



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
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-24-0094 260 NIGHTINGLAЕ TRL

MEETING: NOVEMBER 22, 2024 ARCOM

ARC-24-0094 260 NIGHTINGALE TRL. The applicant, Nightingale 260 Property LLC (Environment Design Group), has filed an application requesting Architectural Commission approval for sitewide landscape and hardscape modifications.

Applicant: Nightingale 260 Property LLC
Architecture Environment Design Group

HISTORY:

The demolition of the prior structure located at 260 Nightingale Trail was approved by ARCOM at the April 27, 2022 meeting, pursuant ARC-22-078. The application for construction of a new two-story residence (ARC-23-218) was approved (4-3) at the May 24, 2023 meeting. Since its approval the demolition has been completed, however construction has not commenced on the site. In July 2024 a one-year Extension of Time was requested and approved, extending the timeframe to obtain a building permit to May 2025.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 260 Nightingale Trail" as prepared by **Environment Design Group**, dated October 7, 2024.

The following scope of work is proposed:

- Sitewide landscape and hardscape improvements.
- Modifications to mechanical equipment area.
- New layout of proposed motor court.

Site Data			
Zoning District	R-B	Future Land Use	Single-Family
Lot Size	12,662 SF	Lot Coverage	3,788 SF (30%)
Lot Depth	100'	Lot Width	100'
Enclosed Square Footage	4,533 SF	FEMA Flood Zone	AE 6
Finished Floor Elevation	Existing: 7 NAVD	Overall Landscape Open Space	45.06%
Perimeter Landscape Open Space	Required: 50% Proposed: 77.6%	Front Yard Landscape Open Space	Required: 40% Proposed: 64.2%

Surrounding Properties / Zoning	
North	261 Nightingale Trail Residence / R-B
South	271 La Puerta Way Residence / R-B
East	250 Nightingale Trail Residence / R-B
West	268 Nightingale Trail Residence / R-B

STAFF ANALYSIS

The proposed plan includes an expansion of the motor court, utilizing the same Dominican coral brick in a chevron pattern as previously presented. The front walking path has been redesigned to incorporate Dominican coral flagstones. The application, as submitted, fully complies with all Town zoning regulations. As the site is cleared, sodded, and irrigated in accordance with requirements, the modifications to the previously approved design are minimal, and staff has no objections.



PREVIOUSLY APPROVED



CURRENTLY PROPOSED

Due to the extent of modifications to the front of the property and the front yard site alterations, the scope exceeds what may be reviewed at the Administrative level in accordance with the Designation Project Matrix.

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.