



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5430 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

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

SUBJECT: ZON-22-074 (ARC-22-113) 133 GULFSTREAM RD (COMBO)

MEETING: July 13, 2022

**ZON-22-074 (ARC-22-113) 133 GULFSTREAM RD (COMBO)—VARIANCES.** The applicant, Elena Arredondo, has filed an application requesting Town Council review and approval for Variances from the backup/cueing distance requirement for the installation of new driveway gate. Architectural Commission will perform design review of the application.

**ARCOM NOTICE:**

**ARC-22-113 (ZON-22-074) 133 GULFSTREAM RD (COMBO).** The applicant, Elena Arredondo, has filed an application requesting Architectural Commission review and approval for the installation of a vehicular driveway gate including a variance from the backup/cueing distance requirement. The variance portion of the application shall be reviewed by Town Council.

Applicant: Elena Arredondo  
Professional: B1 Architect  
Representative: Elena Arredondo

**HISTORY:**

The one-story residence with hardscape, landscape and pool was constructed reviewed by ARCOM in 2019 and received Certificate of Occupancy in 2021.

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence on Gulfstream Rd.", as prepared by **B1 Architect**, dated May 13, 2022.

The following is the scope of work:

- Installation of driveway gates.

The following Special Exception with Site Plan Review and Variances are required to complete the project:

- **VARIANCE:** Sec. 134-1668: A variance to provide a 16.6' space for vehicle stacking in lieu of the 18' required between a driveway gate and the edge of pavement.

Site Data
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<b>Zoning District</b>	R-B	<b>Lot Size (SF)</b>	N/A
<b>Project</b>			
	Required/Allowed	Existing	Proposed
Gate Height	8 ft	N/A	5.1 ft
Vehicle Queueing Space	9 ft x 18 ft	N/A	9 ft x 16.5 ft

\*If value is not applicable, N/A

\*If value is not changing, N/C

<b>Surrounding Properties / Zoning</b>	
<b>North</b>	Parking Lot (Colony Hotel)
<b>South</b>	Intersection of Gulfstream Rd & Middle Rd
<b>East</b>	2018 2-story residence without driveway gate
<b>West</b>	1930 2-story residence with driveway gate

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#### **STAFF ANALYSIS**

The project consists of the installation of a swinging driveway gate to a recently constructed residence. One (1) variance is required to allow a 9 ft x 16.5 ft vehicular stacking space where 9 ft x 18 ft is required, between the gate and the edge of pavement of the roadway. The height of the gate is zoning compliant.