



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 *WB*
Director PZ&B

SUBJECT: ARC-23-152 11 VIA VIZCAYA

MEETING: NOVEMBER 20, 2023

ARC-23-152 11 VIA VIZCAYA. The applicant, Johnathan Clay, has filed an application requesting Architectural Commission review and approval for modifications to existing landscape and hardscape on a site improved with an existing single-family residence.

Applicant: Jonathan Clay
Professional: Environment Design Group (Dustin Mizell)

HISTORY:

On October 19, 2023 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.

THE PROJECT:

The applicant has submitted plans, entitled “Private Residence 11 Via Vizcaya Town of Palm Beach” as prepared by **Environment Design Group**, dated October 13, 2023.

The following is the scope of work:

- New 4’ high chain-link fence and gate.
- Addition of 100% native landscaping.
- Reduction in driveway footprint.

Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	19,994 SF	Overall Open Space	Required: 50% Existing: 47.4% Proposed: 48.3%
Front Yard Landscape Open Space	Required: 45% Existing: 69.7% Proposed: 69.7%	New Native Plantings	100%
Surrounding Properties / Zoning			
North	12 Via Vizcaya Vacant / R-A Zoning		

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 requests to make landscape improvements to a lake front site developed with an existing single-family residence. The same ownership is maintained to the companion application, ARC-23-153 12 VIA VIZCAYA, also on this agenda, and also for code infractions performing work without a permit.

LAKE WORTH LAGOON

NANCIAN

LAWN

PARKING

WALKWAY

BIKEWAY

PLANTING

STRUCTURE

FURNITURE

ELEVATION

SECTION

DIMENSIONS

NOTES

WRB:JGM:BMF