



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-23-086 1230 S OCEAN BLVD

MEETING: JUNE 28, 2023

ARC-23-086 1230 S OCEAN BLVD. The applicant, 1230 LLC, has filed an application requesting Architectural Commission review and approval for incorporation of driveway and pedestrian gates to a previously approved landscape plan.

Applicant: 1230 LLC
 Professional: Fernando Wong

HISTORY:

At the December 27, 2020 ARCOM meeting, an application was reviewed and approved for renovations to the existing one- and two-story residence and sitewide improvements including a new loggia, elevation changes, hardscape, landscape, pool, pursuant to B-080-2020.

THE PROJECT:

The applicant has submitted plans, entitled "Gate Application 1230 S Ocean Blvd", as prepared by **FERNANDO WONG**, dated May 16, 2023.

The following is the scope of work:

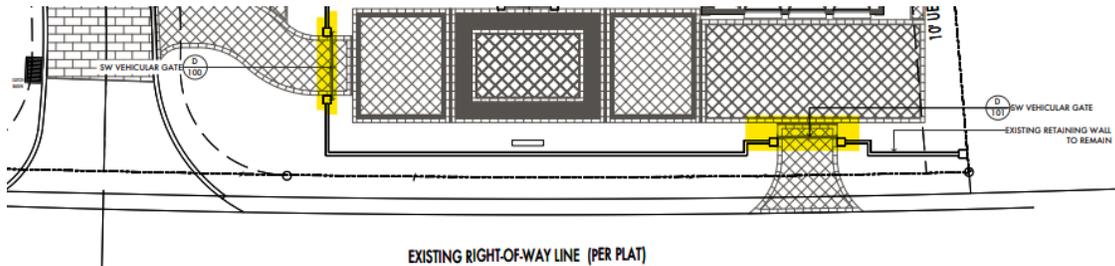
- Modifications to include two new entrance gates and the installation of pedestrian gates.

| Site Data | | | |
|---------------------------------|-----------------------------------|----------------------|----------------------------|
| Zoning District | R-AA | Future Land Use: | SINGLE FAMILY |
| Lot Size | 40,529 SF | Landscape Open Space | Existing 23,491 SF (55.2%) |
| Surrounding Properties / Zoning | | | |
| North | 1924 Three-story residence / R-AA | | |
| South | 1988 Two-story residence / R-AA | | |
| East | 1988 Two-story residence / R-AA | | |
| West | 2011 Two-story residence / R-AA | | |

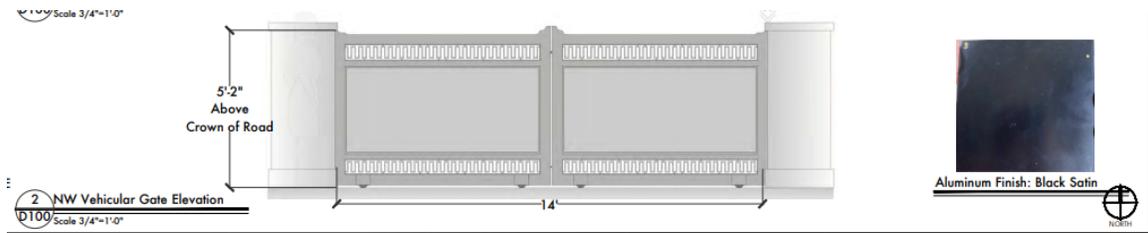
STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the 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.

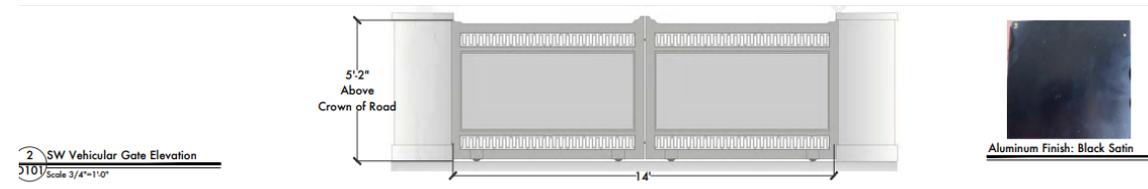
This application is an addition to previously approved ARCOM application B-080-2020 to incorporate the addition of two vehicular gates along with three pedestrian gates and a generator gate. The proposal is for minor improvements to the site plan to accommodate the installation of two vehicular gates, one along Emerald Way and fronting S Ocean Boulevard—both gates are zoning code compliant.



The proposed vehicular gates measures 5'-2" in height from grade and extend 14'-0" in width. The design of the gates are swing style has been detailed with black satin aluminum finish.



GATE ALONG EMERALD WAY



GATE ALONG S OCEAN BOULEVARD

Additionally the application includes three new pedestrian gates and a generator gate in a similar style and material.

Conclusion

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