



**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 *WLB*  
Director PZ&B

SUBJECT: ARC-24-0063 147 DUNBAR RD

MEETING: SEPTEMBER 25, 2024 ARCOM

**ARC-24-0063 147 DUNBAR RD.** The applicant, Pappas Susan G Trust (SMI Landscape Architecture), has filed an application requesting Architectural Commission review and approval for the installation of two (2) vehicular gates and a pedestrian gate.

Applicant: Pappas Susan G Trust  
Architecture: SMI Landscape Architecture

**HISTORY:**

The new single-family residence was unanimously approved at ARCOM at the June 23, 2021 meeting, pursuant to B-052-2021. Construction on this site is completed and the homeowner requests two vehicular gates be added. A front yard site wall with columns has already been constructed and will not be modified as part of this application.

**THE PROJECT:**

The applicant has submitted plans, entitled "The Pappas Residence" as prepared by **SMI Landscape Architecture**, dated August 13, 2024.

The following scope of work is proposed:

- Addition of two vehicular gates to an existing motor court.
- Addition of a pedestrian gate.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	Residential
<b>Lot Depth</b>	195'	<b>Lot Width</b>	100'
<b>Lot Size</b>	10,463 SF	<b>Overall Landscape Open Space</b>	Existing: 45% No Change
<b>Perimeter Landscape Open Space</b>	Existing: 50% No Change	<b>Front Yard Landscape Open Space</b>	Existing: 43% No Change
Surrounding Properties			
<b>North</b>	144 Wells Rd   Residence / R-B		
<b>South</b>	146 Dunbar Rd   Residence / R-B		
<b>East</b>	137 Dunbar Rd   Residence / R-B		

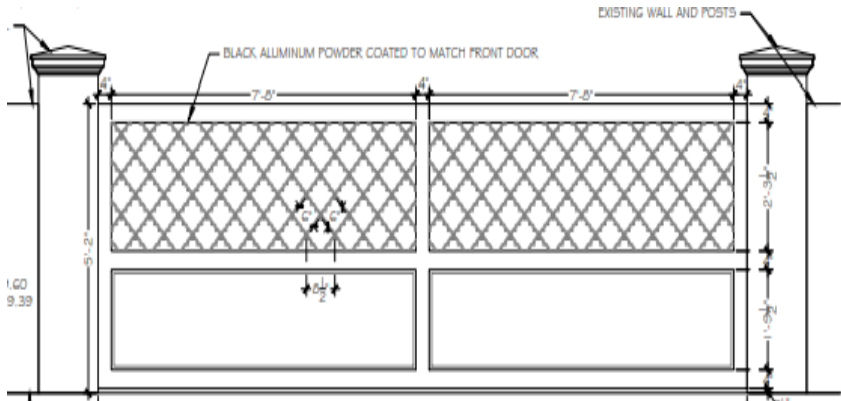
West	159 Dunbar Rd   Residence / R-B
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**STAFF ANALYSIS**

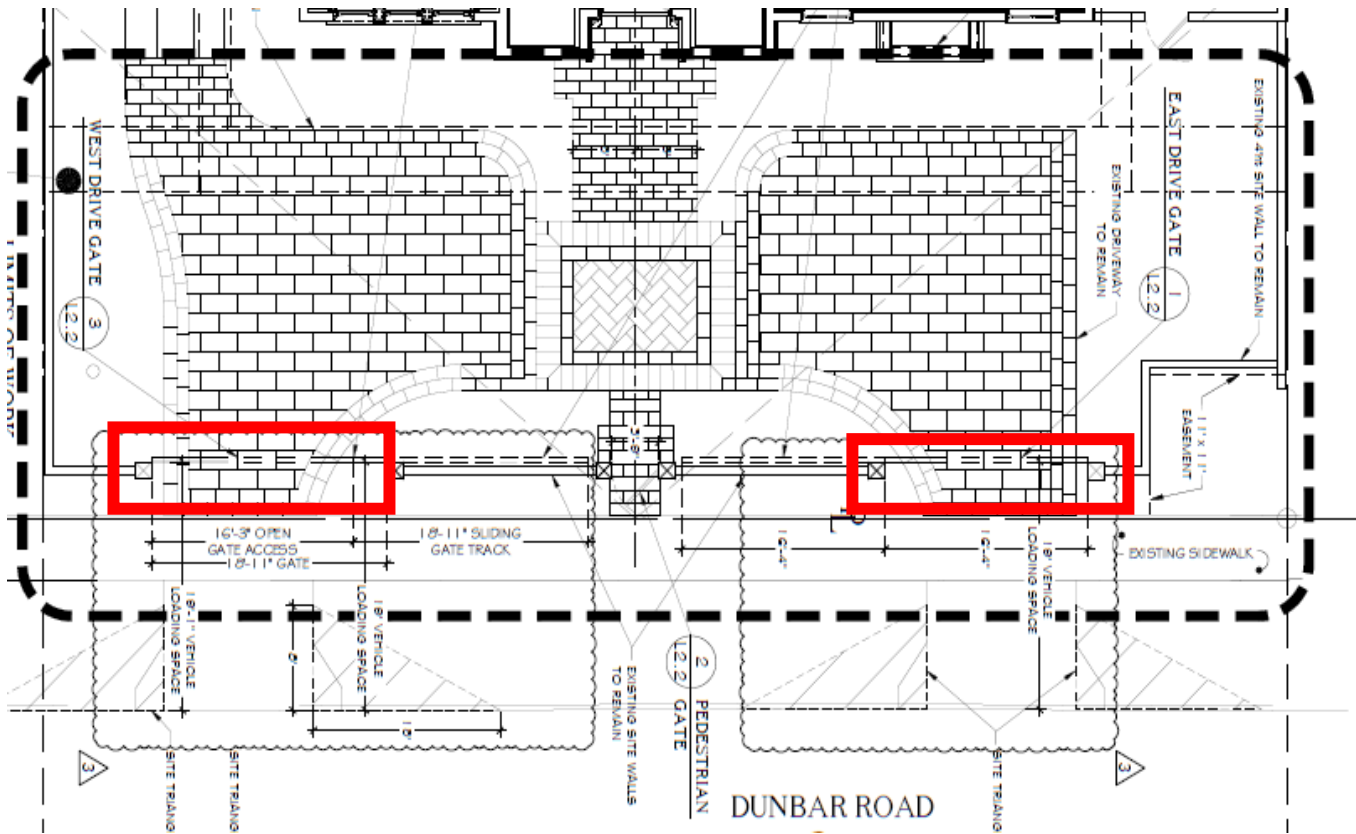
The application seeks approval for the installation of two vehicular gates. The subject property is midblock located along the north side of Dunbar Road. The rolling gate design is 15'-0" wide and 5'-0" high and features a diagonal transparent top and a paneled bottom that matches the existing front door.



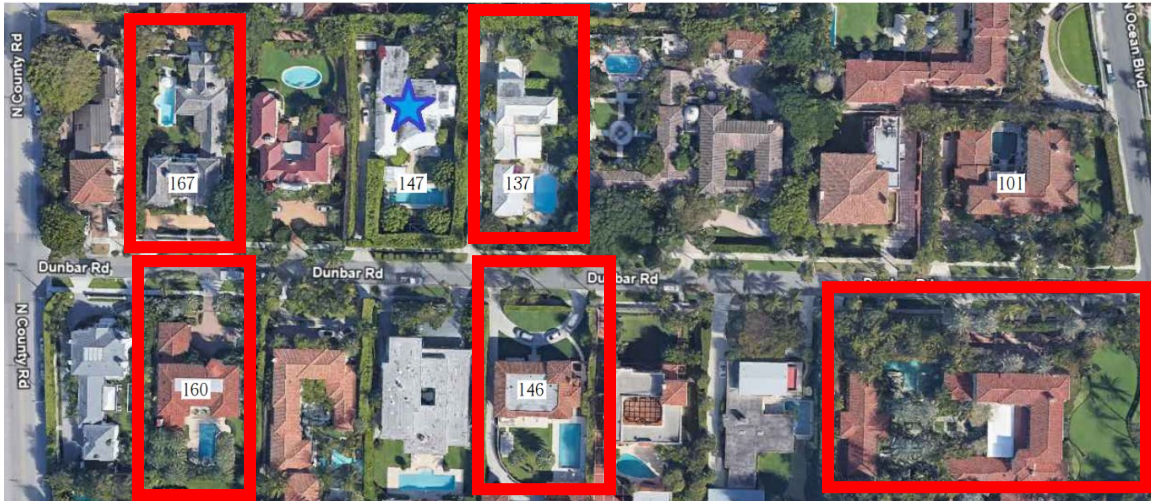
**GATE MATERIAL**



**PROPOSED VEHICULAR GATES**



Highlighted in red below are other properties on the 100 block of Dunbar Road that currently have vehicular gates in place (subject property is noted with a blue star).



As such, only 5 of the 17 properties with Dunbar Rd frontage, or 29% of the parcels along this portion of Dunbar Road, feature vehicular gates. The application as proposed is consistent with Town of Palm Beach zoning code in regards to height of gate and backup distance required.

**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 one (1) motion to be made by the Commission:

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

WRB:JGM:SCP