



**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 *WRB*  
Director PZ&B

SUBJECT: ZON-24-0028 (ARC-24-0032) 272 VIA MARILA

MEETING: NOVEMBER 13, 2024

**ZON-24-0028 (ARC-24-0032) 272 VIA MARILA - COMBO.** The applicant, Melissa Wight, has filed an application requesting Town Council review and approval of (1) variance to reduce the minimum driveway area in front of the proposed vehicular gate for insufficient vehicular stacking. The Architectural Commission (ARCOM) shall perform design review of the application.

**ARC-24-0032 (ZON-24-0028) 272 VIA MARILA - COMBO.** The applicant, Melissa Wight, has filed an application requesting Architectural Commission review and approval for a new vehicular gate which requires one (1) variance to reduce the minimum driveway area in front of the vehicular gate. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Applicant: Melissa Wight  
Design Professional: Environment Design Group

#### **HISTORY:**

The existing split-level residence built in 1959 features a large driveway with one vehicular entrance off Via Marila. The lot also has rear frontage on Laurian Lane. The request is to add a vehicular gate.

At the July 24, 2024, ARCOM hearing this item was deferred (7-0) to restudy the driveway location and possible elimination of the gate. At the August 28, 2024, ARCOM hearing this item was deferred (5-2) to restudy the gate location and curb cut width.

At the September 25, 2024, ARCOM meeting, the Commission **DENIED** (4-3) EC, RS, KK – the application for failing to meet the criteria under SECTION 18-205(a) specifically criteria 1:

*The plan for the proposed building or structure is in conformity with good taste and design and in general contributes to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.*

Additionally, the Commission ‘denied as moot’ the proposed variance and therefore opined that it would negatively affect the architecture. The applicant appealed this decision to the Town Council.

#### **THE PROJECT:**

The applicant has submitted plans, titled “Private Residence 272 Via Marila Palm Beach” as prepared by Environment Design Group, uploaded on September 10, 2024.

The following scope of work is proposed:

- Installation of a new 13’-0” rolling vehicular gate and associated concrete columns.

**STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and therefore requires a variance as part of this application. The subject site is an interior lot and currently contains one wide vehicular access driveway along its north property line on Via Marila. The subject property is 108’ wide. Based on the surrounding area, the introduction of the gate would also be inconsistent with all the residences that face Via Marila as there are no other vehicular gates.

**CURRENT CONDITIONS**



Existing View to Entry from street



Existing View to Front Entry



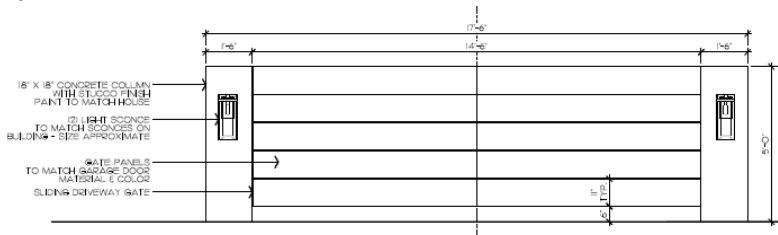
Existing Garage Door & Light Fixtures

The applicant proposes to install one rolling vehicular gate. The remainder of the front property line has a tall, thick clusia hedge installed that will remain.

**PREVIOUSLY PROPOSED VEHICULAR GATE – July 24, 2024 ARCOM**

**Gate Width: 14’-6”**

**Gate Height: 5’-0”**



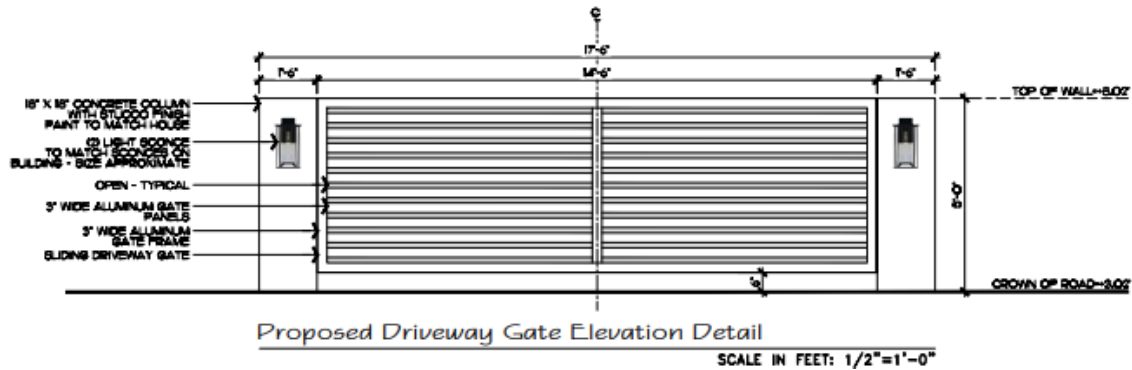
Proposed Driveway Gate Elevation Detail

SCALE IN FEET: 1/2"=1'-0"



**PREVIOUSLY PROPOSED VEHICULAR GATE – August 28, 2024 ARCOM**

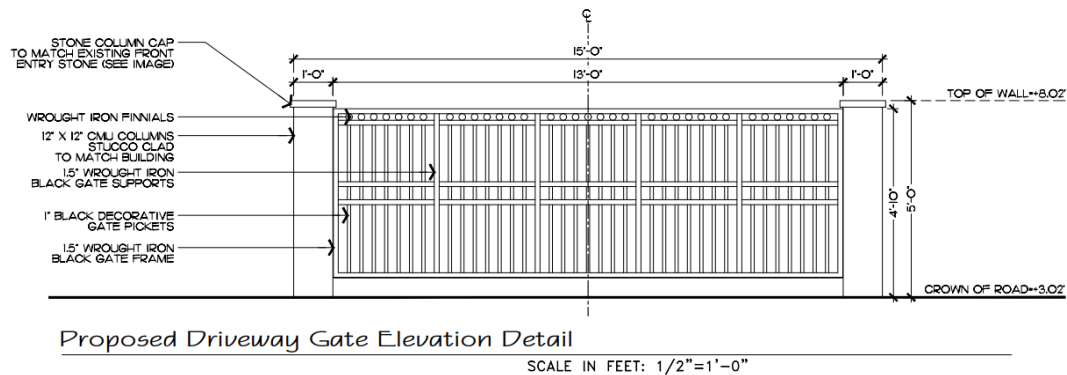
**Gate Width: 14'-6"**  
**Gate Height: 5'-0"**



Gate Inspiration

**CURRENTLY PROPOSED VEHICULAR GATE**

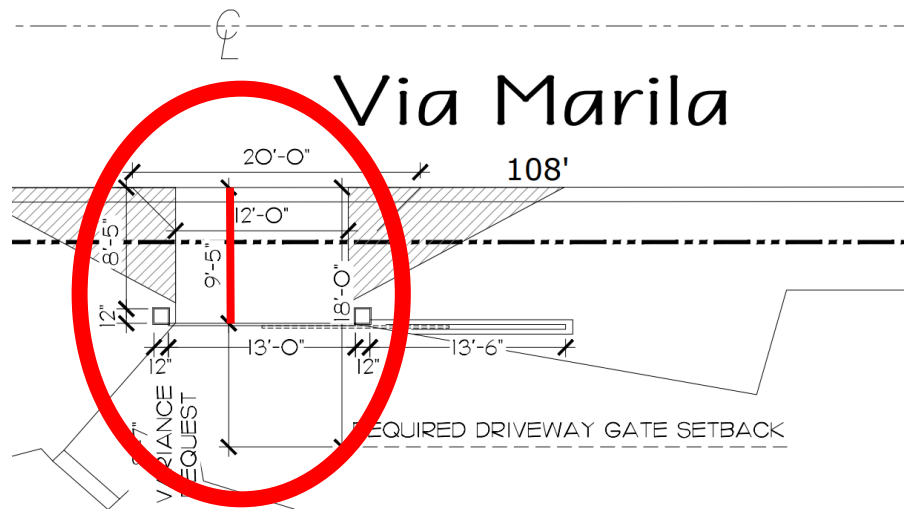
**Gate Width: 13'-0"**  
**Gate Height: 5'-0"**





The current proposed decreased the driveway width by 2’-0” (from 14’-0” to 12’-0”) and the gate width by 1’-6” (from 14’-6” to 13’-0”). The gate design was also revised to a black wrought iron gate with pickets and finials. This design offers greater transparency than the previous proposals.

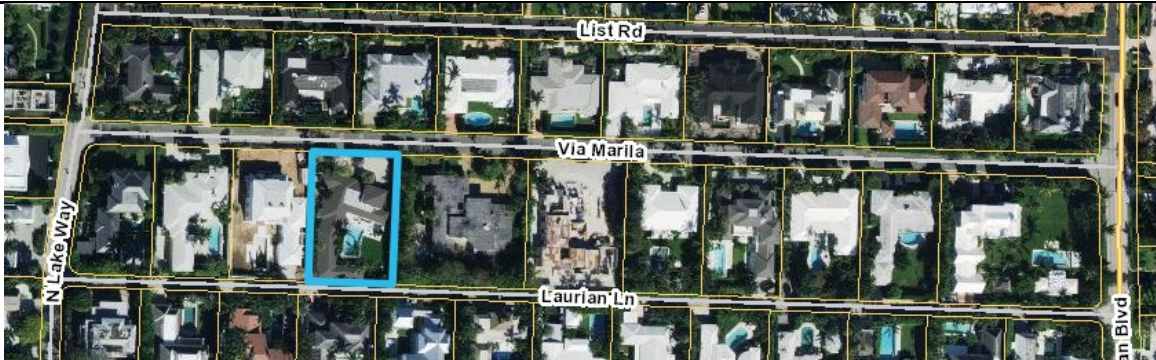
The proposed gate requires a variance as the required backup space is not being met, potentially creating an unsafe condition or blockage within the roadway. The applicant has provided 9’-5” of clearance where 18’-0” is needed. It is important to note that Via Marila is a very narrow roadway of only approximately 30’-0’ wide.



Code Section	Required	Proposed	Variance
<b>Variance 1:</b> Section 134-1668	18’-0”	9’-5”	8’-7”

Via Marila, located in the north end of the Town, consists of 23 single-family residences, none of which have a vehicular gate and only one has a pedestrian gate. As such, the introduction of a vehicular gate would be out of character with the immediate area.





**CONCLUSION:**

Approval of the project will require one (1) separate motion(s) to be made by the Town Council:

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

WRB: JGM: FHM