



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

TO: ARCOM Chairman and Members

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

SUBJECT: ARC-23-087 4 LA COSTA WAY

MEETING: JULY 26, 2023

ARC-23-087 (ZON-23-085) 4 LA COSTA WAY (COMBO). The applicant, LCW Trust (Geoffrey and Maureen Squibb), has filed an application requesting Architectural Commission review and approval for the installation of a new 60kW generator with screening walls requiring a front yard landscape open space variance. The Town Council shall review the application as it pertains to the zoning relief/approval.

Applicant: Geoffrey and Maureen Squibb
Professional: Mario Nievera | Nievera Williams Design

HISTORY

The application was initially submitted for internal staff review on May 11, 2023. Per the applicant's calculations, it was demonstrated that the installation of the new generator pad and associated hardscapes reduced the Front Yard Landscape Open Space (FYLOS) amount below the code required 45%. The project was subsequently advertised with a FYLOS variance request (ZON-23-085). Upon further review by staff, it was determined that the lot dimensions used to calculate the landscape open space amounts were incorrect, and once corrected utilizing the property survey measurements, the proposed FYLOS amount was compliant at 70.6%. The project as proposed does not require a variance as initially advertised.

THE PROJECT:

The applicant has submitted plans, entitled "LCW Trust 4 La Costa Way, Palm Beach, FL." as prepared by **Nievera Williams Design**, dated June 15, 2023.

The following is the scope of work:

- Installation of a new 60kW generator, masonry screening walls and landscape

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	46,405 SF	FYLOS	Required: 45% (4,257 SF) Proposed: 70.6% (6,681 SF)

Landscape Open Space	Required: 50% (23,202 SF) Proposed: 50.4% (23,434 SF)	Perimeter Land. Open Space	Required: 4,199 SF Proposed: 7,394 SF
Surrounding Properties / Zoning			
North	3 La Costa Way & 4 La Costa Way R-B Zoning		
South	241, 243, & 251 Tangier Ave. R-B Zoning		
East	542 N County Rd. R-B Zoning		
West	6 La Costa Way R-B Zoning		

STAFF ANALYSIS

A review of the project indicates that the application, as proposed, is consistent with the R-B zoning provisions provided within the Town zoning code.

The application requests the installation of a new 60kW generator, masonry screening walls, and new landscape screening near the northeast corner of the property, adjacent to an existing driveway and parking area. The placement of the generator and the height and location of the screening walls are compliant with current RB district regulations. There are existing perimeter plantings on the site, including a 12' Ficus hedge along the east property line. The application proposes to install additional Fiddlewood and Green Island Ficus hedges along the north and west enclosure walls for additional screening.

Conclusion

This application is presented to the Commission to consider whether all criteria in Sec. 18-205 have been met. Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM:JRH