



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-032 200 EL VEDADO RD

MEETING: APRIL 24, 2024, ARCOM

ARC-24-032 200 EL VEDADO RD. The applicant, Bartholemew + Partners (Kyle Bartholemew Fant, Architect), has filed an application requesting Architectural Commission review and approval for the construction of an addition, new driveway material, new covered grill area, new site wall gate, and site wall modifications.

Applicant/Representative: Kyle Fant with Bartholemew + Partners
Professionals: Nievera Williams Design

THE PROJECT:

The applicant has submitted plans, entitled "Addition for the Allen Family 200 EL VEDADO ROAD", as prepared by **Bartholemew + Partners**, date stamped by the Town, Mar 11, 2024.

The application is proposing the following scope of work at the property:

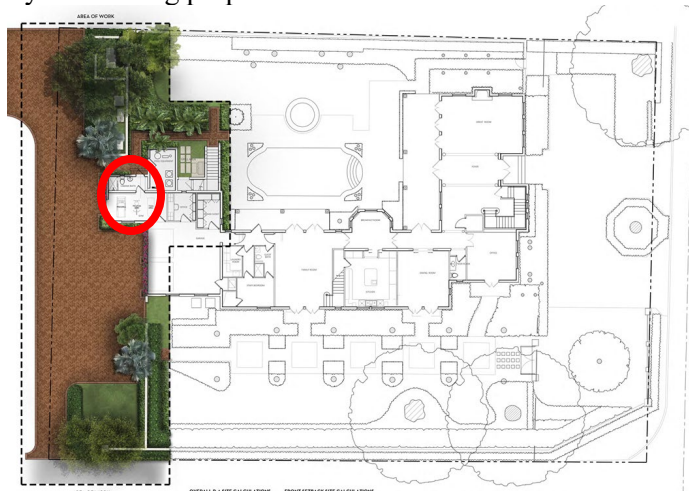
- Addition of approximately 205 SF at south (rear) of existing house.
- New driveway material.
- New covered grill area.
- New gate and site wall modifications.
- New garage doors.
- Landscape modifications.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	25,426 Sq Ft	Landscape Open Space	52.6% (13,007 Sq Ft) Proposed 50% Required
Lot Coverage	19.1% (4,746 SF) proposed 18.3% (4,553 SF) existing 25% Permitted	Rear Yard Setback	16'-1" proposed 28'-5" existing 15' Permitted
Surrounding Properties / Zoning			
North	201 El Vedado Road Residence / R-A		
South	211 Jungle Road Residence / R-A		

East	150 El Vedado Road Residence / R-A
West	210 El Vedado Road Residence / R-A

STAFF ANALYSIS

The application is for multiple enhancements to the property. Primarily a revisioning of the arrival to the back of the property with an addition, new garage doors, modified site wall and gate, elevating the existing neo-mediterranean structure with more appropriate scaling and elements. The current front entry (north elevation) sits south of the property line by approximately 38 feet and is accessed via a brick motor court. There are no proposed changes to the front elevation visible from El Vedado Way. The new driveway proposed at the south property line will also be brick. The proposed landscape modifications are also at the rear of the property in conjunction with the addition and driveway work being proposed.



Area of work, Addition circled in red.



EXISTING COLOR SOUTH ELEVATION
SCALE 3/8"=1'



PROPOSED COLOR SOUTH ELEVATION
SCALE 3/8"=1'

CONCLUSION:

Approval of the project will require one (1) motion 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.

WRB: JGM: FHM