



**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 Combination Memorandum: Town Council and Architectural Commission**

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

*WUB*

**SUBJECT:** COA-24-0033 (ZON-24-0091) – RIGHT-OF-WAY IMPROVEMENTS –  
WELLS RD/CRESCENT DR/N COUNTY RD

**MEETING:** MARCH 19, 2025, LPC  
APRIL 9, 2025, TC

**COA-24-0033 (ZON-24-0091) RIGHT-OF-WAY IMPROVEMENTS – WELLS RD/CRESCENT DR/N COUNTY RD (COMBO).** The applicant, Town of Palm Beach, has filed an application requesting a Certificate of Appropriateness for review and approval of right-of-way and park improvements consisting of hardscape and landscape changes along the intersection of Wells Road, Crescent Drive, and North County Road within the Wells Road Scenic Vista. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

**ZON-24-0091 (COA-24-0033) RIGHT-OF-WAY IMPROVEMENTS – WELLS RD/CRESCENT DR/N COUNTY RD (COMBO) – SPECIAL EXCEPTION AND SITE PLAN REVIEW.** The applicant, Town of Palm Beach, has filed an application requesting Town Council review and approval for Special Exception and Site Plan Review right-of-way and park improvements consisting of hardscape and landscape changes along the intersection of Wells Road, Crescent Drive, and North County Road within the Wells Road Scenic Vista. The Landmarks Preservation Commission shall perform design review of the application.

**Applicant:** Town of Palm Beach  
**Professional:** Environmental Design Group

**HISTORY:**

In 1996, the Wells Road Scenic Vista was designed. According to the designation report: *“Wells Road goes from the Atlantic Ocean to Lake Worth and is flanked by an alley of manicured Australian pine trees (Casuarina equisetifolia). These pines, stretching from one side of the island to the other give a sense of continuity to the street, while stylistically they represent a unity of design. The pines are the most important feature of this landscape architecture and an identifying aspect of the Wells Road Scenic Vista.”*



This pre 1930 "white border" type postcard shows the Wells Road Scenic Vista.  
Note that the pines are shaped and bordered with hibiscus.

### **THE PROJECT:**

The applicant has submitted plans, entitled "Unnamed Park Town of Palm Beach", as prepared by **Environmental Design Group**, dated and uploaded to the Town on February 24, 2025.

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

- A Pocket Park.
- Additional sidewalks and crosswalks that create a new walking path across Wells Road Crescent Drive, and North County Road.

A special exception with site plan review is required to achieve the scope of work.



*Rendered Site Plan*



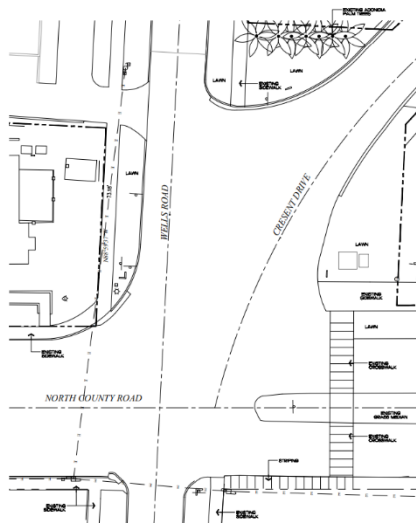
Site Data	
<b>Zoning District</b>	R-B
<b>Future Land Use:</b>	N/A

Surrounding Properties	
<b>North</b>	325 Crescent Dr
<b>South</b>	300 N County Rd (North Fire Station)
<b>East</b>	157 Wells Rd
<b>West</b>	209 Wells Rd

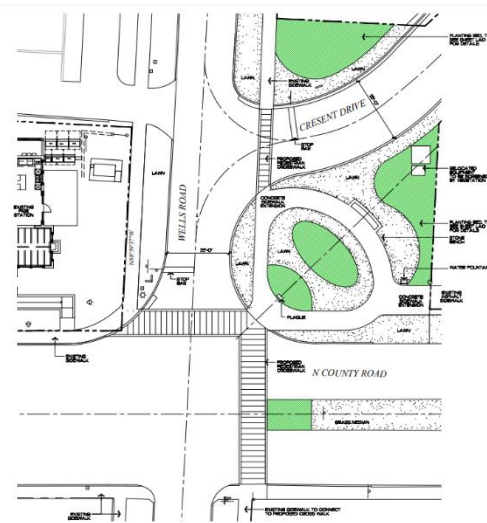
### **STAFF ANALYSIS**

The project proposes to remove approximately 2,650 SF of asphalt roadway to create an enhanced landscaped area at this intersection. New pedestrian sidewalk extensions and crosswalks are proposed to improve pedestrian circulation along Wells Road, Crescent Drive, and North County Road.

### ***EXISTING SITE PLAN***



### ***PROPOSED SITE PLAN***



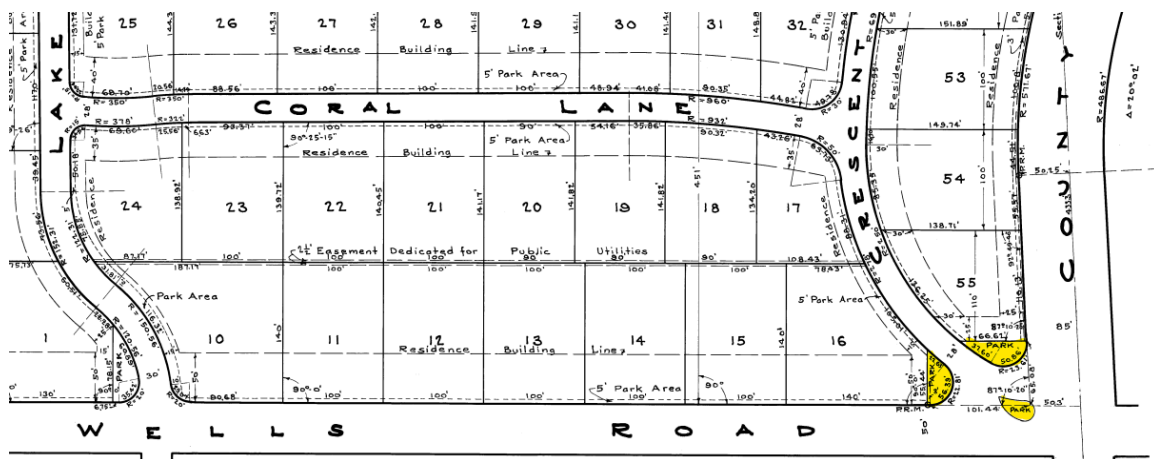


*Rendering*

The new green space design will feature a coral stone bench and drinking fountain. Silver Buttonwood and Native Banyan Trees are proposed. Shrubs will be comprised of Bougainvillea, Green Cocoplum, Green Island Ficus, Garcinia Conical, Macho Fern, and Silver Saw Palmetto. Dwarf Hibiscus was added as a reference to a historic postcard of Wells Road which depicted hibiscus adorning the pines along Wells Road. The proposed amendments will enhance this area tremendously and are compatible with surrounding landscape elements. The scope of will not impact the existing Australian pines within the Wells Road Scenic Vista.

### **SPECIAL EXCEPTION WITH SITE PLAN REVIEW**

Per Section 134-890, a special exception with site plan review is required for municipality-owned and operated parks in the R-B zoning district. Referring to the 1945 ‘Revised Plat of Stotesbury Park’, a park was anticipated to occupy the area of the proposed improvements.



*Excerpt of the Revised Plat of Stotesbury Park*

**CONCLUSION:**

Approval of the project will require two (2) motions to be made by the Town Council:

- (1) Special Exception
- (2) Site Plan Review

Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.

WRB:JGM: FHM:ALF