



**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 Memorandum: Architectural Commission

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

SUBJECT: ARC-24-0144 147 DUNBAR RD

MEETING: FEBRUARY 26, 2025 ARCOM

**ARC-24-0143 147 DUNBAR RD** The applicant, Susan Pappas Trust, has filed an application requesting Architectural Commission review and approval for installation of two vehicular gates.

Applicant: Pappas Susan G Trust  
Architecture: SMI Landscape Architecture

**HISTORY:**

The new single-family residence was unanimously approved at ARCOM at the June 23, 2021 meeting, pursuant to B-052-2021. Construction on this site is completed, and the homeowner requests two vehicular gates be added. An application (ARC-24-0063) was filed for vehicular gates and was consequently presented and denied (7-0) by ARCOM at the September 25, 2024 meeting.

**THE PROJECT:**

The applicant has submitted plans, entitled "The Pappas Residence" as prepared by **SMI Landscape Architecture**, dated February 10, 2025.

The following scope of work is proposed:

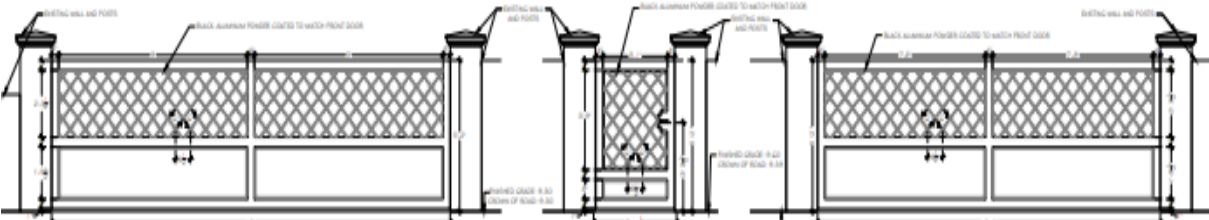
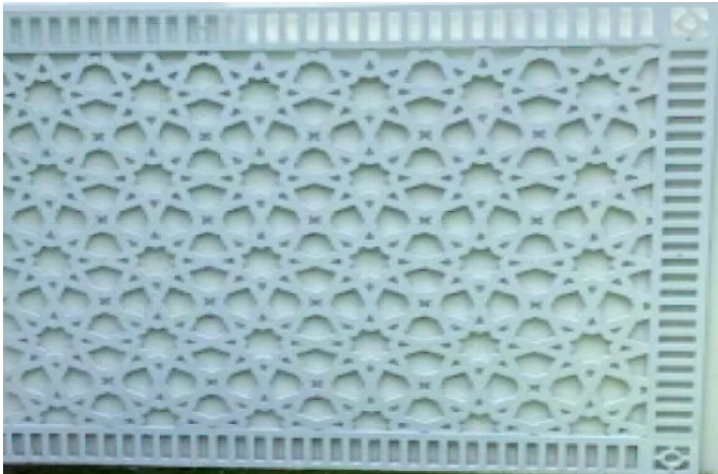
- Addition of two vehicular gates to an existing motor court.
- Addition of a pedestrian gate.

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE FAMILY
<b>Lot Depth</b>	195'	<b>Lot Width</b>	100'
<b>Lot Size</b>	10,463 SF	<b>Overall Landscape Open Space</b>	Existing: 45% No Change
<b>Perimeter Landscape Open Space</b>	Existing: 50% No Change	<b>Front Yard Landscape Open Space</b>	Existing: 43% No Change
Surrounding Properties			
<b>North</b>	144 Wells Rd   Residence / R-B		
<b>South</b>	146 Dunbar Rd   Residence / R-B		
<b>East</b>	137 Dunbar Rd   Residence / R-B		
<b>West</b>	159 Dunbar Rd   Residence / R-B		

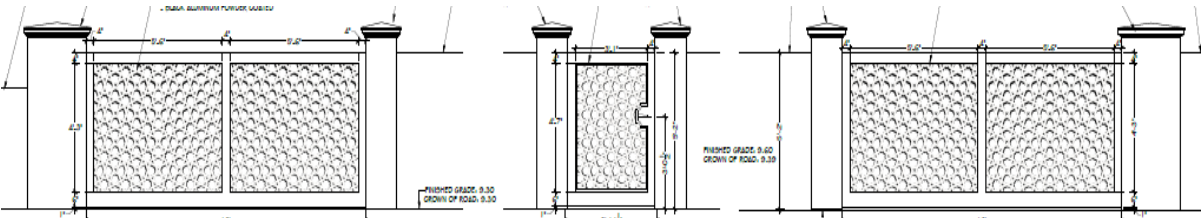
**STAFF ANALYSIS**

The applicant requests approval for the installation of two vehicular gates on a mid-block property along the north side of Dunbar Road. Previously, an application for vehicular gates was submitted and denied by a 7-0 vote at the September 25, 2024, ARCOM meeting. Following the hearing, the applicant and design professional have revised the proposal and submitted a new application for review and approval.

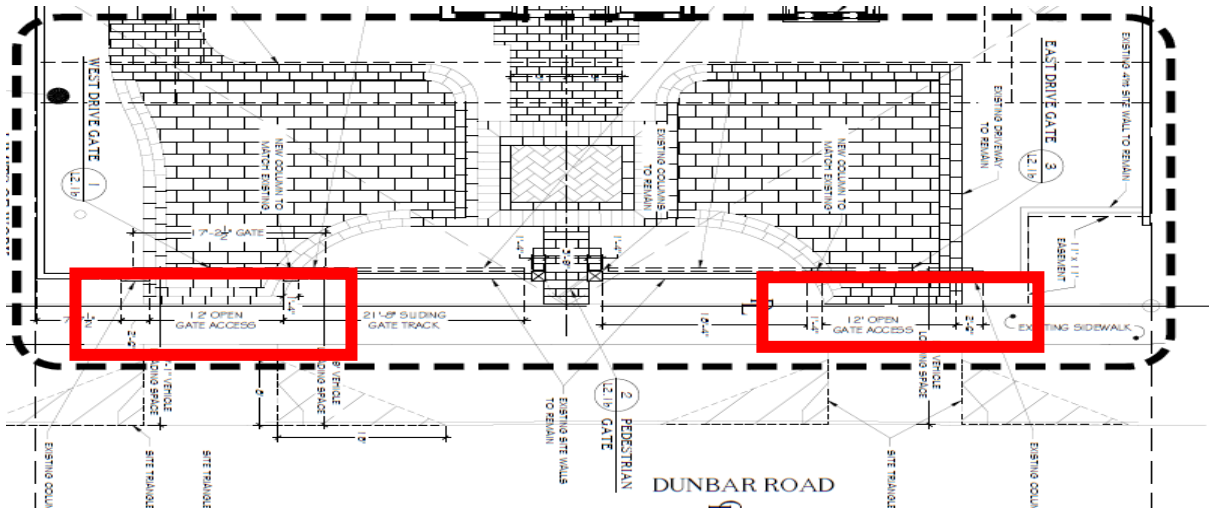
The application proposes maintaining the two existing interior columns while removing and reconstructing the four remaining columns on either side of the vehicular gates. The two columns flanking the gates, along with the site wall, will be widened to accommodate a reduced entry width of 12 feet. The proposed rolling gates will be 12 feet wide and finished in black aluminum with a powder-coated finish. The new design incorporates a garden lattice pattern that complements an existing lattice feature on the property.



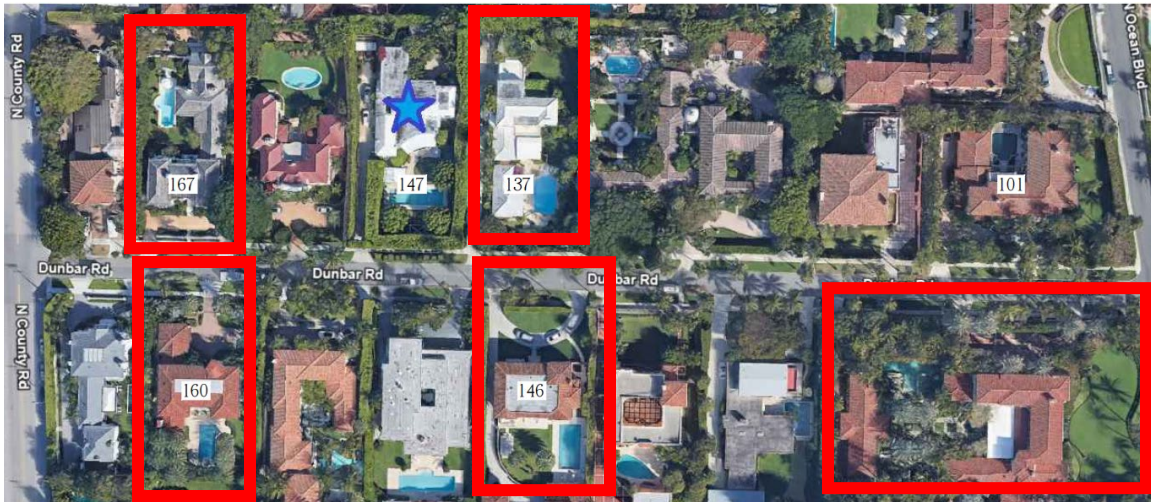
**PRIOR PROPOSAL (DENIED) VEHICULAR AND PEDESTRIAN GATES**



**PROPOSED VEHICULAR AND PEDESTRIAN GATES**



Highlighted in red below are other properties on the 100 block of Dunbar Road that currently have vehicular gates in place (subject property is noted with a blue star).



As such, only 5 of the 17 properties with Dunbar Rd frontage, or 29% of the parcels along this portion of Dunbar Road, feature vehicular gates. The application as proposed is consistent with Town of Palm Beach zoning code in regards to height of gate and backup distance required.

### **CONCLUSION:**

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one (1) motion to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.