

TOWN OF PALM BEACH

Information for Town Council Meeting on: March 4, 2025

TO: Mayor and Town Council

VIA: Kirk W. Blouin, Town Manager

FROM: H. Paul Brazil, P.E., Director of Public Works

RE: Intersection Safe Sight Visibility Triangle Waiver Request
284 Monterey Road, Palm Beach, Florida 33480

DATE: February 25, 2025

This item is being reconsidered after a Motion was made at the February 12, 2025 council meeting.

STAFF RECOMMENDATION

The Landmark Commission deems the existing site wall at 284 Monterey Road to be of value to the aesthetics of the Town and requests that a waiver from the intersection safe sight triangle be granted. This request is also supported by the Preservation Society.

Town Public Works staff has reviewed the location, conducted a site visit and determined the site wall creates a public safety issue and recommends Town Council require the applicant to relocate the existing site wall outside the intersection safe sight triangle. The 45-degree angle of the site wall at the intersection should be shifted 5-foot +/- to the east and the remainder of the wall along N Lake Way within the intersection safe sight triangle relocated to follow the edge of the sight triangle, to be in compliance with current Town safety requirements.

GENERAL INFORMATION

The applicant submitted a project based upon value and work proposed that was required to be brought into compliance with Section 134-1637 – Intersection sight triangles areas for residential districts. A Building Permits for modifications to the site and structure was issued in March of 2023, which contained the intersection safe sight triangle condition and requirements. In June of 2023, the applicant filed Revision B-23-99821, which was to address the site wall. The applicant never addressed the comments on the permit and this permit was never issued. Attached as Exhibit “A” please find a letter and plan sheet from the consultant’s design team depicting the existing site wall and its location to the intersection safe sight triangle for Monterey Road over a year later.

A review of the permit has found that no structural repair drawings for the refurbished wall were provided to the Town, and no inspections of the existing wall were requested or performed. At a minimum, drawings for the sight wall were to be signed and sealed and inspected in accordance with current Florida Building Codes. Additional photographs of the existing site wall have been provided as Exhibit “B” from the Town showing a Google Earth view from eleven (11) months ago, and a current view looking south at the alignment of the site wall along North Lake Way.

Portions of the existing site wall fall within the safe sight triangle for the intersection of Monterey Road and North Lake Way. Sight triangles heights are measured from the edge of pavement and improvements cannot exceed 30 inches in height within them. The existing wall, as measured by the applicant, is over 4-foot in height (48 inches). For reference, line of sight from a standard sedan, which ranges from 4- to 5-foot in height and makes up almost 50 percent of the vehicles on the roadway is 3.5- foot. The existing site wall obstructs driveways of these vehicles. Higher line of sight vehicles such as SUV's and trucks could have a less impeded view.

Although the site wall has been declared to have an aesthetic value, its current location within the intersection safe sight triangle creates a public safety issue. For the safety of all roadway users, all redeveloped projects are required to be reviewed and brought into compliance.

FUNDING/FISCAL IMPACT

There is no funding/fiscal impact related to this item.

Attachments

cc: Jason Debrincat, P.E., Assistant Director
Patricia Strayer, P.E., Town Engineer
Nicholas Caristo, Chief of Police
Sean Baker, Fire Rescue Chief
Wayne Bergman, MCP, LEED-AP Director of Planning, Zoning & Building
Benjamin Alma, Support Services Manager