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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-24-0078 230 BRAZILIAN AVE

MEETING: SEPTEMBER 25, 2024 ARCOM

ARC-24-0078 230 BRAZILIAN AVE. The applicants, Jon & Patricia Baker, have filed an application requesting Architectural Commission review and approval for landscape modifications to a previously approved landscape plan for an existing residence.

Applicants: Jon & Patricia Baker
Design Professional: Dustin Mizell / 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 to ARCOM for review and approval of a code-compliant west landscape buffer with increased native species counts.

The item was heard at the January 24, 2024, meeting after being pulled from consent by staff due to neighbor concerns. After comments from the adjacent (west) neighbor and the Commission the item was deferred to the February ARCOM hearing with the following conditions:

- Applicant shall meet with the neighbor to discuss a plan that works for both parties.
- Applicant shall install a 16-20' green construction screening fence until landscaping can be replaced.

At the February 28, 2024, meeting, ARCOM approved the project with the following conditions:

- Applicant shall incorporate staggered and layered Traveler's Palms to provide additional privacy.
- Mast trees shall not be utilized and another plant material shall be incorporated.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 230 Brazilian Ave" as prepared by **Environment Design Group**, uploaded on August 12, 2024.

The following scope of work is proposed:

- Removal of an existing diseased Medjool Date Palm.

Site Data			
Zoning District	R-C Medium Density	Future Land Use	Multifamily high density
Landscape Open Space	Required: 35 % Proposed: 32.1%	Front Yard Open Space	Required: 40% Proposed: 45.2%
Surrounding Properties / Zoning			
North	Two-story duplex / R-C		
South	Six-story residential building and surface parking / R-C		
East	Other half of two-story duplex property @ 228 Brazilian / R-C		
West	Two-story duplex / R-C		

STAFF ANALYSIS

According to the design professional, Ganoderma disease has spread to an existing Medjool Date Palm that was proposed to remain in the previous request approved by ARCOM at the February 28, 2024, meeting. A letter by “Florida Environmental Pest Management” has been included in your packet indicating their concern about fungi on the Areca Palms and stating the Medjool Palm was dead. The design professional has explained that the approved landscape buffer cannot be installed until the subject palm is removed. There is no proposal to replace the palm and the adjacent neighbor has not supplied a neighbor consent form supporting the revision of the landscape plan reflecting the palm’s removal.

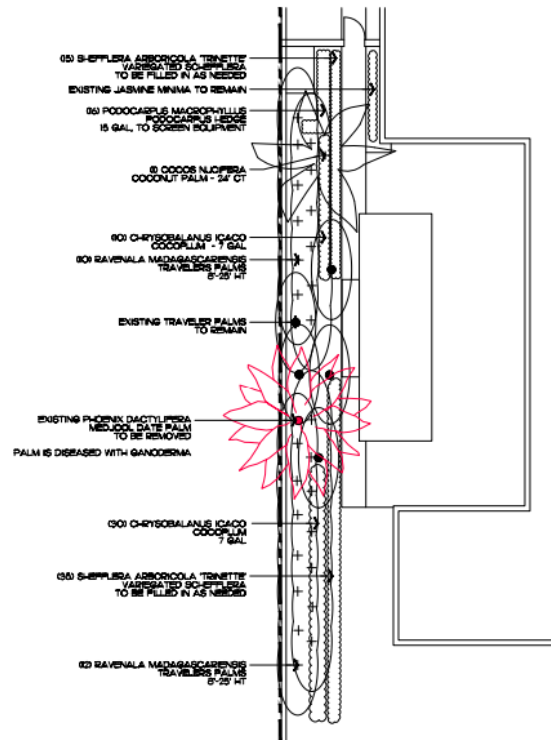
Medjool Date Palm - Existing Conditions



EXISTING PHOENIX DACTYLIPERA - MEDJOOOL DATE PALM
 TO BE REMOVED BECAUSE OF GANODERMA DISEASE



ARCOM will need to determine whether sufficient privacy is still achieved without the Medjool Date Palm or whether it should be replaced with another palm or tree. No other revisions are currently proposed for the western portion of the lot and previously approved landscape alterations.



Previously Approved Landscape Plan

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:JGM:FHM