



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 *WLB*
Director PZ&B

SUBJECT: ZON-24-0062 (ARC-24-0109) 1739 S OCEAN BLVD

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

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.

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.

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 design application is scheduled to be heard at the FEBRUARY 26, 2025 ARCOM meeting.

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.**

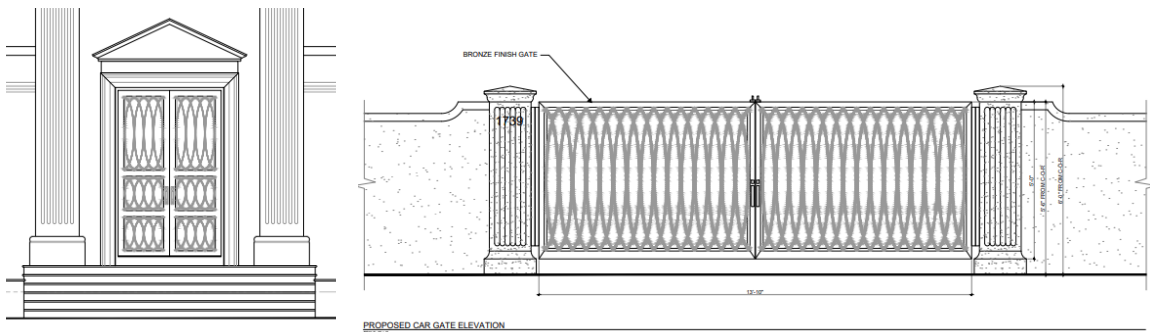
If gates are to be erected at driveway entrances, the gates must be provided with a minimum driveway area in front of and perpendicular to the gates of nine feet wide by 18'-0" deep, as

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

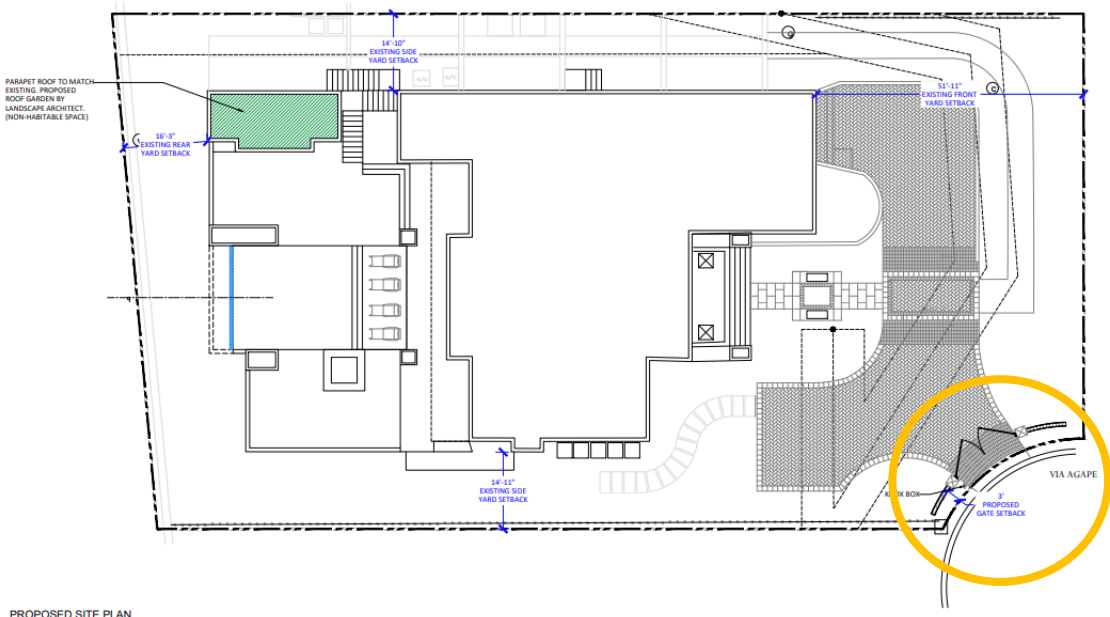
The applicant is proposing slight modifications to this Regency style home located at the northwest corner of the Via Agape cul-de-sac. The proposed front door will have a metal design similar to what will be utilized on the proposed vehicular gate.



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