



**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-23-153 12 VIA VIZCAYA

MEETING: NOVEMBER 20, 2023

**ARC-23-153 12 VIA VIZCAYA.** The applicant, County Down Trust (Andrew W. Regan, Trustee), has filed an application requesting Architectural Commission review and approval for modifications to landscape and addition of a fence on a vacant parcel of land.

Applicant: County Down Trust (Andrew W. Regan, Trustee)  
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 PROJECT:**

The applicant has submitted plans, entitled “Private Residence 12 Via Vizcaya Town of Palm Beach” as prepared by **Environment Design Group**, dated October 12, 2023.

The following is the scope of work:

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

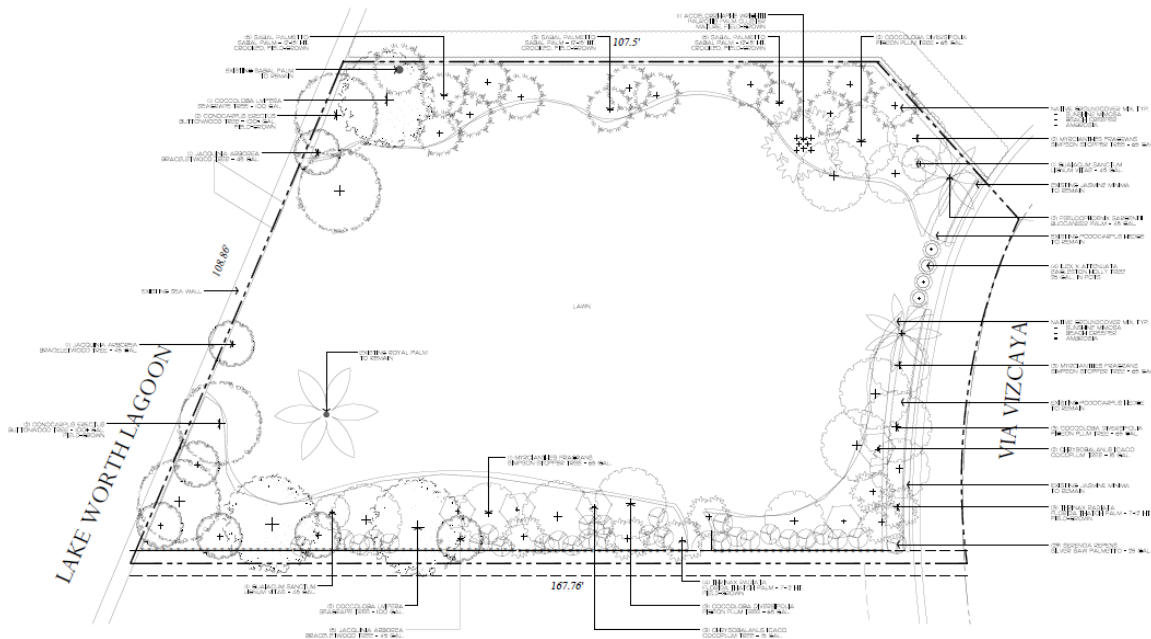
Site Data			
Zoning District	R-A	Future Land Use	SINGLE-FAMILY
Lot Size	14,700 SF	Overall Open Space	Required: 50% Existing: 100% Proposed: 100%
Front Yard Landscape Open Space	Required: 45% Existing: 100% Proposed: 100%	New Native Plantings	100%
Surrounding Properties / Zoning			
North	22 Via Vizcaya   Residence / R-A Zoning		
South	11 Via Vizcaya   Residence / R-A Zoning		

<b>East</b>	13 Via Vizcaya   Residence / R-A Zoning
<b>West</b>	Lake Worth Lagoon

## STAFF ANALYSIS

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 vacant lake front parcel. The same ownership is maintained to the companion application, ARC-23-152 11 VIA VIZCAYA, also on this agenda, and also for code infractions performing work without a permit.

Landscape improvements are proposed on the north, east, and south property lines abutting a single family residence to the north, the Via Vizcaya right of way to the east, and to the south a pedestrian access easement from Via Vizcaya to Lake Worth Lagoon. The plan proposes to add 100% new native vegetation to the existing site, exceeding town minimum standards. Along the south property line, a 4 ft high chain-link fence with pedestrian gate is proposed.



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 [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB:JGM:BMF