



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-22-242 (ZON-23-003) 1030 N OCEAN BLVD (COMBO)

MEETING: DECEMBER 16, 2022

ARC-22-242 (ZON-23-003) 1030 S OCEAN BLVD (COMBO). The applicant, Martin L. Edelman as Trustee of the 1030 South Ocean Trust dated March 24, 2022, has filed an application requesting Architectural Commission review and approval for the installation of a two new vehicular driveway gates including a variance to reduce the required vehicular backup queue on a street. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Martin L. Edelman as Trustee of the 1030 South Ocean Trust
Professional: SMITH AND MOORE ARCHITECTS, INC.
Representative: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans, entitled "1030 SOUTH OCEAN BOULEVARD.", as prepared by **SMITH AND MOORE ARCHITECTS, INC.** dated October 24, 2022.

The following is the scope of work:

- Installation of driveway gates including a variance to reduce the required vehicular backup queue.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **VARIANCE:** Sec. 134-1668: A variance to provide a 10'-2" proposed vehicular backup queue from the street pavement in lieu of the 18-foot minimum required.

Site Data			
Zoning District	R-B	Lot Size (SF)	28,301 SF
Surrounding Properties / Zoning			
North	2020 Two-story residence / R-B		
South	1952 Two-story residence / R-B		
East	1970 Two-story residence / R-B		

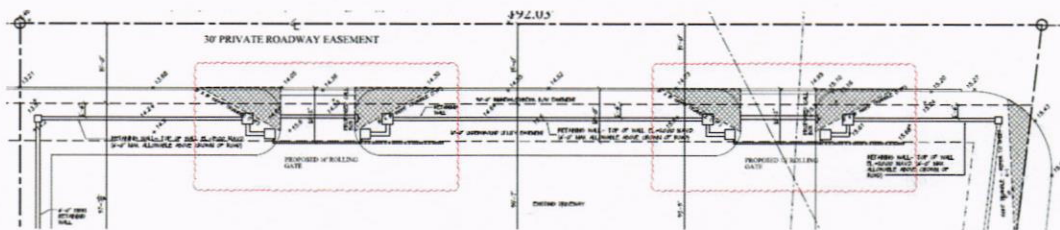
West	1952 Two-story residence / R-B
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STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town zoning code:

- **VARIANCE:** Sec. 134-1668: A variance to provide a 10'-2" proposed vehicular backup queue from the street pavement in lieu of the 18'-0" minimum required.

The project consists of the installation of two rolling gates, each 16'-0" wide, along Via Palma which is a right-of-way that terminates westerly at the waters of the Lake Worth Lagoon; however, a small road, Eljan Lane, provides north and south egress so technically this portion of the is neither a dead-end street or cul-de-sac. As such the request must be reviewed as a variance not as a Special Exception. The height of the gate is zoning compliant.



Both of the existing two curb-cuts are already approved as part of the original site plan, as is the existing front wall. The height of the gates and new piers are zoning compliant.

Approval of the project will require two separate motions to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and (2) that the implementation of the proposed variances will/will not cause negative architectural impact to the subject property.

WRB:JGM