




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: JULY 26, 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.

This item was originally presented at the JUNE 28, 2023 ARCOM meeting. Design discussion commenced and direction was given with alternate gates to be proposed (greater transparency) and more photos/renderings of the proposed house under construction to be provided. The application was deferred (7-0) to the JULY 26, 2023 meeting.

THE PROJECT:

The applicant has submitted plans, entitled "Gate Application 1230 S Ocean Blvd", as prepared by **FERNANDO WONG**, dated July 10, 2023.

The following is the scope of work:

- Hardscape requests: (2) Vehicular gates, (3) Pedestrian gates, Generator and Perimeter fence for parking area.
- Landscape requests: Additional hedge to conceal fence.

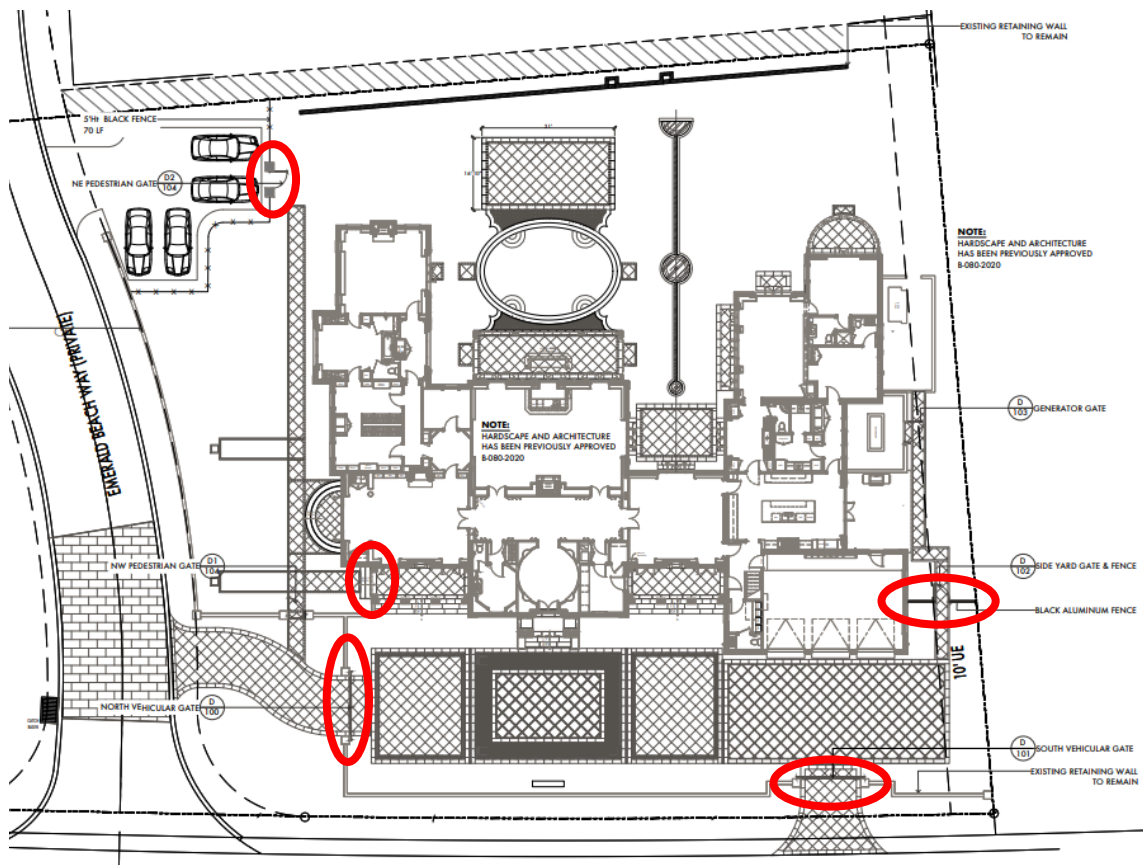
Site Data			
Zoning District	R-AA	Future Land Use:	SINGLE FAMILY
Lot Size	40,529 SF	Landscape Open Space	Existing 23,491 SF (55.2%)
Surrounding Properties / Zoning			
North	1924 Three-story residence / R-AA		

South	1988 Two-story residence / R-AA
East	1988 Two-story residence / R-AA
West	2011 Two-story residence / R-AA

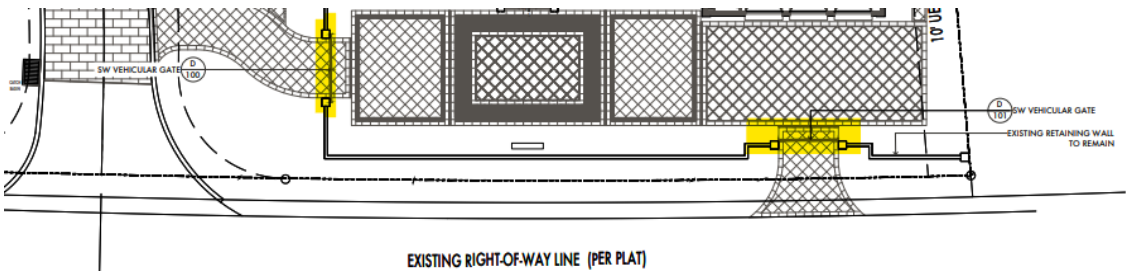
STAFF ANALYSIS

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.

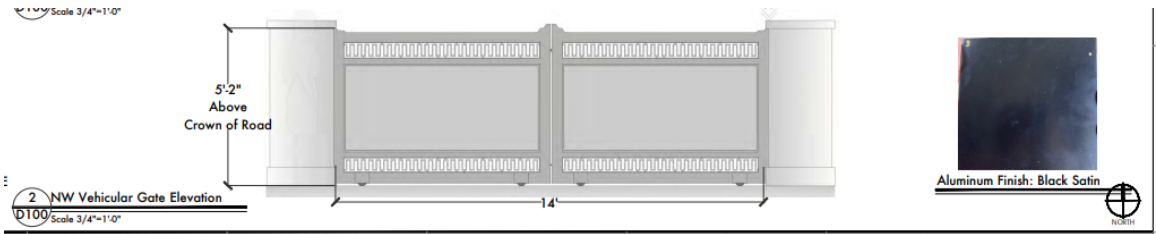


The proposal is for minor improvements to the site plan to accommodate the installation of two vehicular gates, one along Emerald Way and fronting S Ocean Boulevard—both gates are zoning code compliant.

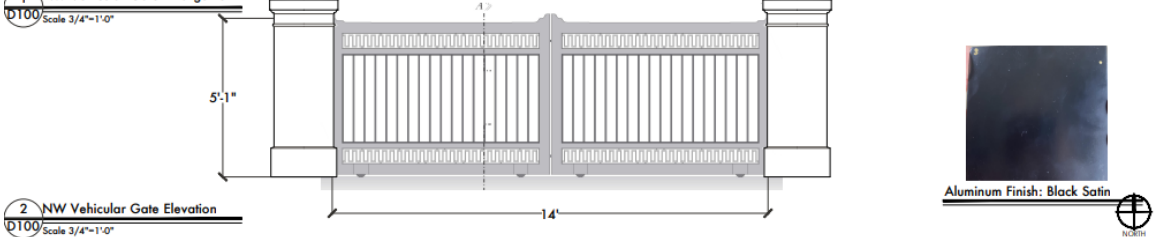


The proposed vehicular gates measures 5'-2" in height from grade and extend 14'-0" in width. The design of the gates are swing style has been detailed with black satin aluminum finish.

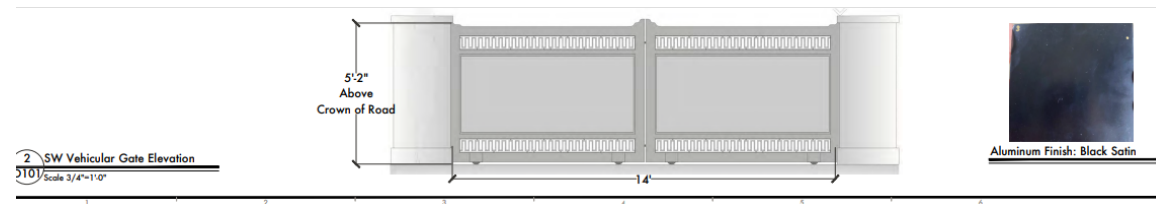
Prior gate design along Emerald Way



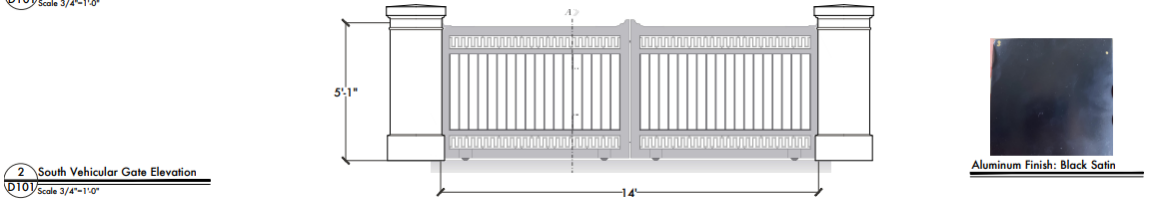
Current gate design along Emerald Way



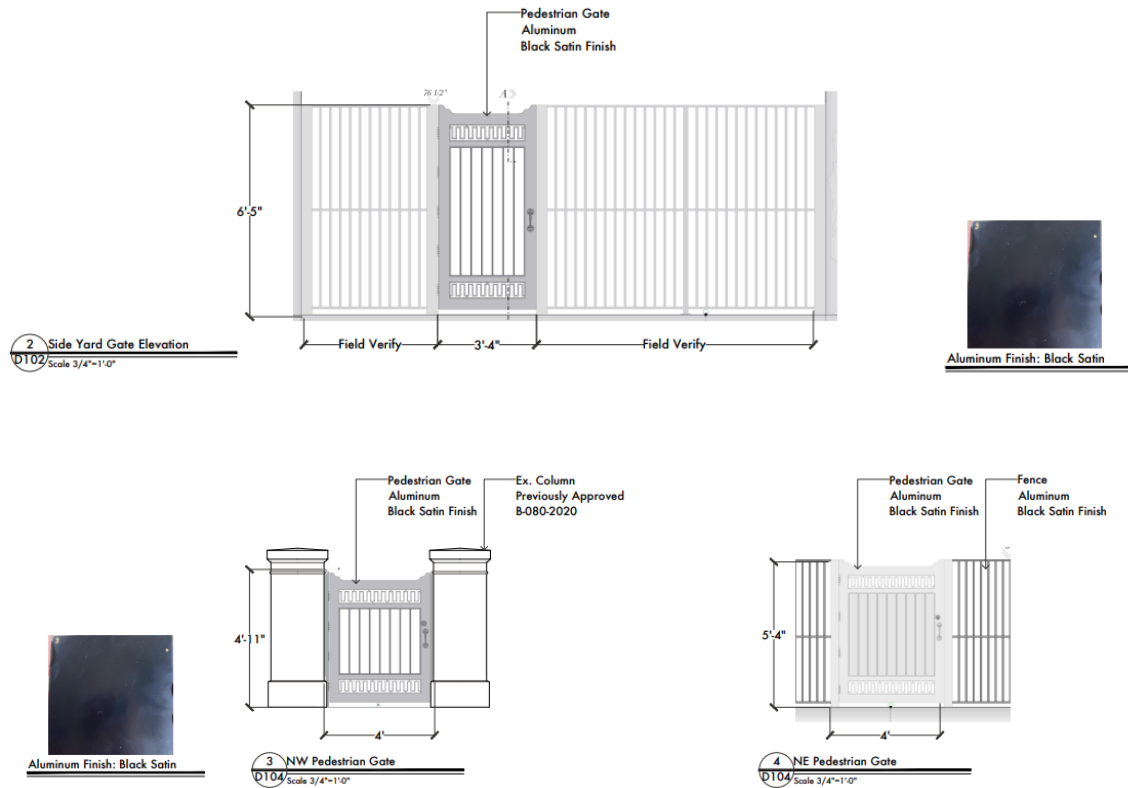
Prior gate design along S Ocean Boulevard



Current gate design 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