



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

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

SUBJECT: ARC-23-152 11 VIA VIZCAYA

MEETING: DECEMBER 15, 2023

ARC-23-152 11 VIA VIZCAYA. The applicant, Johnathan Clay, has filed an application requesting Architectural Commission review and approval for modifications to existing landscape and hardscape on a site improved with an existing single-family residence.

Applicant: Jonathan Clay
Professional: Environment Design Group (Dustin Mizell)

HISTORY:

On October 19, 2023, the property owner was cited by code enforcement pursuant to Code Enforcement Case # CE 23-984 for work without permits or ARCOM approvals. The applicant engaged Environment Design Group to produce a landscape plan for presentation to ARCOM.

The applicant presented plans at the November 20, 2023, ARCOM hearing to obtain approvals for the landscape improvements. The application was partially approved, with comments to study the pedestrian gates and not utilize chain link gates since they cannot be screened from view with landscaping.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 11 Via Vizcaya Town of Palm Beach" as prepared by **Environment Design Group**, dated December 04, 2023.

The following is the scope of work:

- New 4' high chain-link fence and gate.
- Addition of 100% native landscaping.
- Reduction in driveway footprint.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	19,994 SF	Overall Open Space	Required: 50% Existing: 47.4% Proposed: 48.3%

Front Yard Landscape Open Space	Required: 45% Existing: 69.7% Proposed: 69.7%	New Native Plantings	100%
Surrounding Properties / Zoning			
North	12 Via Vizcaya Vacant / R-A Zoning		
South	10 Via Vizcaya Residence / R-A Zoning		
East	13 Via Vizcaya Residence / R-A Zoning		
West	Lake Worth Lagoon		

STAFF ANALYSIS

This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met. A review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The application is requesting landscape improvements to a lake front site developed with an existing single-family residence. The same ownership is maintained with the companion application, ARC-23-153 12 VIA VIZCAYA, also on this agenda, and also for code infractions for performing work without a permit.

Pursuant to comments from the commission, the applicant has submitted proposed gate elevations for ARCOM review and approval.



1 Fence & Gate - Elevation
L2.0

SCALE: 1/2" = 1'-0"

CONCLUSION:

Approval of the project will require one motion to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB:JGM:BMF