	257 Sandpiper Dr Residence / R-B		
South	257 Tradewind Dr Residence / R-B		
East	248 Sandpiper Dr Residence / R-B		
West	264 Sandpiper Dr Residence / R-B		

STAFF ANALYSIS

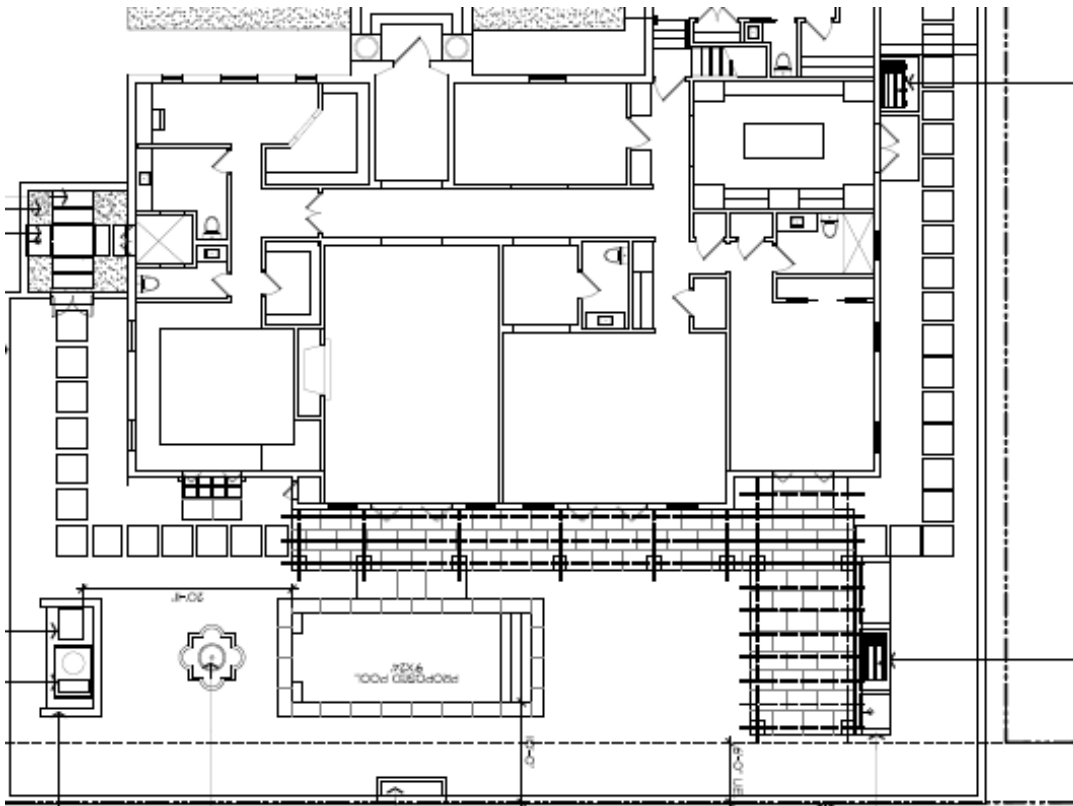
PLEASE NOTE: Submitted plans depict **NORTH** with the **NORTH** arrow down with Sandpiper Drive oriented at the bottom of the page. As directional accuracy is key importance with all drawings, it is of specific significant due to the conditions of approval from the original application in 2022, ARC-22-056; as such for the illustrations forthcoming, staff has rotated the applicants' plans to depict **NORTH** towards the top.



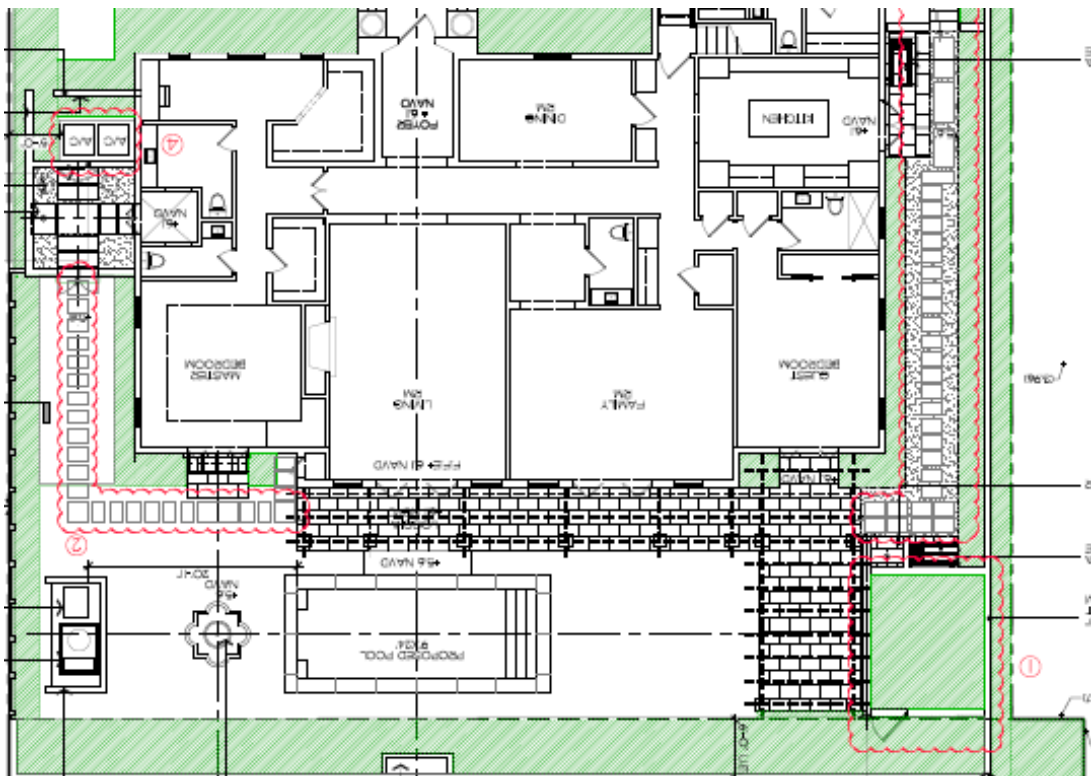
The subject site is a midblock parcel located on the south side of Sandpiper Drive. As identified in the scope of work, the applicant is seeking modifications to previously approved site work and location of features.



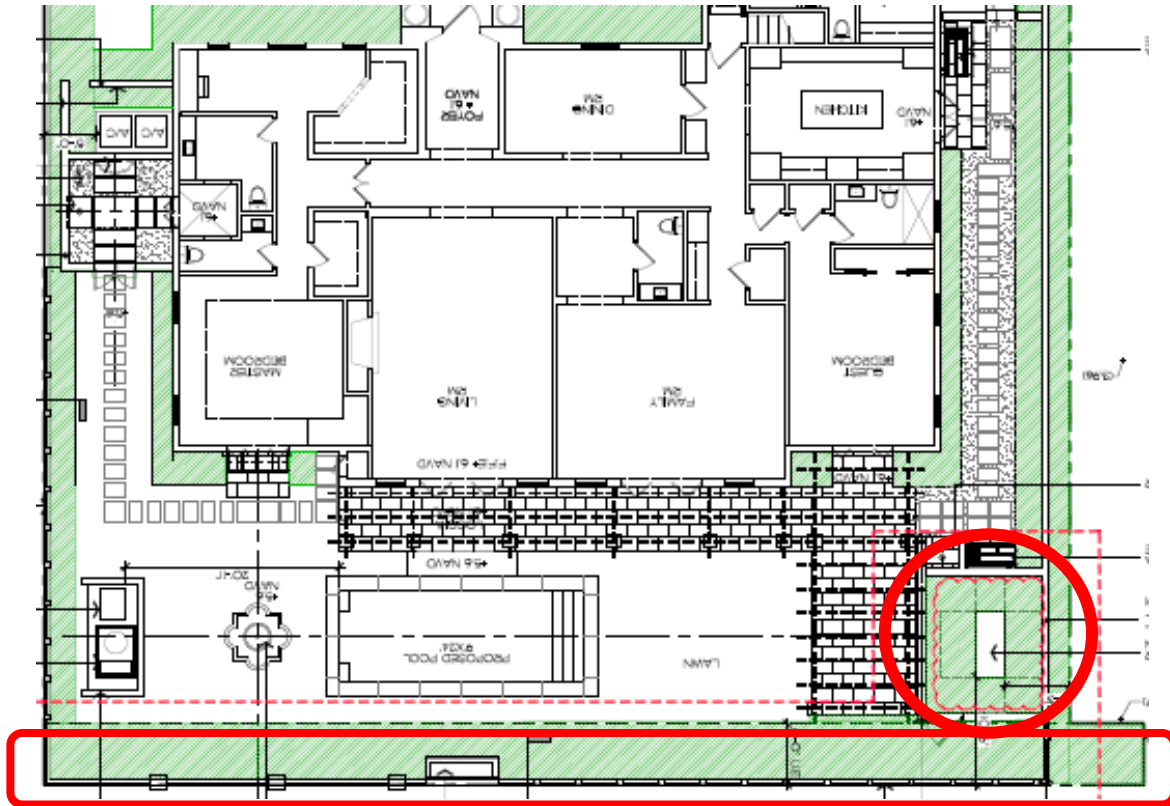
The applicant is proposing the removal of a previously approved site wall and fountain along the southern property line. In lieu of the masonry wall, a chain-link fence is proposed adjacent to the curb. Additionally, a 60kw generator is proposed to be installed in the southeast corner of the property. **NOTE: the drawings below have been rotated to depict NORTH at the top.**



Originally approved site plan ARC-22-056



Modified site plan approved administrative A-22-02702

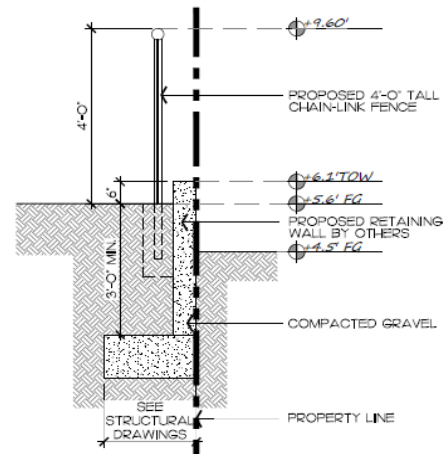


Currently proposed site plan

Although a preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code staff does have concerns over placement of the generator in the southeast corner of the property due to previous neighbor objections.

The scope of work includes the aforementioned generator, and the removal of the south perimeter site wall to be replaced with chain link. It is staff's opinion that the wall would serve as a better noise buffer for the neighbor from the proposed fountain and pool.

Conditions of approval from both ARCOM and Town Council (as noted in the history) demonstrate an attempt to maintain mechanical equipment from the east property line and maintain existing buffers in order to satisfy the neighbors concerns. Staff has received requests from the neighbor to east to provide the newly proposed application in advance of the hearing.



Chain Link Fence - Section A

CONCLUSION:

Approval of the project will require one (1) separate 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