



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**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			
<b>Zoning District</b>	R-A	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	14,700 SF	<b>Overall Open Space</b>	Required: 50% Existing: 100% Proposed: 100%
<b>Front Yard Landscape Open Space</b>	Required: 45% Existing: 100% Proposed: 100%	<b>New Native Plantings</b>	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 [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 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.



**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