



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, Director, MCP, LEED-AP *WB*

SUBJECT: ARC-24-013 230 BRAZILIAN AVE

MEETING: JANUARY 24, 2024 ARCOM

ARC-24-013 230 BRAZILIAN AVE. The applicants, Jon & Patricia Baker, has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing residence.

Applicant: Jon & Patricia Baker
Professional: Environment Design Group

HISTORY:

The property owner at 230 Brazilian Ave removed a section of trees lining the property line between 230 and 232 Brazilian Ave. The owner has since submitted the plan presented today for review and approval of a code compliant west landscape buffer with increase native species counts.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 230 Brazilian Ave", as prepared by **Environment Design Group**, date stamped by the Town, December 08, 2023.

The following is the scope of work for the project:

- Enhancement of existing west landscape buffer.

Site Data			
Zoning District	R-C Medium Density	Required Open Space	35 %
Proposed Open Space	32.1%	Front Yard Open Space	Required: 40% Proposed: 45.2%

STAFF ANALYSIS

The application is to enhance the west landscape buffer at the southwest area of the lot. Currently a 6' high site wall existing between 230 Brazilian and the property to the west and has several non-native plants. The proposal is to add to the buffer 11 Traveler Palms and 106 shrubs to create more privacy between the two properties while increasing native species. No structure or hardscape changes are being proposed in this application. The project designation manual matrix requires landscape alterations along property lines to be reviewed at an administrative level provided the applicant receive a signed neighbor consent form from the abutting property owner. Otherwise, the changes must proceed to the Commission as a minor project.

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 (1) 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