



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 *WRB*
Director PZ&B

SUBJECT: ARC-24-070 11 VIA VIZCAYA

MEETING: MAY 29, 2024

ARC-24-070 11 VIA VIZCAYA. The applicant, Johnathan Clay, has filed an application requesting Architectural Commission review and approval for front yard improvements including modified and repaved driveway and modifications to entry water feature, entry garden and hardscape.

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. An application was presented, ARC-23-152, at the November 20, 2023 ARCOM hearing to obtain approvals for these unpermitted 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. At the December 15, 2023 ARCOM meeting, the revised gates were presented and approved.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 11 Via Vizcaya Town of Palm Beach" as prepared by **Environment Design Group**, dated April 16, 2024.

The following is the scope of work:

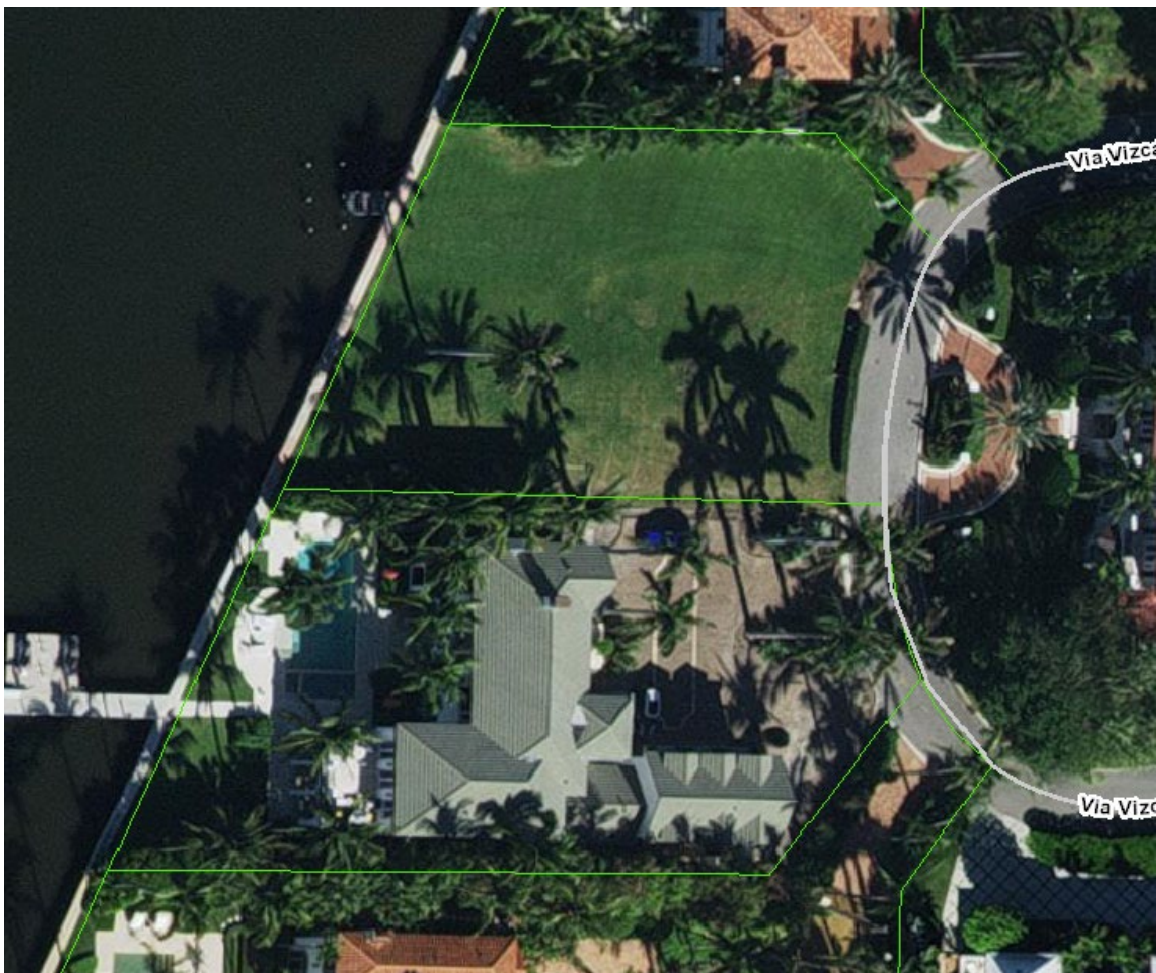
- Reconfigure driveway.
- Modify entry water feature.
- Hardscape/landscape modifications at entry.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	19,994 SF	Overall Open Space	Required: 50% Proposed: 50.1%

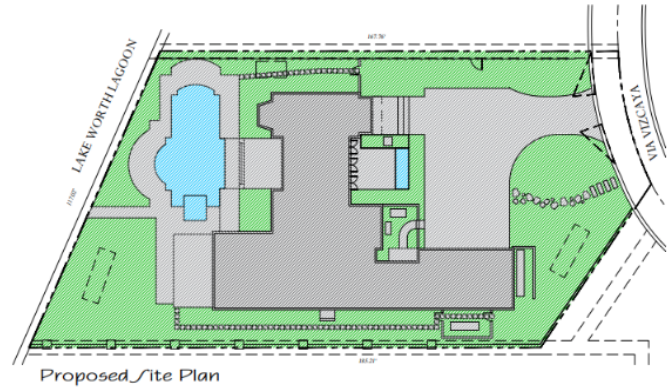
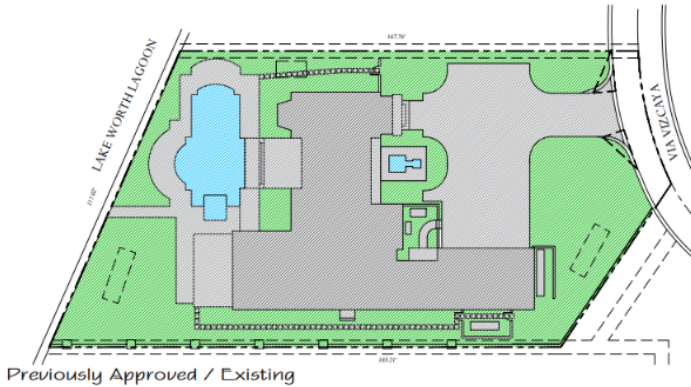
Front Yard Landscape Open Space	Required: 45% Existing: 56.1% Proposed: 58.6%	New Native Plantings	100%
Surrounding Properties / Zoning			
North	12 Via Vizcaya Vacant / R-A Zoning		
South	10 Via Vizcaya Residence / R-A Zoning		
East	13 Via Vizcaya Residence / R-A Zoning		
West	Lake Worth Lagoon		

STAFF ANALYSIS

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 application does not include any architectural changes to the existing house.



The same ownership is maintained with the companion application, ARC-24-071 at 12 VIA VIZCAYA, the vacant site to the north of the subject site, also on this agenda.



The application is for minor site work to the front of the property, including reconfiguring the driveway, modifying the front entry water feature and other hardscape/landscape modifications.

CONCLUSION:

This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met. 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: FHM