



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-23-122 (ZON-23-093) 241 JUNGLE RD (COMBO)

MEETING: SEPTEMBER 27, 2023 ARCOM
OCTOBER 11, 2023 TC

ARC-23-122 (ZON-23-093) 241 JUNGLE RD (COMBO). The applicant, 241 Jungle Rd Trust, has filed an application requesting Architectural Commission review and approval for the installation of a new generator and site screening walls and gate including a variance to exceed the maximum screening wall height. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-093 (ARC-23-122) 241 JUNGLE RD (COMBO)—VARIANCE. The applicant, 241 Jungle Rd Trust, has filed an application requesting Town Council review and approval for a Variance to exceed the maximum screening wall height for a generator in order to screen the equipment. The Architectural Commission shall perform design review of the application.

Applicant: 241 Jungle Rd Trust
Professional: Smith and Moore Architects Inc

HISTORY:

An application for the review and approval of a new contemporary predominantly one-story residence with roof deck and roof gardens was approved at the July 23, 2014 ARCOM meeting, pursuant to B-078-2014.

An application for the installation of two (2) new vehicular gates and for fenestration alterations to the existing one-story residence was recently reviewed and approved by ARCOM at the 04-26-23 ARCOM meeting, pursuant to ARC-22-145.

THE PROJECT:

The applicant has submitted plans, entitled "241 JUNGLE ROAD", as prepared by **Smith and Moore Architects Inc**, stamped August 14, 2023.

The following is the scope of work for the Project:

- The installation of a new 60kW generator and associated site walls and gate.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **VARIANCE 1:** Sec 134-1669 A variance to exceed the maximum wall height by 1' in

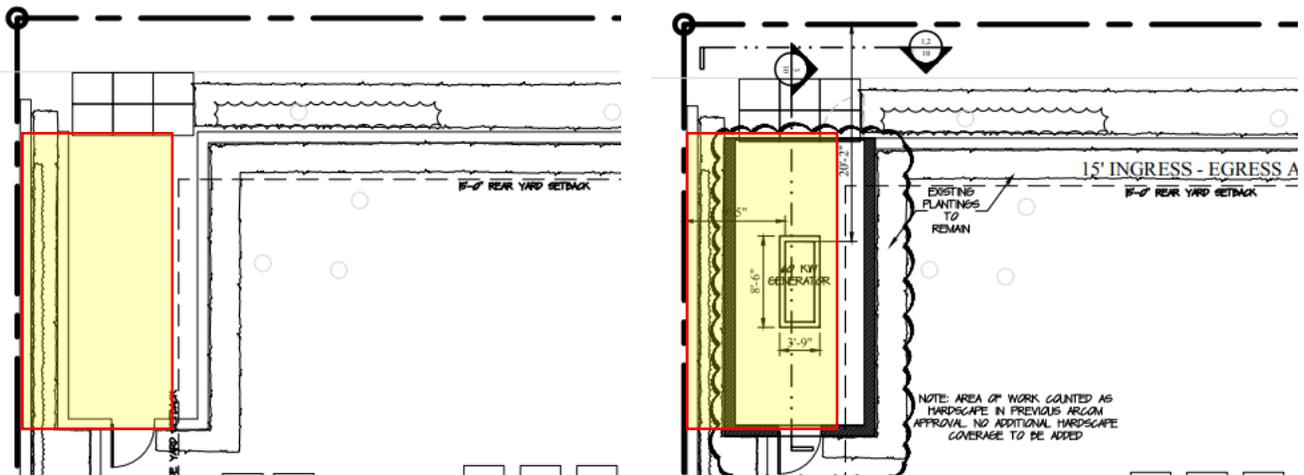
order to install a wall at 8' where 7' is permitted within a required yard.

Site Data			
Zoning District	R-A	Future Land Use:	SINGLE FAMILY
Lot Size	45,281 SF	Landscape Open Space (LOS)	Existing: 50% (22,640 SF) Proposed: N/C
Crown of Road (COR)	3.41'	FEMA	AE-6
Surrounding Properties / Zoning			
North	1999 Two-story residence / R-A		
South	1926 Two-story residence / R-A		
East	1930 Two-story residence / R-A		
West	2002 Two-story residence / R-A		

STAFF ANALYSIS

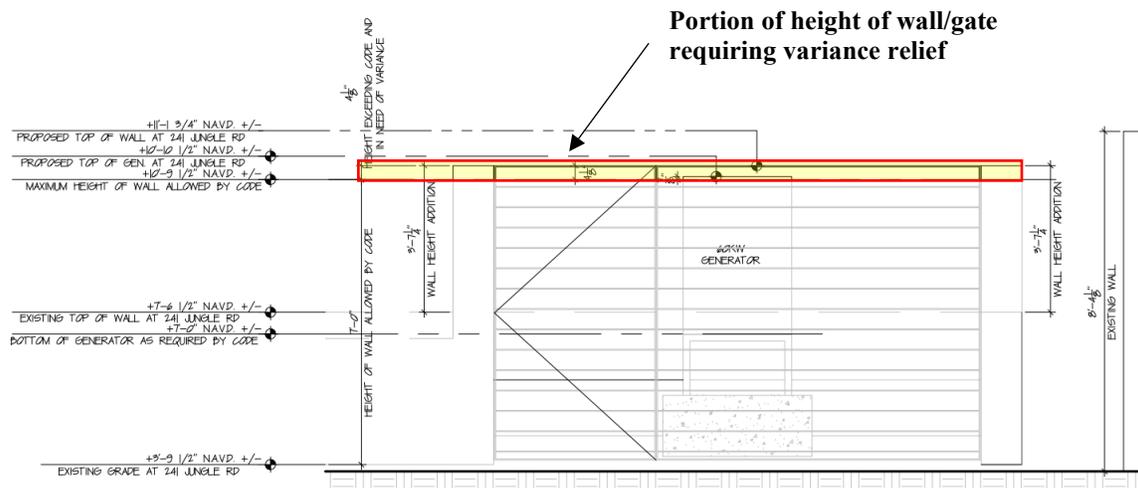
A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the above-mentioned sections of the Town zoning code, requiring one variance. The applicant is seeking to install a new 60kW generator and associated site walls and gate in the northwest portion of the site, currently designed as a one-car parking space on gravel.

As it pertains to **Variance #1**, a variance to exceed the maximum wall height by 1' in order to install a wall at 8' where 7' is permitted within a required yard. The applicant seeks to screen the proposed generator (as required by Code) in the north and west yard with a new aluminum louvered gate and masonry walls higher than permitted. To the north of the property, exists a 15-foot-wide alley / utility easement behind the El Vedado Rd and Jungle Rd lots from Pelican Ln to S County Rd, 10-foot wide, which is paved.



The subject parcel is very low, with a crown-of-road just under 3.41' NAVD. FEMA requirements mandate that new equipment be installed at minimum flood elevation, which is 7' NAVD. In doing so, the equipment must be physically raised off grade to the minimum requirement. Equipment

located within yard areas are required to be screened by masonry walls as high as the equipment but are not permitted to exceed maximum wall heights. If the applicants chose to install a masonry screening wall to the top of the equipment, they would also need a variance to exceed wall heights within a side and front yard to 8' in height in lieu of the 7' permitted. The yard section diagrams below illustrate the portion of the walls/gate that exceed the height allowance in the side street yard.



The Code requires mechanical equipment (generators and air conditioning equipment) to be located above base design flood elevation. In addition, Section 134-1729 stipulates that the generator must also be screened and cannot be located above 7'-0" from adjacent grade. With these two stipulations, the selected generator would need a screening wall a few inches above the allowed height by code. The applicant has requested 6" variance request, which staff has increased to 1' to anticipate varying field conditions and provide for deviations or imperfections. There is no decrease in landscape open space, as the area already was originally identified as hardscape. Staff has no objections to the request.

CONCLUSION:

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec: 18-205 have been met. Approval of the project will require three separate motions to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions,
- (2) that the implementation of the **Variance will or will not** cause negative architectural impact to the subject property. The **Variance request** is scheduled for final review and approval by Town Council.

Approval of the project will require one separate motions to be made by the Town Council: (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.