



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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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-22-147 (ARC-22-225) 201 EL VEDADO RD (COMBO)

MEETING: DECEMBER 14, 2022

ZON-22-147 (ARC-22-225) 201 EL VEDADO RD (COMBO) - VARIANCES. The applicants, Perri and Robert Bishop, have filed an application requesting Town Council review and approval for a variance to provide vehicle queuing space deficient in depth between the driveway gate and edge of roadway. The Architectural Commission will perform design review of the application.

ARCOM NOTICE:

ARC-22-225 (ZON-22-147) 201 EL VEDADO RD (COMBO). The applicants, Perri and Robert Bishop, have filed an application requesting Architectural Commission review and approval for the installation of two vehicular driveway gates, including a variance from the backup/cueing distance requirement. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Perri and Robert Bishop
Professional: Environment Design Group (Dustin Mizell)

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence -21 El Vedado", as prepared by **Environment Design Group**, dated September 26, 2022.

The following is the scope of work:

- Two new metal rolling gates, including variances.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE FAMILY
Surrounding Properties / Zoning			
North	1928 Three-story residence/ R-A		
South	1996 Two-story residence/ R-B		
East	1926 Two-story residence/ R-B		
West	2014 Two-story residence/ R-A		

STAFF ANALYSIS:

The existing residence was designed in 2006 on the subject property measuring approximately 179' in width and configured with two existing driveways along El Vedado Way and a single entrance along South County Road. The two metal gates are proposed as a rolling gate measuring 5'-1" in height and encompassing both 12'-0" wide driveways. Fifteen other residences access their driveway along 1,100 linear feet of El Vedado Road westward of the subject corner property, six of which have vehicular gates in similar locations.

Variance Request

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- *VARIANCE: Sec. 134-1668: A variance to provide a 10.5' space for vehicle stacking in lieu of the 18' required between a driveway gate and the edge of pavement.*

<i>Sec. 134-1668</i>	<i>18'</i>	<i>10.5'</i>	<i>7.5'</i>

Fifteen other residences access their driveway along 1,100 linear feet of El Vedado Road westward of the subject corner property, six of which have vehicular gates in similar locations. While there are similar gates in the area, it must be noted the gates are already installed without prior ARCOM approval and without building permits. As such, Sheet L2.0 identifies the gates as proposed, when they are, in fact, purchased and installed and should be noted as 'existing'.

WRB/JGM