



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

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-129 220 ONONDAGA RD

MEETING: SEPTEMBER 27, 2023

**ARC-23-129 220 ONONDAGA AVE.** The applicant, Peter E Sayer, has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modifications.

Applicant: Mr. & Mrs. Sayer  
Professional: Paradelo Burgess Design Studio

**PROJECT HISTORY:**

**Code Enforcement Case# CE-23-575** – Chapter 18, Section 18-223 of the Town of Palm Beach Code of Ordinances adopts the Florida Building Code which requires building permits to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or install, alter, repair, remove, convert, or replace any electrical, mechanical or plumbing system.

- 3/29/23 – Code Enforcement Officer found a PVC plastic fence being installed on the property without a permit.
- 3/31/23 – Warning letter was mailed stating a permit was required or remove the fence.
- 4/26/23 – Notice letter of hearing was mailed.
- 6/15/23 – Case went before the code board. The board found the property owner in violation and order a permit be obtained by July 17.
- 7/20/23 – Case returned before the board because compliance was not met. Board ordered a daily running fine in the amount of \$250.00 a day commencing on July 18, 2023 and to continue until compliance is met.

Landscape modifications and a 6-foot white PVC privacy fence were installed on the property without design approval or permit. The homeowner received a code violation and is seeking to bring the property into compliance. Hardscape surrounding the existing pool was removed and a new stone terrace was installed along with the privacy fence until work was stopped. The current application seeks to include the unpermitted work as well as new landscape plans for the entire property. In addition, the applicant is proposing a new white aluminum fence to replace the PVC portions of fencing visible from the street.

**THE PROJECT:**

The applicant has submitted plans, entitled “Sayer Residence” as prepared by **Paradelo Burgess Design Studio**, dated August 15, 2023.

The following is the scope of work:

- Modifications to front yard and driveway replacement. The proposed hardscape plan demonstrates the work that has been completed in the front yard, without approval/permit.
- Sitewide landscape modifications. The proposed hardscape plan demonstrates the work that has been completed in the back yard, also without approval/permit.
- Maintain portions of the PVC installed fencing and installation of white aluminum fencing.

Site Data			
<b>Zoning District</b>	R-B	<b>Lot Size (SF)</b>	11,400 SF
<b>Future Land Use</b>	SINGLE-FAMILY	<b>Lot Coverage</b>	Existing: 2,892 SF (25.4%) Proposed: No change
Project			
<b>Landscape Open Space (LOS)</b>	Existing: 39.2% Proposed: 50% Required: 45%	<b>Front Yard Open Space (LOS)</b>	Existing: 56.7% Proposed: 41.3% Required: 40%
Surrounding Properties / Zoning			
<b>North</b>	1947 One-story residence / R-B		
<b>South</b>	1945 One-story residence / R-B		
<b>East</b>	1955 One-story residence / R-B		
<b>West</b>	1971 One-story residence / R-B		

### **STAFF ANALYSIS**

The applicant and design professional have informed Town of Palm Beach Code Enforcement Office of this application to demonstrate progress towards corrective action. Upon approval of the current application and compliance the applicant will request a re-inspection of the property.

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code. The current application brings the property into compliance with all proposed landscape alterations and native planting requirements. Per the Project Designation Manual Matrix, the use of PVC products cannot be approved administratively. The applicant has proposed the removal of all PVC products visible from the right of way however still retains portions of the already installed fence.

### **CONCLUSION:**

This application is presented to the Architectural Commission to consider whether all of the 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 criteria, subject to any imposed conditions.

WRB:SCP