TOWN OF PALM BEACH



Planning, Zoning & Building Department 360 South County Road Palm Beach, FL 33480

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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-23-153 12 VIA VIZCAYA

MEETING: DECEMBER 15, 2023

ARC-23-153 12 VIA VIZCAYA. The applicant, County Down Trust (Andrew W. Regan, Trustee), has filed an application requesting Architectural Commission review and approval for modifications to landscape and addition of a fence on a vacant parcel of land.

Applicant: County Down Trust (Andrew W. Regan, Trustee)
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 23-985 for work without permits or ARCOM approval. The applicant engaged Environment Design Group to produce a landscape plan for presentation to ARCOM.

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

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 12 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.

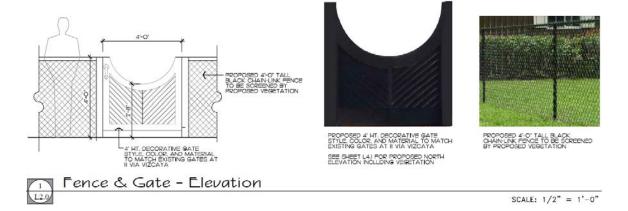
Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	14,700 SF	Overall Open Space	Required: 50% Existing: 100% Proposed: 100%
Front Yard Landscape Open Space	Required: 45% Existing: 100% Proposed: 100%	New Native Plantings	100%

Surrounding Properties / Zoning		
North	22 Via Vizcaya Residence / R-A Zoning	
South	11 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 <u>Sec. 18-205</u> 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 vacant lake front parcel. The same ownership is maintained to the companion application, ARC-23-152 11 VIA VIZCAYA, also on this agenda, and for code infractions performing work without a permit.

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



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 <u>Sec. 18-205</u> criteria, subject to any imposed conditions.

WRB: JGM: BMF