



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-23-021 221 EL DORADO LANE

MEETING: MARCH 29, 2023

**ARC-23-021 221 EL DORADO LANE.** The applicant, Jesse and Katherine Belcher, has filed an application requesting Architectural Commission review and approval for modifications to existing landscape and hardscape.

Applicant: Jesse and Katherine Belcher  
Professional: Environment Design Group (Dustin Mizell)

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 221 El Dorado", as prepared by **Environment Design Group**, dated February 09, 2023.

The following is the scope of work:

- Installation of new fountain and front terrace hardscape changes in front yard.
- New pool terrace hardscape changes in rear yard.
- New Landscape material sitewide.

Site Data			
Zoning District	R-B	Lot Size (SF)	10,463 SF
Future Land Use	SINGLE FAMILY		
Landscape Open Space (LOS)	Existing: 25.6% (2,653 SF) Proposed: 45% (4,714SF) Required: 45% (4,708SF)	Front Yard Open Space	Existing: 17.7% (547 SF) Proposed: 63.3% (1,949 SF) Required: 40% (1,231 SF)
Surrounding Properties / Zoning			
North	2007 Two-story residence / R-B		
South	1956 One-story residence / R-B		
East	1956 One-story residence / R-B		
West	1955 One-story residence / R-B		

**STAFF ANALYSIS**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. The scope of work exceeds what may be reviewed and approved at the administrative level according to the ARCOM Designation Manual. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code.

The project is before ARCOM for review most notably for the change in driveway configuration as a minor project. The project proposes new, improvements to the front and rear yards of the existing site containing an existing one-story residence including incorporating Florida native plantings and increased green space which result in a vast improvement to the overall existing site conditions. The front landscape open space is being increased from 17.7% to 63.3% through the elimination of substantial swatches of paving most notably in the entry area and elimination of the eastern most curb cut.

WRB:JGM