




**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**

**PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council**

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

**SUBJECT:** COA-24-0016 (ZON-24-0048) 102 JUNGLE RD (COMBO)

**MEETING:** NOVEMBER 20, 2024, LPC  
DECEMBER 11, 2024, TC

**COA-24-0016 (ZON-24-0048) 102 JUNGLE RD (COMBO).** The applicant, Ethanhill, LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of a beach access gate replacement requiring a variance to exceed the maximum height for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

**ZON-24-0048 (COA-24-0048) 102 JUNGLE RD (COMBO) – VARIANCE.** The applicant, Ethanhill, LLC, has filed an application requesting Town Council review and approval of one (1) variance to exceed the maximum allowable height for a beach access gate for the landmarked property. The Landmarks Preservation Commission shall perform design review of the application.

**Applicant:** Dilip B. Patel | Ethanhill, LLC  
**Professional:** Patrick Ryan O’Connell | Patrick Ryan O’Connell Architect

**HISTORY:**

The residence was constructed in 1921 and designed by architect Addison Mizner. Subsequent alterations were designed by the architects Maurice Fatio and later Wyeth, King, and Johnson. The Mediterranean Revival structure was designated as a landmark in 1990. According to the designation report: *“The structure seems to ramble across its site, not at all a tight composition like the majority of residences of this scale in Palm Beach. This particular structure is unified by the consistent use of exterior materials, i.e., stucco walls with clay barrel tile roofs and cypress roof rafters and soffits.”*

In 2023, an administrative review application (L-23-00841) was approved for the installation of removable screen hurricane protection.

**THE PROJECT:**

The applicant has submitted plans, entitled "102 JUNGLE ROAD", as prepared by **Patrick Ryan O’Connell Architect**, received by the Town on October 7, 2024.

The following is the scope of work for the Project:

- Beach access gate replacement.

The following variance is required to achieve the scope of work.

- **VARIANCE #1:** A variance to increase the maximum beach access gate height to 5’-10” in lieu of the 4’-0” height maximum.

Site Data			
Zoning District	R-A (Residential Parcel) BA (Beach Parcel)	Future Land Use	SINGLE-FAMILY
Designation	1990	Architects	Addison Mizner; Maurice Fatio; Wyeth, King, and Johson
Year of Construction	1921	Crown of Road	13.52’ NAVD
Gate Height	Existing: 3’-11½”	Permitted: 4’-0”	Proposed: 5’-8” to 5’-10” (Variance)
Surrounding Properties / Zoning			
North	101 Jungle Road / R-A		
South	680 South Ocean Boulevard / R-A		
East	Atlantic Ocean		
West	120 Jungle Road / R-A		

**STAFF ANALYSIS**

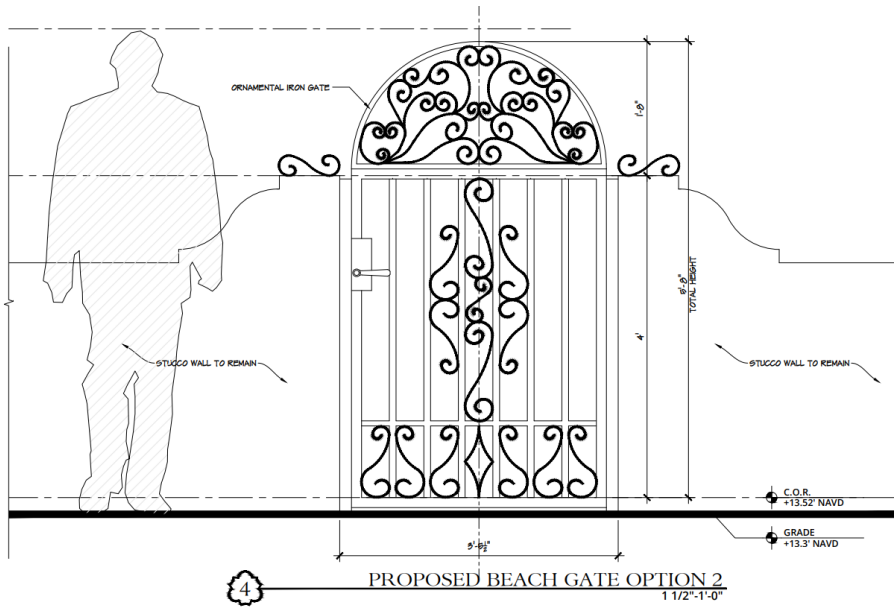
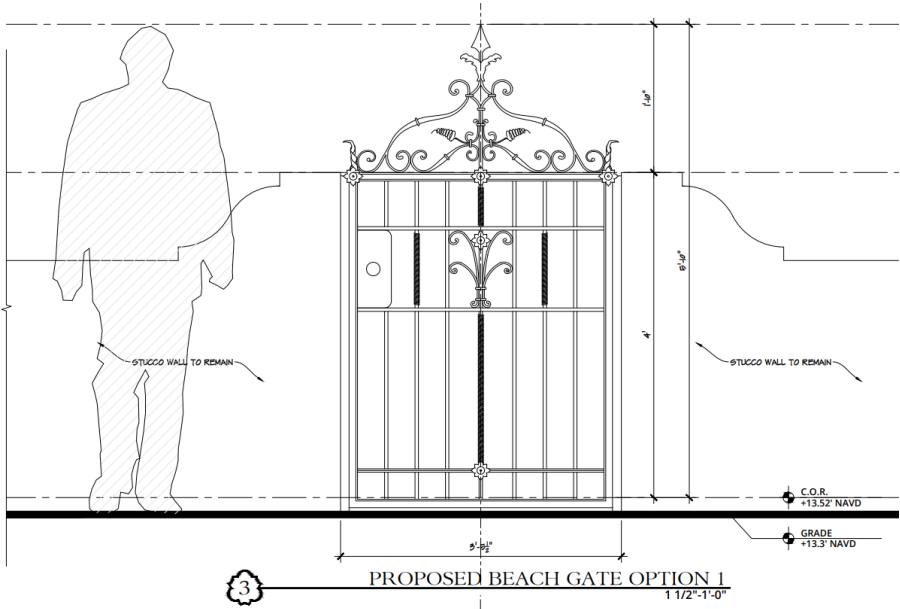
The application is seeking a Certificate of Appropriateness for the installation of a new beach access gate that requires a variance to exceed the maximum allowable height. The proposed gate would be constructed of iron and have decorative elements in both the swing portion as well as the decorative cap. Two options have been provided, one that has a more filigree point and the other with a rounded top. Decorative iron beach gates are common along South Ocean Boulevard and this would be consistent both in height and design. The arched top option would be a more typical approach. Both of the proposals draw their design inspiration from iron work found on the landmarked structure associated with this access point.

**Beach Access Gate**



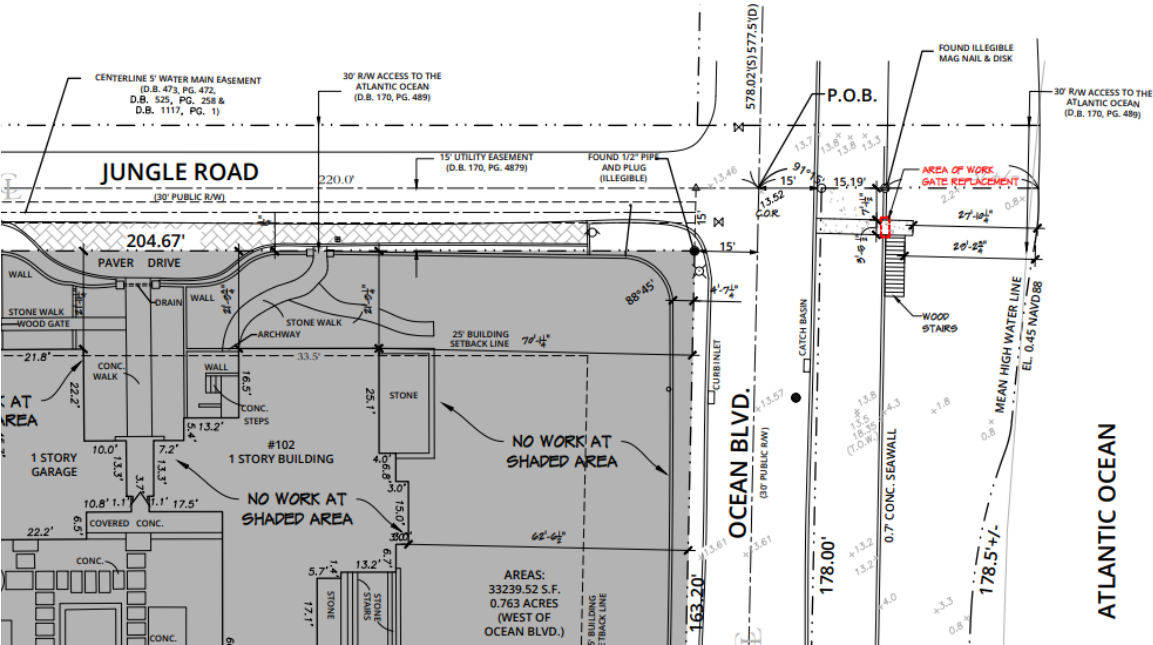
The current gate is made of diagonal wood pieces with flared stucco end caps leading to the sea wall. This gate matches the materials of an entry gate on the south side of the property.

The applicant has submitted two (2) options for a new beach access gate:



Since the proposed gate options exceed the maximum allowable gate height, a variance is required as outlined in the table below:

Code Section	Permitted	Option #1	Option #2	Variance
Variance #1: 134-1475(c)(1)	4'-0" Maximum Height	5'-8" Proposed Height	5'-10" Proposed Height	Range 1'-8" to 1'-10"



**CONCLUSION:**

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require two (2) separate motions to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned 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.

Approval of the project will require one (1) motion 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 Sec. 134-201(a), items 1 through 7 have been met, subject to any proposed conditions.

WRB: JGM: FHM: ALF