TOWN OF PALM BEACH



Planning, Zoning & Building Department 360 South County Road Palm Beach, FL 33480

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PLANNING, ZONING, & BUILDING DEPARTMENT PZ&B Staff Memorandum: Architectural Commission

FROM: Wayne Bergman, MCP, LEED-APWB

Director PZ&B

SUBJECT: ARC-23-152 11 VIA VIZCAYA

MEETING: NOVEMBER 20, 2023

<u>ARC-23-152 11 VIA VIZCAYA.</u> 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.

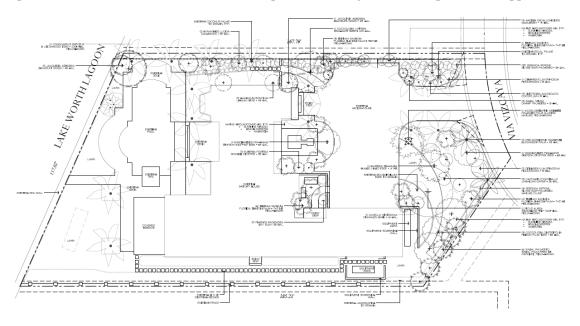
Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	19,994 SF	Overall Open Space	Required: 50% Existing: 47.4% Proposed: 48.3%
Front Yard Landscape Open Space	Required: 45% Existing: 69.7% Proposed: 69.7%	New Native Plantings	100%
Surrounding Properties / Zoning			
North	12 Via Vizcaya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

South	10 Via Vizcaya Residence / R-A Zoning	
East	13 Via Vizcaya Residence / R-A Zoning	
West	Lake Worth Lagoon	

STAFF ANALYSIS

This application is presented to the Commission to consider whether all criteria in <u>Sec. 18-205</u> 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.

The landscape improvements are proposed between the residence and the street and along the north property line, abutting a pedestrian access easement from Via Vizcaya to the Lake Worth Lagoon. The plan proposes to add 100% new native vegetation to the existing site, exceeding town minimum standards. Along the north property line, a 4 ft high chain-link fence with pedestrian gate is proposed. A driveway turn-around area is proposed for removal, which will increase open-space on the site, however, the site is still deficient in landscape open space area. A variance is not required because less than 50% of the landscape area is being altered as a part of this application.



The property owner commenced work without the benefit of a building permit from the town nor prior ARCOM approvals and was cited by Code Enforcement while work was underway. This application seeks to legalize the work to allow it to continue and remedy the code violation.

CONCLUSION:

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 <u>Sec. 18-205</u> criteria, subject to any imposed conditions.