



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-23-030 1090 N OCEAN BLVD

MEETING: APRIL 26, 2023

ARC-23-030 1090 N OCEAN BLVD. The applicant, Ann Desruisseaux, has filed an application requesting Architectural Commission review and approval of new entry columns and driveway gate to an existing residence.

Applicant: Ann Desruisseaux
Professional: Brasseur & Drobot Architects PA

HISTORY:

The current application was initially reviewed at the March 29, 2023, ARCOM meeting. The project was deferred for one month, with Commissioners stating that the March proposal lacked charm and did not provide the security that prompted the application.

THE PROJECT:

The applicant has submitted plans, entitled "A New Entry Gate Addition for: Anne Desruisseaux", as prepared by **Brasseur & Drobot Architects PA**, dated April 10, 2023.

The following is the scope of work:

- The installation of two new entry columns, a metal vehicular gate and low site wall to match existing along North Ocean Boulevard.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	1924 Three-story residence/ R-B		
South	1996 Two-story residence/ R-B		
East	1998 Two-story residence/ R-A		
West	2013 Two-story residence/ R-B		

STAFF ANALYSIS

This application is presented to the Commission to consider whether all criteria in Sec. 18-205 have been met. The scope of work exceeds what may be reviewed and approved at the administrative level according to the ARCOM Designation Manual. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The proposal seeks to install new entry columns, a metal gate, and low site walls to match the existing site wall on the property, which will connect the new entry columns to the existing site wall. The proposal exceeds the zoning requirement that vehicular gates provide a minimum 18' setback from the edge of road pavement to allow for adequate vehicle queuing. There are other residences along North Ocean Boulevard within the immediate area that have driveway access to their respective driveways that feature vehicular gates.

Since the March proposal, the applicant has significantly reduced the size and heights of the proposed entry columns and gate. The revised drawings provide a low gate at 2'-3" in height that matches the general height and aesthetic of the existing site wall on the property.

Approval of the project will require one motion 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.

WRB/JGM/JRH