



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 *WRB*
Director PZ&B

SUBJECT: ZON-24-063 (ARC-24-065) 137 E INLET DR (COMBO)

MEETING: MAY 29, 2024 ARCOM
JUNE 12, 2024 TC

ARC-24-065 (ZON-24-063) 137 E INLET DR (COMBO). The applicant, Ocean Inlet Revocable Trust, has filed an application requesting Architectural Commission review and approval for a driveway reconfiguration and installation of a vehicular gate requiring a variance. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-24-063 (ARC-24-065) 137 E INLET DR (COMBO)—VARIANCE The applicant, Ocean Inlet Revocable Trust, has filed an application requesting Town Council review and approval for a variance to reduce the required vehicle queuing space between the driveway gate and edge of roadway. The Architectural Commission shall perform design review of the application.

Applicant: Ocean Inlet Irrevocable Trust
Design Professional: Nievera Willaims Design

HISTORY:

The existing two-story residence features a large motor court with two entrances. The request is for a revision to the previously approved ARCOM project to accommodate a vehicular gate. At the May 29, 2024 ARCOM meeting, the Commission approved (5-2) the design of the project. Additionally, the Commission approved (5-2) that the implementation of the proposed variances would not negatively affect the architecture.

THE PROJECT:

The applicant has submitted plans, entitled “Ocean Inlet Revocable Trust” as prepared by Nievera Willaims, dated April 15, 2024.

The following scope of work is proposed:

- Installation of a new vehicular gate.
- Removal of a curb cut with driveway reconfiguration.
- Associated landscape and hardscape

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 11,853 SF	Overall Landscape Open Space	Required: 45% Existing: 35.7% Proposed: 36.1%
Perimeter Landscape Open Space	Existing: 69% Proposed: 71%	Front Yard Landscape Open Space	Existing: 48.6% Proposed: 50.1%
Surrounding Properties / Zoning			

North	149 E Inlet Dr Residence / R-B
South	137 E Inlet Dr Residence / R-B
East	Oceanfront Residence / R-B
West	156 E Inlet Dr Residence / R-B

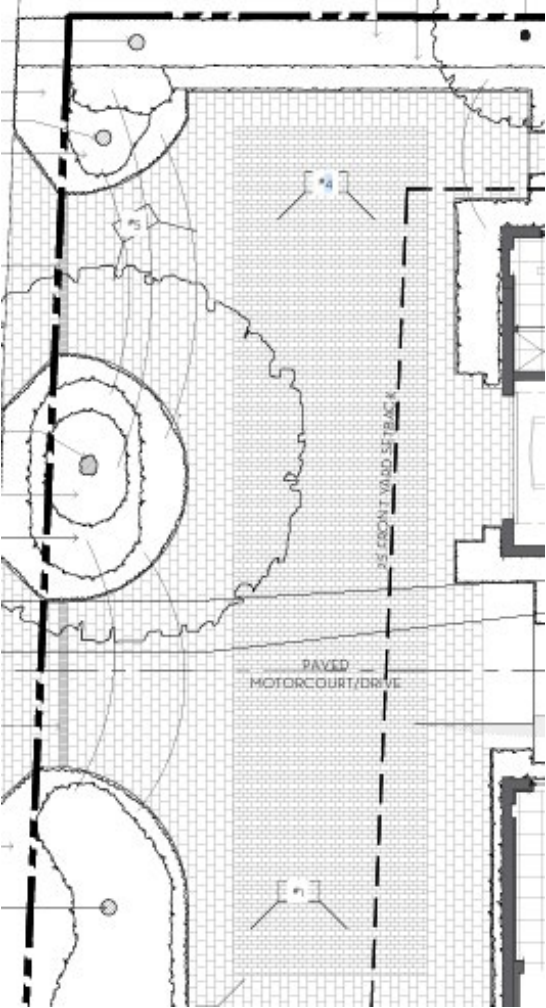
STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to not be in accordance with the Town zoning code and therefore requests a variance as part of this application. The existing proposed in an interior lot and currently contains two vehicular driveways along E Inlet Drive. To note this section of E Inlet only contains three properties with direct frontage on this portion of the roadway. The subject property is 100' wide.

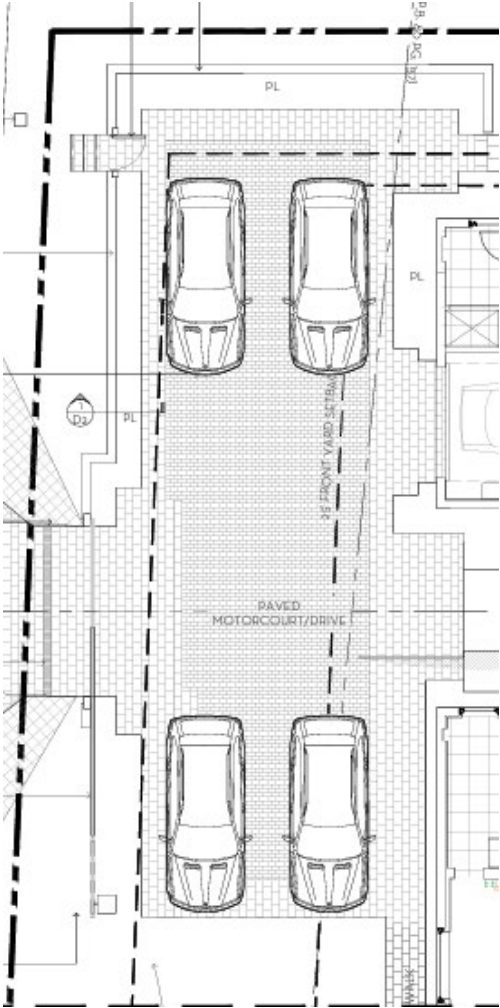
The applicant proposes to remove one of two curb cuts to create a single-entry driveway. New landscape and a wood pedestrian gate will be added in the area previously used as a driveway entrance increasing their open space calculations.



EXISTING



PROPOSED



Matching in style and material commensurate with the style of house is a rolling vehicular gate which will be installed at 8'7" in lieu of the 18' required for vehicle queuing. The addition of the 4' high Ipe wood gate with matching gate will does alter the current transparency into the site.

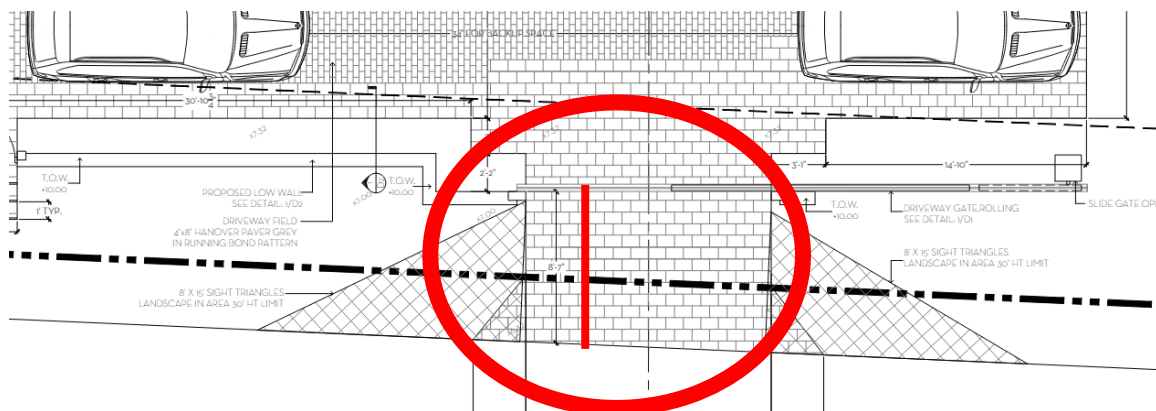
CURRENT CONDITIONS

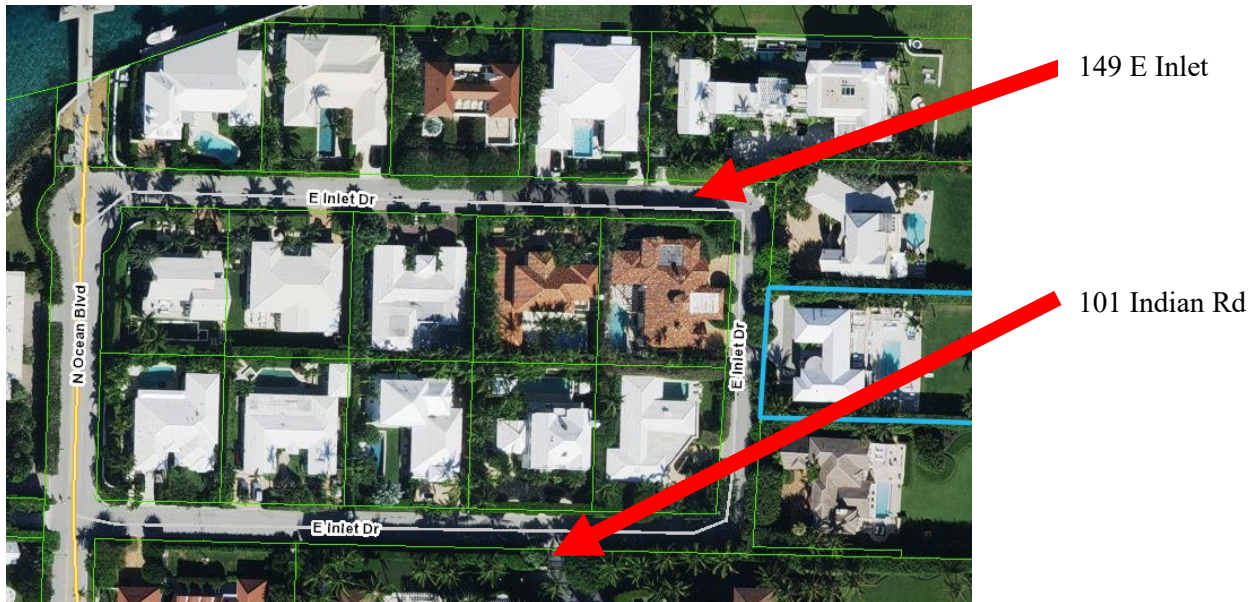


PROPOSED VEHICULAR GATE



East Inlet Drive, located at the northernmost end of the Town and consists of 18 single family residences. Of the 18 residences there is only 1 site that has driveway gates as noted below which is also a solid gate with no transparency. A second vehicular gate is located on E Inlet as a secondary driveway to the property at 101 Indian Rd.





Based on the surrounding area, the introduction of the gate would be inconsistent with the majority of the other residences that are without gates and would obstruct the site-wide openness of the front yard.

Additionally, the proposed gate requires a variance as the required backup space is not being met, potentially creating an unsafe condition or blockage within the roadway. The applicant has provided 8'-7" of clearance where 18'-0" is needed.

CONCLUSION:

Approval of the project will require two (2) motions 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.
- (2) that the implementation of the proposed variances will or will not cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion(s) to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.

WRB:JGM:SCP