



**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-24-0104 581 E WOODS RD

MEETING: DECEMBER 20, 2024, ARCOM

**ARC-24-0104 581 E WOODS RD** The applicant, 581 E Woods Trust, has filed an application requesting Architectural Commission review and approval for the construction of a second-floor rear addition with new staircase and replacement of front door.

Applicant: 581 E Woods Trust  
Architecture: MP Design and Architecture  
Legal: Maura Ziska

**HISTORY:**

This is a two-story home, located in the Woods Landing subdivision, that was built in 1953 and faces west.

The addition and front door replacement being presented was previously approved under case ARC-23-006. However, due to the development order expiring the applicant is back with the same request.

**THE PROJECT:**

The applicant has submitted plans, entitled "ADDITION TO EXISTING RESIDENCE AT: 581 E WOODS ROAD" as prepared by **MP Design and Architecture**, dated November 4, 2024.

The following scope of work is proposed:

- Second floor rear addition
- New staircase
- Front door replacement

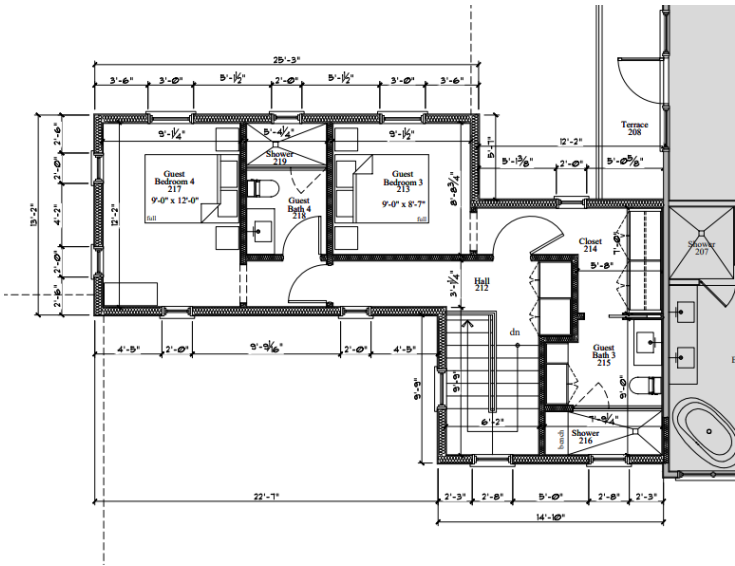
Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE FAMILY
<b>Lot Size</b>	10,264 SF	<b>FEMA Flood Zone</b>	AE-6
<b>Lot Depth</b>	132.62'	<b>Lot Width</b>	78'
<b>Lot Coverage</b>	Existing: 27.1% (2,786 SF) Proposed: 27.5% (2,820 SF) Permitted: 30% (3,079 SF)	<b>Enclosed Square Footage</b>	Existing: 3,911 SF Proposed: 4,499 SF
<b>Cubic Content Ratio (CCR)</b>	Existing: 3.54 Proposed: 3.92 Permitted: 4.0	<b>Angle of Vision</b>	Permitted: 100° Proposed: 100°

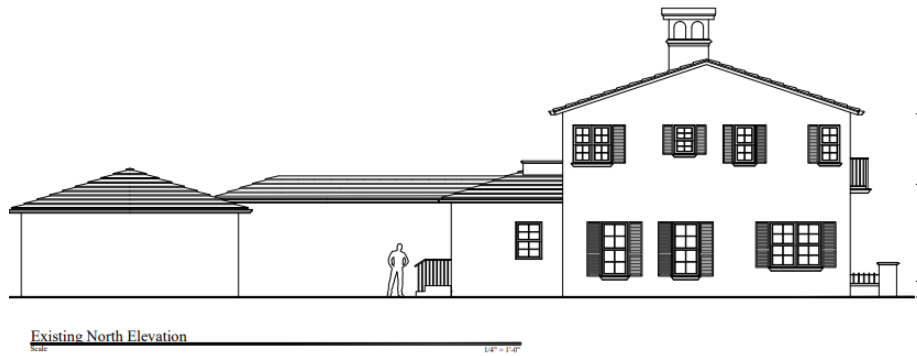
Building Height	Permitted: 22' Proposed: 19'	Overall Building Height	Permitted: 30' Proposed: 24.5'
Perimeter Landscape Open Space	Required: 50% (1,896 SF) Proposed: 63.9% (2,422 SF)	Front Yard Landscape Open Space	Required: 40% (780 SF) Proposed: 44.7% (872 SF)
Surrounding Properties / Zoning			
North	583 Woods Rd   Residence / R-B		
South	579 Woods Rd   Residence / R-B		
East	211 Bermuda Ln   Residence / R-B		
West	238 Woods Rd   Residence / R-B		

STAFF ANALYSIS

The subject property is located on the east side of Woods Road midblock between North Woods Road and South Woods Road. The existing house is a primarily two-story mass with a one-story wing in the rear and a one-story two-car garage that visually looks detached but is indeed connected to the house. The applicant is proposing to construct a new 2nd-floor addition at the rear of the single-family home consisting of approximately 588SF. A new set of stairs will access this portion of the structure. These additions will result in an increase in the cubic content ratio from 3.54 to 3.92 and a lot coverage from 27.1% to 27.5%. Additionally, the applicant wishes to replace the existing solid wood front door with a new metal and glass door.

The second-floor addition will consist of two guest bedrooms, two guest baths and closets. This area of the house can be accessed both through a hallway and separately through a door off the driveway and stairwell adjacent to the laundry room. Exterior finishes will match existing materials and colors.





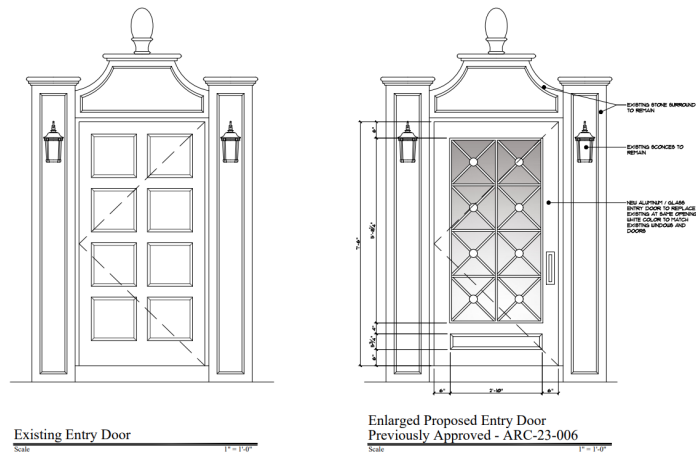
*North Elevation will be most significantly impacted by addition.*



*Area of addition as viewed from driveway*



The front door which faces west will retain its surround and flanking sconces. There will be minimal visual impact since there is currently a glass door that covers the eight-panel door, and a similar pattern is proposed while allowing more light into the home without the need for two sets of doors.



**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, and

WRB: JGM: FHM