



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, Director, MCP, LEED-AP *WB*

SUBJECT: ARC-24-013 230 BRAZILIAN AVE

MEETING: FEBUARY 28, 2024 ARCOM

ARC-24-013 230 BRAZILIAN AVE. The applicants, Jon & Patricia Baker, has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing residence.

Applicant: Jon & Patricia Baker
Professional: 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 today for review and approval of a code compliant west landscape buffer with increase 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.

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 230 Brazilian Ave", as prepared by **Environment Design Group**, date stamped by the Town, February 5, 2024.

The following is the scope of work for the project:

- Enhancement of existing west landscape buffer.

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%

STAFF ANALYSIS

The application is to enhance the west landscape buffer at the southwest area of the lot. Currently a 6' high site wall existing between 230 Brazilian and the property to the west and has several non-native plants. The proposal is to add to the buffer 11 Traveler Palms and 106 shrubs to create more privacy between the two properties while increasing native species. No structure or hardscape changes are being proposed in this application. The project designation manual matrix requires landscape alterations along property lines to be reviewed at an administrative level provided the applicant receives a signed neighbor consent form from the abutting property owner. Otherwise, the changes must proceed to the Commission as a minor project.

Revision from the previous hearing are as follows:

- Increase height of proposed traveler palms from 15-16' to 22-25'.
- Additional Mast Trees (10 @ 18' – 20').
- Existing Medjool Date palm will remain.

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:SCP