



**TOWN OF PALM BEACH**  
 Planning, Zoning & Building Department  
 360 South County Road  
 Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
 PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP<sup>WB</sup>  
 Director PZ&B

SUBJECT: ARC-23-164 (ZON-24-010) 1616 N OCEAN BLVD (COMBO)

MEETING: DECEMBER 15, 2023 ARCOM  
 JANUARY 10, 2024 TC

**ARC-23-164 (ZON-24-010) 1616 N OCEAN BLVD (COMBO)**. The applicants, Joan Eigen, Wendy Haigney and Devid Eigen, have filed an application requesting Architectural Commission review and approval for the installation of vehicular gates to an existing single-family residence and a variance for the required driveway area. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Myron M. Miller  
 Professional: Smith and Moore Architects  
 Representative: Maura Ziska

**THE PROJECT:**

The applicant has submitted plans, entitled "1616 NORTH OCEAN WAY", as prepared by Smith and Moore Architects, Inc. stamped by the Town, November 09, 2023.

The following is the scope of work for the project:

- Installation of two vehicular gates.
- Variance required for deficiency in required driveway area.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **Variance (1) For relief from –Section 134-1668 - Gateposts and gates located in front, street side and rear street yard areas.** *If gates are to be erected at driveway entrances, the gates must be provided with a minimum driveway area in front of and perpendicular to the gates of nine feet wide by 18 feet deep, as measured from the street pavement.*

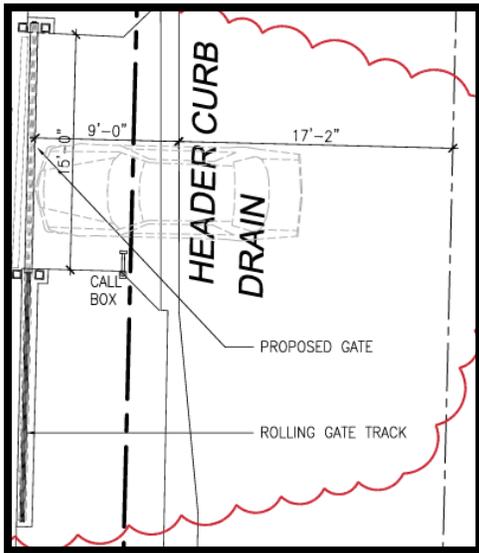
Site Data			
<b>Zoning District</b>	R-B	<b>Lot Size (SF)</b>	33,404 SF
<b>Future Land Use</b>	SINGLE FAMILY		
<b>Lot Coverage</b>	24,392 SF	<b>Front Yard Landscape</b>	3,111 SF / 48.8 %
<b>Existing Open Space</b>	8,948 SF / 36.7%	<b>Proposed Open Space</b>	8,948 SF / 36.7%
<b>Surrounding Properties / Zoning</b>			

<b>North</b>	INTERCOASTAL WATERWAY
<b>South</b>	201 INDIAN RD / SINGLE FAMILY / R-B
<b>East</b>	101 E INLET DR / SINGLE FAMILY / R-B
<b>West</b>	1610 N OCEAN BLVD / SINGLE FAMILY / R-B

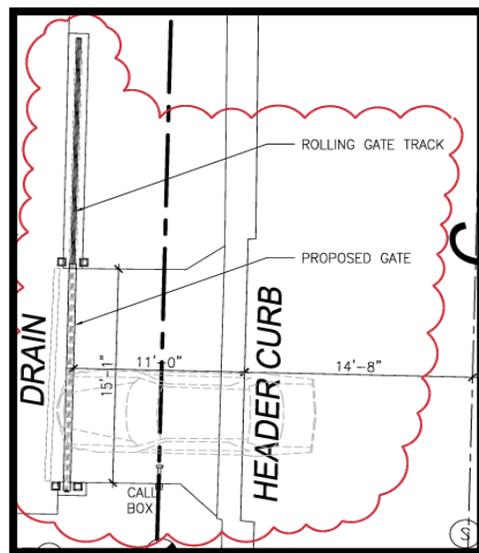
**STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, appears to not be in accordance with the Town code. The below diagrams demonstrate the relief being requested by the applicant. Town code requires a nine feet wide and eighteen feet deep driveway area at driveway entrances. Both the north and south proposed vehicular gates do not meet that requirement. No changes to the landscape scheme or landscaped open space are planned. A variance for 9 feet and 11 feet of depth, for the south and north gates is requested

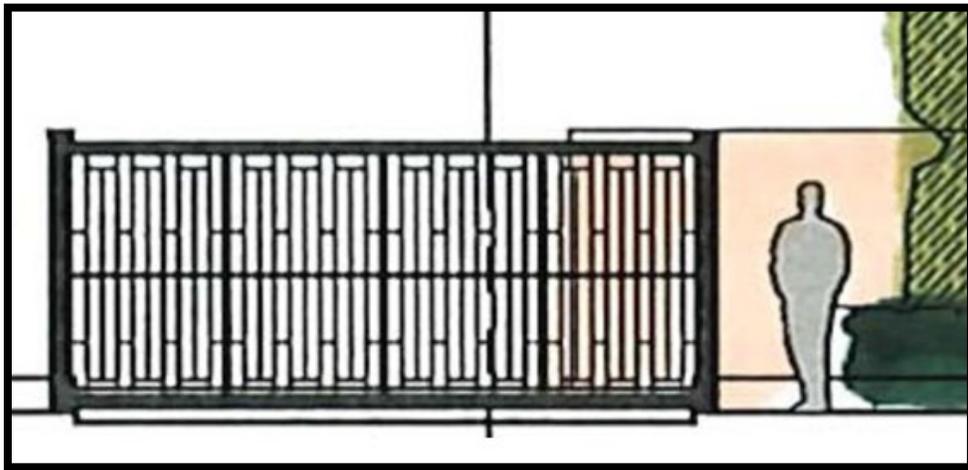
**North Driveway**



**South Driveway**



**Proposed Gate Design:**



**CONCLUSION:**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the subject project will require two (2) separate motions to be made by the Architectural Review Commission:

- (1) for the overall design of the project in accordance with Sec. 18-205 criteria, subject to any imposed conditions, and
- (2) that the implementation of the proposed variances will or will not cause negative architectural impacts to the subject property.

WRB:SCP