



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-24-023 234 BRAZILIAN AVE

MEETING: FEBRUARY 28, 2024

ARC-24-023 234 BRAZILIAN AVE. The applicant, Thomas C. Weller Jr., has filed an application requesting Architectural Commission review and approval for installation of a generator enclosure and landscape screening at a single-family residence.

Applicant: Thomas C. Weller Jr
Professional: Nievera Williams Design

HISTORY:

The request for front yard landscape modifications was submitted via Administrative Review, pursuant to application A-23-03305 submitted on October 05, 2023. Upon review, it was determined the application should be reviewed by ARCOM due to the mature vegetation that is street facing on Brazilian Ave. Subsequently the application was denied on November 13, 2023 and the applicant was advised to submit a Development Review Application for ARCOM.



THE PROJECT:

The applicant has submitted plans, entitled "Weller Residence" as prepared by **Nievera Williams Design**, dated January 16, 2024.

The following is the scope of work:

- Removal and replacement of landscape located at front gate of property.

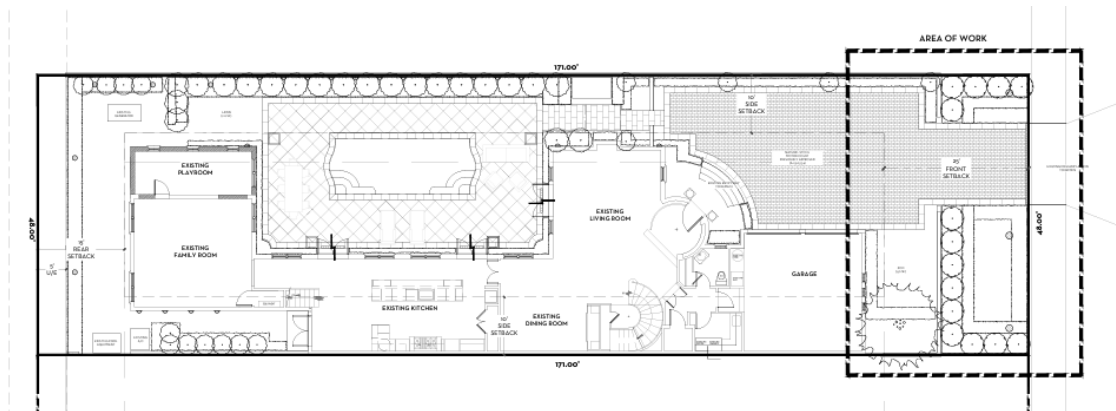
Site Data			
Zoning District	R-C Medium Density	Lot Size	8,265 SF

Landscape Open Space	Required: 35% Proposed: 32.8%	Perimeter Land. Open Space	Required: 50% Proposed: 51%
Proposed Native Planting	Trees: 100% Shrubs & Vines: 31% Groundcover: 41%	Front Yard Landscape Open Space	Required: 40% Proposed: 65%
Surrounding Properties / Zoning			
North	245 Brazilian Ave / Single Family Residence R-C		
South	227 Australian Ave / Condominium R-C		
East	230 Brazilian Ave / Single Family Residence R-C		
West	Parking Lot for Brazilian Court R-C		

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 project designation manual matrix requires landscape alterations along the front property lines to be reviewed at the Commission level as a minor project. The proposed new plantings at the front entry gate consist of 100% native trees and increases native shrub, vines and groundcover percentages.

Following revisions requested by staff the applicant's application no longer includes installation of a generator enclosure. The scope of work is limited to landscape modifications to the front entry landscape only.



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:SCP