



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Town Council Development Review

FROM: Wayne Bergman, MCP, LEED-AP *WJB*  
Director PZ&B

SUBJECT: ZON-24-064 325 VIA LINDA

MEETING: MAY 15, 2024

**ZON-24-064 325 VIA LINDA—SITE PLAN REVIEW.** The applicant, Three Palm Trees LLC (Warren Kanders, Manager-Member), has filed an application requesting Town Council review and approval of a Site Plan Review for the installation of a 200 kW generator to the previously approved underground enclosed basement level of a guest house, as it relates to the construction of a new residence.

Applicant: Three Palm Trees LLC (Warren Kander, Manager-Member)  
Professional: Dailey Janssen Architects  
Representative: Maura Ziska

**HISTORY:**

A new two-story residence was approved (5-2) at the April 26, 2023 Architectural Commission meeting, pursuant to ARC-23-014 (ZON-23-029). The item was a COMBO project due to the backup distance of the driveway gates along a cul-de-sac.

At the May 10, 2023 Development Review meeting, an application was approved (5-0) by Town Council for a Special Exception and Site Plan Approval to permit a to permit a reduction in the required setback for the proposed driveway gate and gateposts, pursuant to ZON-23-029 (ARC-23-014).

**THE PROJECT:**

The applicant has submitted plans, entitled "Proposed Modifications to 325 Via Linda", as prepared by **Dailey Janssen Architects**, date stamped by the Town, April 15, 2024.

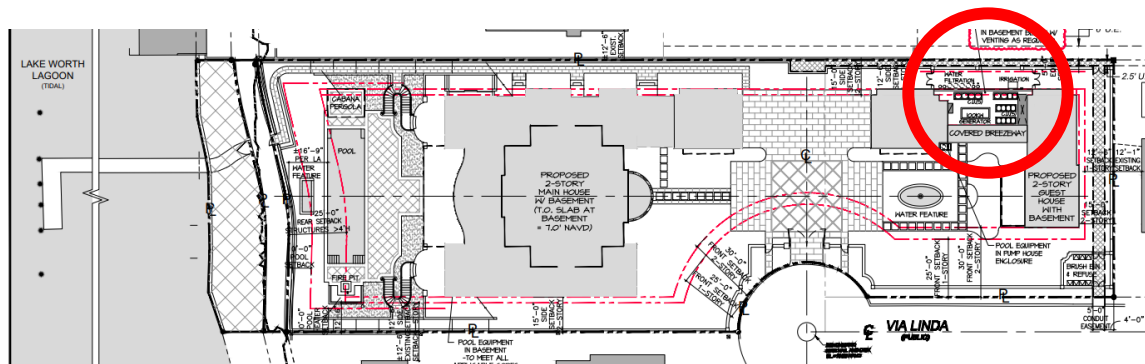
The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **SITE PLAN REVIEW:** Section 134-1729(2)c: If the generator exceeds an output capacity of 100 KW or the combined output capacity of multiple generators exceeds 120 KW, said generator(s) shall be subject to site plan review. If any individual generator output capacity exceeds 100 KW it shall be housed in an enclosed building with landscaping as approved by the Architectural Commission or Landmarks Preservation Commission, whichever is applicable.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	39,434 SF	Crown of Road	16.92' NAVD
Surrounding Properties / Zoning			
North	1969 2-Story Residence & 1966 2-Story Residence / R-B Zoning		
South	1952 2-Story Residence & 1954 1-Story Residence / R-B Zoning		
East	1954 1-Story Residence / R-B Zoning		
West	Lake Worth Lagoon		

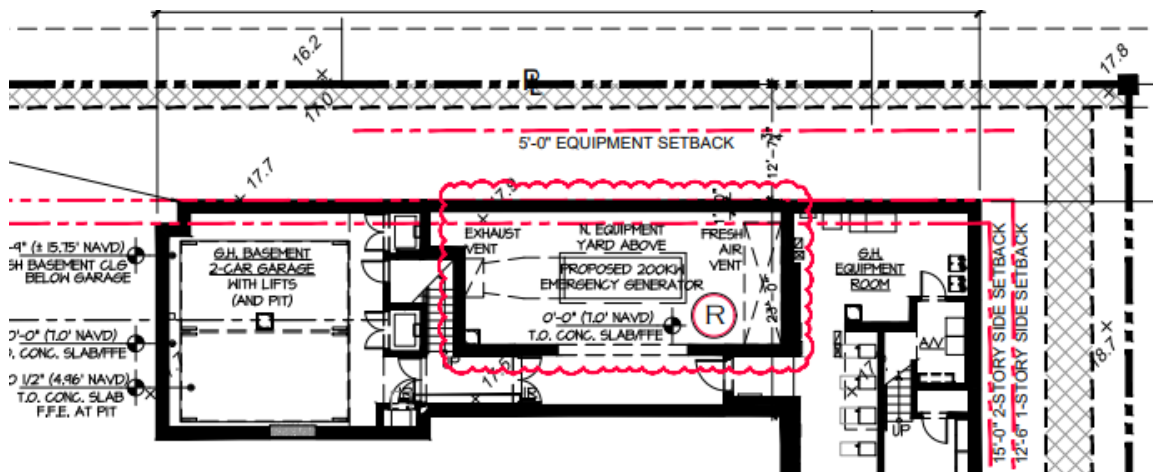
### STAFF ANALYSIS

The applicant is proposing one 200 kW generator to service the main residence. The proposed generator will be located within an enclosed building in the northeast corner of the site in the basement level of the guest house (underground in an enclosed structure). This plan was already approved by ARCOM along with the location of the aboveground equipment yard that contains the previously approved 100kw generator. The above ground area will remain to contains the equipments. This application is for adding an additional generator in the below-grade basement.



### Site Plan

The Code requires those generators that exceeds 120 kW are subject to site plan review by Town Council.



### Enlarged area basement plan

The house is within the Zone X flood zone, therefore the generator could be in the basement as long as it has the proper ventilation per the Code. To note, another application, ARC-24-074, which is not a COMBO project is currently on track to be reviewed by ARCOM at the 05/29/24 meeting for exterior modifications to the prior design approved and minor site alterations. Staff has no concerns with the proposal.

WRB:JGM