



**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 *WUB*  
Director PZ&B

SUBJECT: ARC-24-071 12 VIA VIZCAYA

MEETING: MAY 29, 2024

**ARC-24-071 12 VIA VIZCAYA.** The applicant, County Down Trust (Jonathan Clay), has filed an application requesting Architectural Commission review and approval for new vehicle entry gate, columns, and fence on a vacant parcel of land.

Applicant: County Down Trust (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 23-985 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. At the December 15, 2023 ARCOM meeting, the revised gates were presented and approved.

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 12 Via Vizcaya Town of Palm Beach" as prepared by **Environment Design Group**, dated April 16, 2024.

The following is the scope of work:

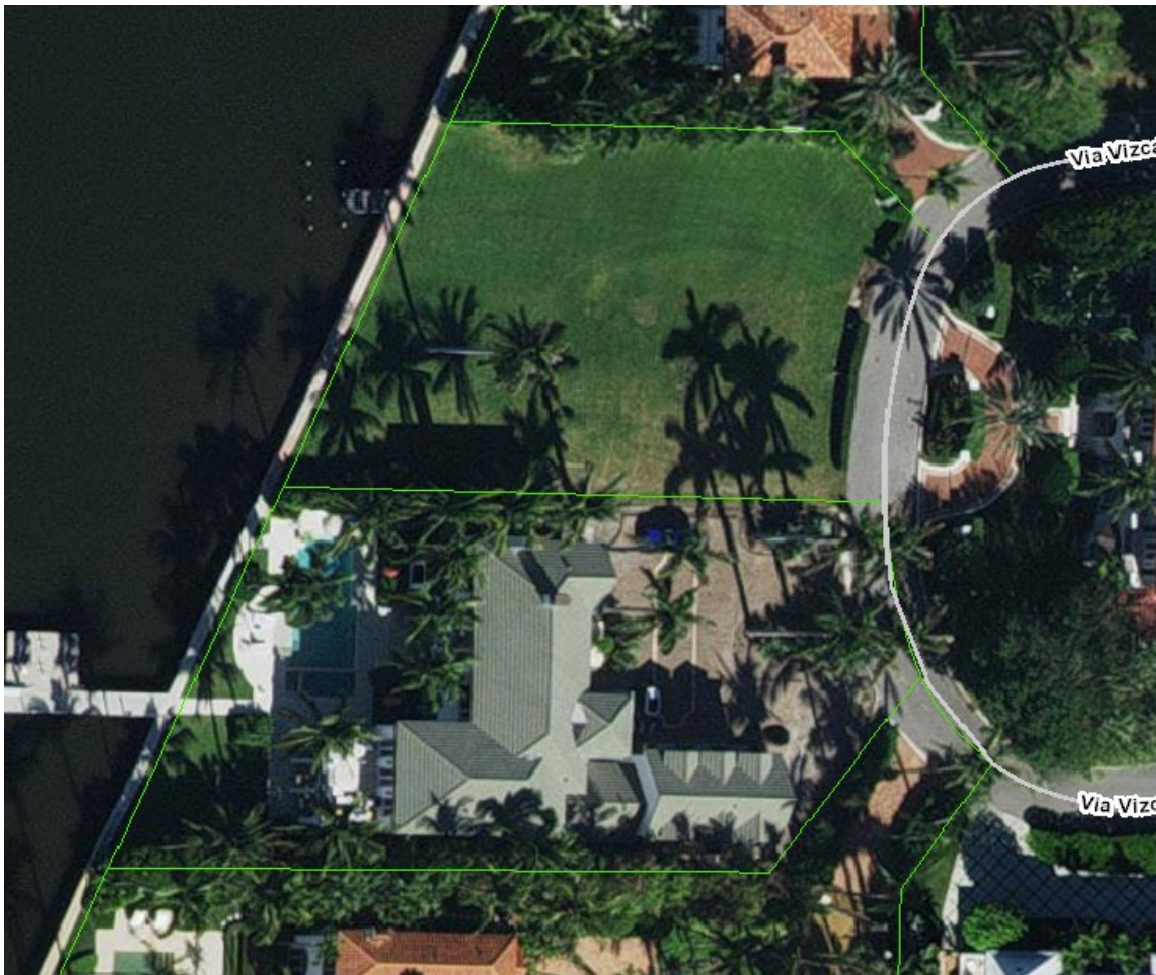
- New vehicle entry gate, columns and fence.

| 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%<br>Existing: 100%<br>Proposed: 100% |
| <b>Front Yard Landscape Open Space</b> | Required: 45%<br>Existing: 100%<br>Proposed: 100% | <b>New Native Plantings</b> | 100%  |

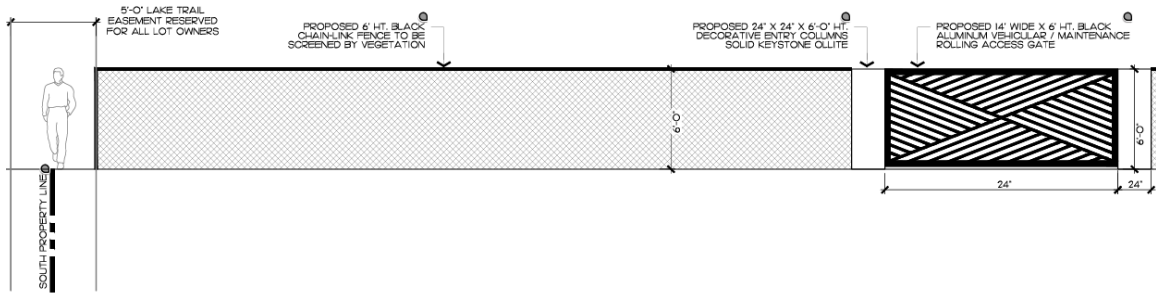
| Surrounding Properties / Zoning |   |
|---------------------------------|---|
| North                           | 22 Via Vizcaya   Residence / R-A Zoning |
| South                           | 11 Via Vizcaya   Residence / R-A Zoning |
| East                            | 13 Via Vizcaya   Residence / R-A Zoning |
| West                            | Lake Worth Lagoon                       |

### **STAFF ANALYSIS**

A review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The same ownership is maintained to the companion application, ARC-24-070 @ 11 VIA VIZCAYA, the improved site to the south of the subject site, also on this agenda.



The application is requesting modifications to a vacant lake front parcel for a new vehicular gate with associated columns and black chain link fencing to be screened by landscaping.



Gate & Fence Elevation



**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



