



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-23-016 86 MIDDLE ROAD

MEETING: MARCH 15, 2023

ZON-23-016 86 MIDDLE ROAD—SPECIAL EXCEPTION AND SITE PLAN REVIEW.

The applicant, Middle Road Holdings Trust (Guy Rabideau), has filed an application requesting Town Council review and approval for a Special Exception and Site Plan approval to permit a reduction in the required setback for the proposed gate and gatepost for a property located on a cul-de-sac.

Applicant: Middle Road Holdings Trust (Guy Rabideau)
Professional: NIEVERA WILLIAMS DESIGN

HISTORY:

This item was presented at the February 15, 2023 Town Council Development Review meeting. After discussion, including input from the neighbor to the east, the item was deferred for one month to meet with the affected neighbor. The request remains and a letter of support has been written and submitted by the neighbor waiving any objection to the gate request.

THE PROJECT:

The applicant has submitted plans, entitled "MIDDLE ROAD HOLDINGS TRUST SPECIAL EXCEPTION WITH SITE PLAN REVIEW ZON-23-016", as prepared by **NIEVERA WILLIAMS DESIGN**, dated March 01, 2023.

The following is the scope of work for the existing two-story residence:

- The installation of swing gates.

The following Special Exceptions with Site Plan Review is required to complete the project:

- Sec. 134-1668. - 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-B Estate Density Res.	Lot Size (SF)	30,267 SF

Future Land Use	SINGLE-FAMILY		
Surrounding Properties / Zoning			
North	2021 Two-story residence / R-B		
South	1930 Two-story residence / R-A		
East	2021 Two-story residence / R-A		
West	1938 Two-story / R-B		

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

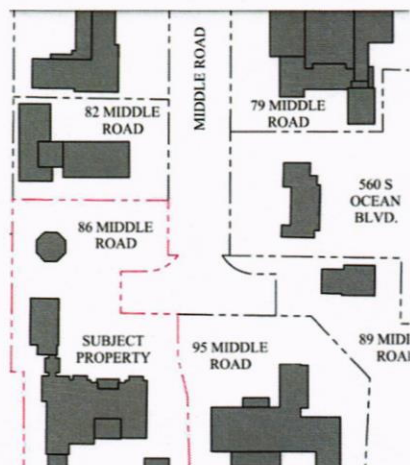
A preliminary review of the project indicates that the proposed **application** is **consistent** with the **single family** designation of the Future Land Use Map of the Comprehensive Plan.

COMPLIANCE WITH ZONING CODE:

A preliminary review of the project indicates that the application, as proposed, appears to be inconsistent with the following sections of the Town code: Sec. 134-1668.

STAFF ANALYSIS

The subject property is two-story residence, currently under construction. Approval for the house and landscape was granted at the April 2021 ARCOM meeting (B-0122021). The application is proposing to place the previously approved driveway gate 10 feet from the edge of curb, in lieu of the 18 feet required.



The applicant is proposing to install a pair of swing gates at the motor court entrance directly off the T-end of Middle Road for security which will have the following setback 10'-0" from the street pavement where 18'-0" is required. Since the site is located off of a cul-de-sac, the required setback may be reduced provided if approved as a Special Exception request to be reviewed by Town Council. The site is isolated from traffic and abuts the R-A zoning district, which typically are estate homes with gates. The gate has designed that is commensurate with the design of the approved residence and has been reviewed and approved by the Chairperson of ARCOM.

WRB:JGM