



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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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: ARC-24-0109 (ZON-24-0062) 1739 S OCEAN BLVD (COMBO)

MEETING: FEBRUARY 26, 2025, ARCOM
MARCH 5, 2025, TC

ARC-24-0109 (ZON-24-0062) 1739 S OCEAN BLVD (COMBO). The applicant, Peter Eyckeler, has filed an application requesting Architectural Commission review and approval for a new front door, new vehicular gate, cabana height adjustment, new driveway, hardscape and landscape; with special exceptions required for reduced vehicle stacking. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-0062 (ARC-24-0109) 1739 S OCEAN BLVD (COMBO) – SPECIAL EXCEPTION. The applicant, Peter Eyckeler, has filed an application requesting Town Council review and approval for one (1) special exception to reduce required vehicle stacking dimensions for a new vehicular gate. The Architectural Commission shall perform design review of the application.

Applicant: Peter Eyckeler
Architecture: Bartholemew + Partners
Landscape: Environmental Design Group

HISTORY:

This Regency style structure was constructed in 1988 with no notable modifications in the recent past.

THE PROJECT:

The applicant has submitted plans, entitled "Renovation for the Eyckeler Family 1739 SOUTH OCEAN" as prepared by **Bartholemew + Partners**, uploaded February 10, 2025.

The following scope of work is proposed:

- New vehicular gate with knox box.
- New front door.
- Cabana parapet height increase 3'-1".
- Pool/site modification.

The following Special Exception is required to complete the project:

- **Sec. 134-1668. Gateposts and gates located in front, street side and rear street yards.**

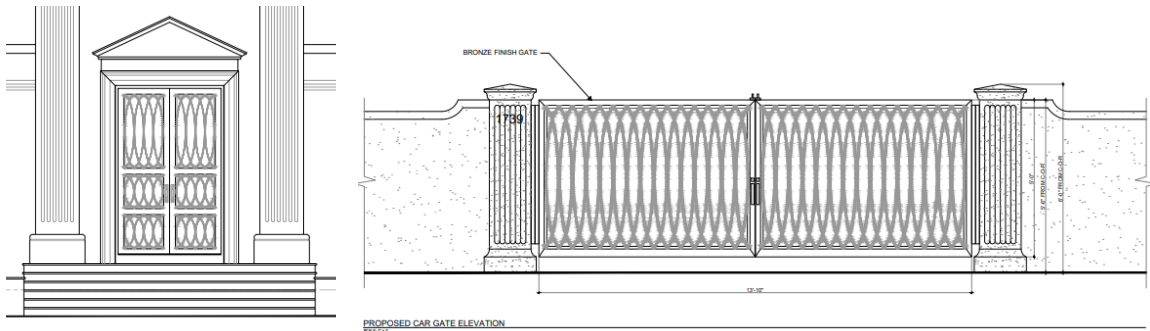
If gates are to be erected at driveway entrances, the gates must be provided with a minimum driveway area in front of and perpendicular to the gates of nine feet wide by 18'-0" deep, as measured from the street pavement. For a property with a driveway located on a cul-de-sac or

dead-end street, the required setback may be reduced provided it is approved as a special exception by the town council under the standards of sections 134-227 through 134-233.

Site Data			
Zoning District	R-A	Future Land Use	Residential
Lot Size	Existing: 18,074 SF	Angle of Vision	Permitted: 100 degrees
Lot Depth	152.58'	Lot Width	82.5'
Lot Coverage	Existing: 4,460 SF (24.7%)	Enclosed Square Footage	Existing: 8,901 SF Proposed: 8,901 SF
Building Height	Permitted: 25'-0" Existing: 26'-2"	Overall Building Height	Permitted: 35'-0" Proposed: 27'-4"
Finished Floor Elevation	Required: 11.00' Existing: 18.10' NAVD	FEMA Flood Zone	Zone VE
Surrounding Properties / Zoning			
North	124 Parc Monceau Residence / R-A		
South	1741 S Ocean Blvd Residence / R-A		
East	1740 S Ocean Blvd Residence / R-A		
West	Intracoastal Waterway		

STAFF ANALYSIS

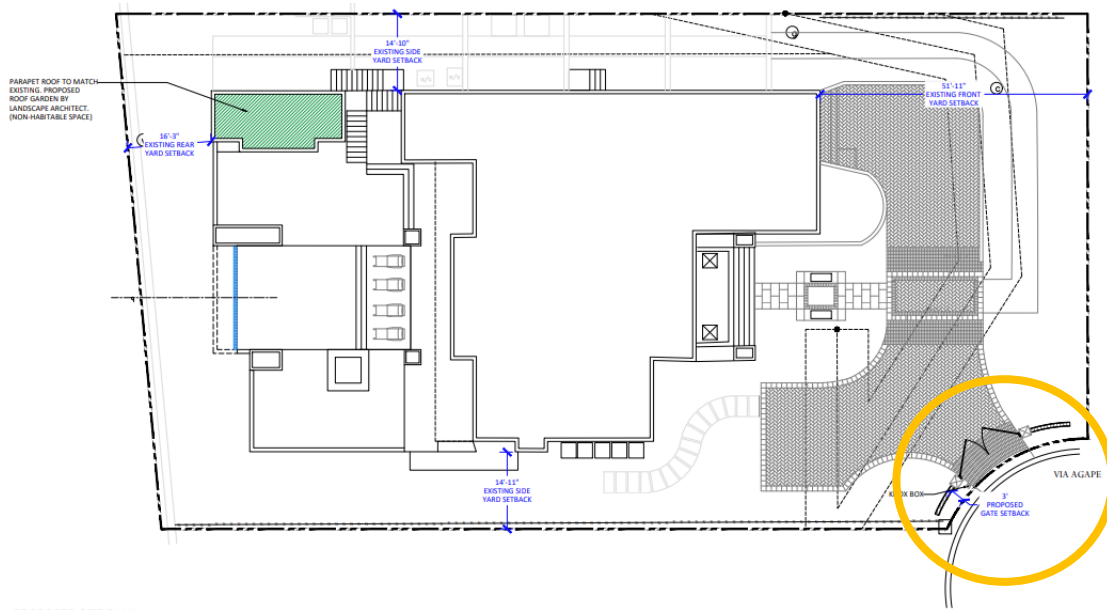
The applicant is proposing slight modifications to this Regency style home located at the northwest corner of the Via Agape cul-de-sac. The proposed front door will have a metal design similar to what will be utilized on the proposed vehicular gate.



The vehicular gate is 13'-10" wide and set back 3'-0" from the front property line instead of the required 18'-0". Since the subject property is located on a cul-de-sac this deviation requires a special exception from Town Council. There are currently no other vehicular gates on this street.



PROPOSED FRONT GATE PERSPECTIVE



PROPOSED SITE PLAN
 SCALE 1/8" = 1'-0"

Code Section	Required	Proposed	Exception
Special exception: Sec. 134-1668.	Minimum 18'-0" from street pavement.	3'-0"	15'-0"



The third request is to raise the rear (west facing) cabana parapet roof by approximately 3'-1" to allow greater privacy at the second floor. This modification will only be visible from the intracoastal waterway. Plant material will be added to the roof of this one-story element but will not be an accessible area. Finally, the pool is being altered to include an infinity edge and a spa.

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural 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.

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

WRB:JGM: FHM