



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Town Council and Architectural Commission

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

SUBJECT: ZON-23-099 (ARC-23-130) 380 S COUNTY RD (COMBO)

MEETING: OCTOBER 11, 2023 TC
OCTOBER 25, 2023 ARCOM

ZON-23-098 (ARC-23-130) 380 S COUNTY RD (COMBO)—VARIANCE. The applicant, 380 South County, LLC (Philip Norcross, Manager), has filed an application requesting Town Council review and approval for a Variance to provide vehicle queuing space deficient in depth between the driveway gate and edge of roadway (Peruvian Ave) in order to install two vehicular access gates (one swing, one rolling) at the curb cut entrances along Peruvian Ave and South County Road. The Architectural Commission shall perform design review of the application.

ARC-23-130 (ZON-23-098) 380 S COUNTY RD (COMBO). The applicant, 380 South County, LLC (Philip Norcross, Manager), has filed an application requesting Architectural Commission review and approval for the installation of two vehicular access gates (one swing, one rolling) at the curb cut entrances along Peruvian Ave and South County Road visible from the r-o-w and reduction of the driveway apron at the south curb cut including a Variance (1) to reduce the required vehicle queue distance to the edge of roadway. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: 380 S County LLC (Phillip Norcross, Manager)
Professional: Brasseur & Drobot Architects, P.A.
Representative: Maura Ziska

THE PROJECT:

The applicant has submitted plans, entitled " ARC-23-130 (ZON-23-098) FINAL DROP OFF NEW ENTRY AND EXIT GATE FOR: LE BAR", as prepared by **Brasseur & Drobot Architects, P.A.**, dated September 13, 2023.

The following is the scope of work for the Project:

- The construction of two new vehicular gates.

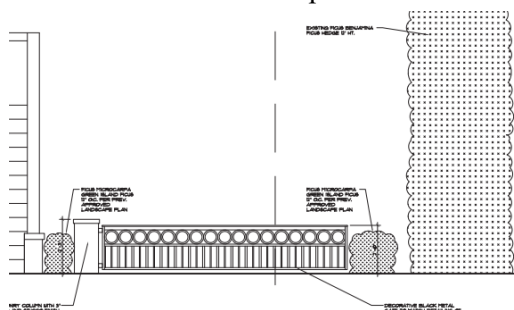
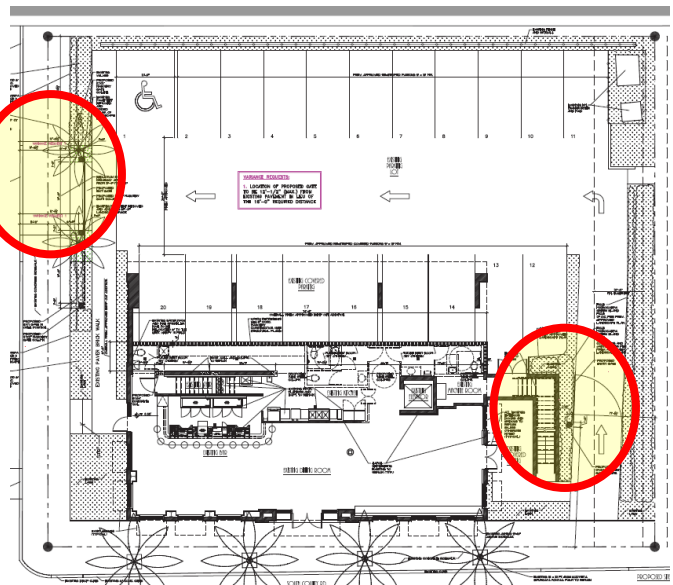
The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- Sec. 134-1668 Variance to reduce by 5.5' the required 18' vehicle queuing space in order to install a vehicle gate 12.5' in depth between the driveway gate and edge of roadway.

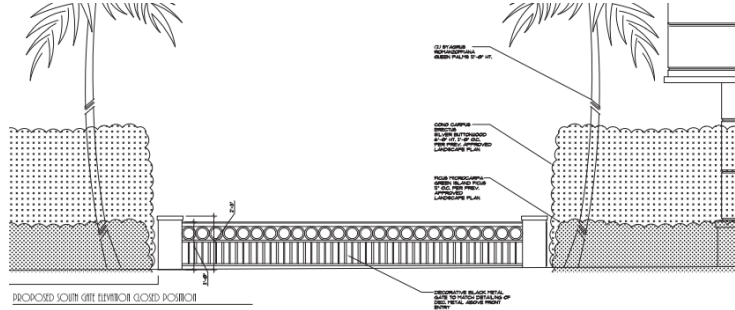
Site Data			
Zoning District	C-TS Zoning District	Future Land Use	COMMERCIAL
Future Land Use	COMMERCIAL	Parking	20 spaces
Drive Aisle	24'-0"		
Neighboring Properties / Zoning			
North	One-story commercial (Church Mouse) / C-TS		
South	Parklet/Plaza / C-TS		
East	One-story commercial (Bricktops) / C-TS		
West	Two-story 1953 private club (Club Colette) / C-TS		

STAFF ANALYSIS

The subject property is a 13,125 SF corner parcel in the C-TS zoning district, improved with an existing two-story mixed-use building—the ground floor contains a bar/lounge and the second floor is office space. Current on-site parking is located at the rear of the building and is accessed from both South County Road and Peruvian Avenue. The applicant is proposing to install two vehicular access gates (one swing, one rolling) at the curb cut entrances along these driveways. Operationally, the ingress lane to the site is from the South County Road driveway and is proposed with a ‘swing’ gate setback approximately 30’-0” from the edge of the roadway. The other gate proposed along Peruvian Avenue is a rolling gate and although operationally it serves as ‘exit only’ only one lane of outgoing traffic, it must adhere to the strict queuing requirements of the Town Code. As such, its proposed location is setback at 12.5’ from the curb’s edge, and therefore a variance to reduce by 5.5’ the required distance of 18’-0” to permit its installation (**Variance #1**). The design of both gates are similar in style to the existing decorative metal rail located above the entrance at the east side of the building. The gates will be 24” tall and will have minimal impact to the existing elevations.



Swing Gate along South County Road



Rolling Gate along Peruvian Avenue

According to the applicant the installation of both gates will secure access to the parking lot, eliminate drive through bypass and provide an added level of security to the parked vehicles. There are other access gates in the parking lots along Peruvian Avenue, South County Road, and Brazilian Avenue in the area.

CONCLUSION:

Approval of the project will require one separate motions to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the variance **shall or shall not** be granted that all of the criteria applicable to this application as set forth in Section 134-201(a), items 1 through 7 have been met.

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. 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.

WRB:JGM

BRASSEUR & DROBOT ARCHITECTS, P.A.

August 8, 2023

Town of Palm Beach
Planning, Zoning and Building Department
360 South County Road
Palm Beach, Florida 33480

Re: ARC-23-130 and ZON-23-098, 380 S County Rd, Letter of Intent

To whom it may concern,

This is a letter of intent for the addition of an entry gate to be located at the northeast corner of the property along South County Road and an exit gate to be located at the southwest corner along Peruvian Avenue

The project is required to be reviewed by the Architectural Commission per Section 18-205. It is this offices opinion that the request complies with Section 18-205 as the gates will be similar to the existing decorative metal rail located above the entrance at the east side of the building. The gates will be 24" tall and will have minimal impact to the existing elevations.

The project is required to have Site Plan Review by Town Council per Section 134-329. It is this offices opinion that the request complies with Section 134-329 as the addition of the gates will have a minimal visual impact on the property. The gates are compatible with the existing architecture as the design follows existing architectural elements. The circulation on the existing site is one direction the entrance located at the northeast corner of the property and exiting at the southwest corner.

The addition of the gates will require the following variance:

- A. Variance 1: Section 134-201 (5) : A variance to allow a gate to be 12 feet and ½ inch from the edge of pavement in lieu of the Town required distance of 18 feet

Justification for the above variances per section 134-201:

- 1) The site plan has been carefully studied for a proper location to place an exit gate.
- 2) The hardship is that the owner is experiencing improper parking of vehicles on his property and having no alternative, but have the vehicles towed at his own expense and time. There has also been evidence of vandalism and attempted theft inside vehicle in the past.
- 3) The granting of the variances requested will be in harmony with the general intent and purpose of this chapter and will not be injurious to the area or detrimental to the public welfare.

The Development Review application will be submitted on August 28, 2023 for the October 25, 2023 Architectural Commission meeting and the November 15, 2023 Town Council meeting.

Please let me know if you have any questions. My office number is (561) 820-8088.

Respectfully,

Jason P. Drobot
Architect

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