



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Combination Memorandum: Architectural Commission (ARCOM) and Town Council

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

SUBJECT: ARC-23-036 (ZON-23-050) 243 SEASPRAY AVE (COMBO)

MEETING: JULY 26, 2023

**ARC-23-036 (ZON-23-050) 243 SEASPRAY AVE (COMBO).** The applicant, 243 Seaspray LLC (Larry Meyer, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape and pool, requiring setback variances. ~~This is a combination project that shall be reviewed by Town Council as it relates to zoning relief/approval.~~

~~**ZON 23 050 (ARC 23 036) 243 SEASPRAY AVE (COMBO) VARIANCES.** The applicant, 243 Seaspray LLC (Larry Meyer, Manager), has filed an application requesting Town Council review and approval for (2) variances for (1) a reduced west side yard setback and (2) a reduced north rear yard setback, as it pertains to construction of a new two-story single-family residence. The Architectural Commission shall perform design review of the application.~~

Applicant: 243 Seaspray LLC (Larry Meyer)  
Professional: Asbacher Architecture (Kevin Asbacher)

**HISTORY:**

A motion was made at the April 2023 ARCOM hearing to DENY the project based on ARCOM criteria 6 & 7. The motion failed 3-4. A motion to defer the project passed 6-1.

At the May 2023 hearing, the applicant proposed an entirely redesigned home on the parcel. The project was deferred (6-1) with comments to restudy the windows, garage doors, the street-facing French doors on the west wing, the amount of paving, and the height of the house. The revised plans feature a code compliant design, therefore the previously requested variances have been withdrawn by the applicant and the application is no longer a 'combo' project.

**THE PROJECT:**

The applicant has submitted plans, entitled "PROPOSED RESIDENCE: 243 SEASPRAY AVENUE PALM BEACH, FLORIDA 33480", as prepared by **Asbacher Architecture, Inc.** dated July 14, 2023.

The following is the scope of work:

- New two-story residence.
- New swimming pool and hardscape.
- New landscape.

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

- ~~VARIANCE 1: Sec. 134-893(b)(7)a.: A variance to permit a west side yard setback of 4.5 ft in lieu of the 12.5 ft minimum one-story side yard setback required; for a detached garage structure. Previously requested variances have been eliminated.~~
- ~~VARIANCE 2: Sec. 134-893(b)(9)a.: A variance to permit a north rear yard setback of 8 ft in lieu of the 10 ft minimum one-story rear yard setback required; for a detached garage structure. Previously requested variances have been eliminated.~~

<b>Site Data</b>			
<b>Zoning District</b>	R-B	<b>Lot Size (SF)</b>	Required: 10,000 SF Existing: 13,781 SF
<b>Lot Width</b>	Required: 100 ft Existing: 112.5 ft	<b>Lot Depth:</b>	Required: 100 ft Existing: 122.5 ft
<b>Lot Coverage</b>	Permitted: 30% Prev. Prpsd.: 25.38% (3,479 SF) Proposed: 25.04% (3,451 SF)	<b>Perimeter Open Space</b>	Required: 50% Prev. Prpsd.: 75% Proposed: 79.8%
<b>Landscape Open Space (LOS)</b>	Required: 45% Prev. Prpsd.: 50.70% Proposed: 52.6%	<b>Front Yard Open Space</b>	Required: 40% Prev. Prpsd.: 66.7% Proposed: 86.7%
<b>Building Height</b>	Permitted: 22'-0" Proposed: 20'	<b>Overall Building Height</b>	Permitted: 30'-0" Proposed: 25'-3"
<b>Crown of Road</b>	3.25' NAVD	<b>FEMA Flood Zone</b>	AE 6' NAVD
<b>Finish Floor Elevation</b>	7' NAVD	<b>Cubic Content Ratio</b>	Max: 3.96 Proposed: 3.96
<b>Max Fill</b>	Permitted: 2.35' Proposed: 2'	<b>Enclosed Sq. Ft.</b>	5,372 SF

<b>Surrounding Properties</b>	
<b>North</b>	1925 Two-Story residence / R-B 2020 Two-Story residence / R-B
<b>South</b>	1924 Two-story residence / R-B 1924 Two-story residence / R-B 1956 Two-story residence / R-B
<b>East</b>	1926 Two-story residence / R-B
<b>West</b>	1925 Two-story residence / R-B

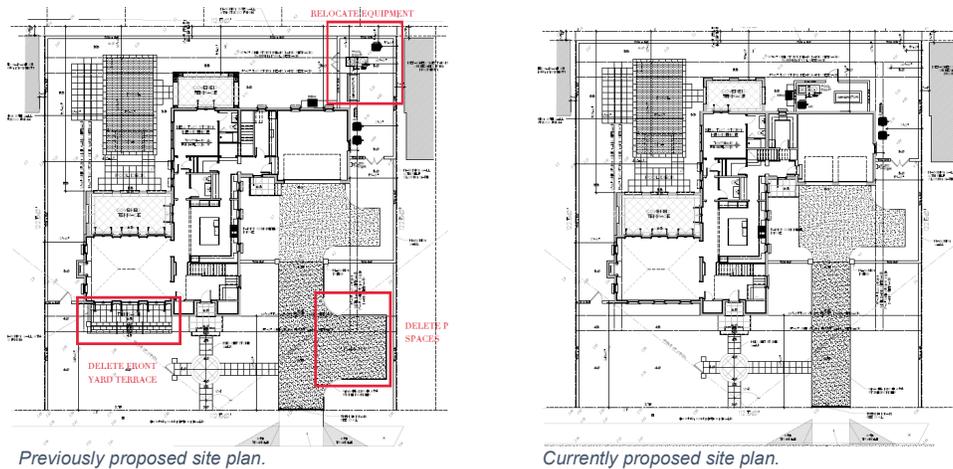
**STAFF ANALYSIS**

This application is presented to the Commission to consider whether criteria in Sec. 18-205 have been met. A review of the project indicates that the application, as proposed, appears to be consistent with the town zoning code. Previous variance requests have been eliminated.

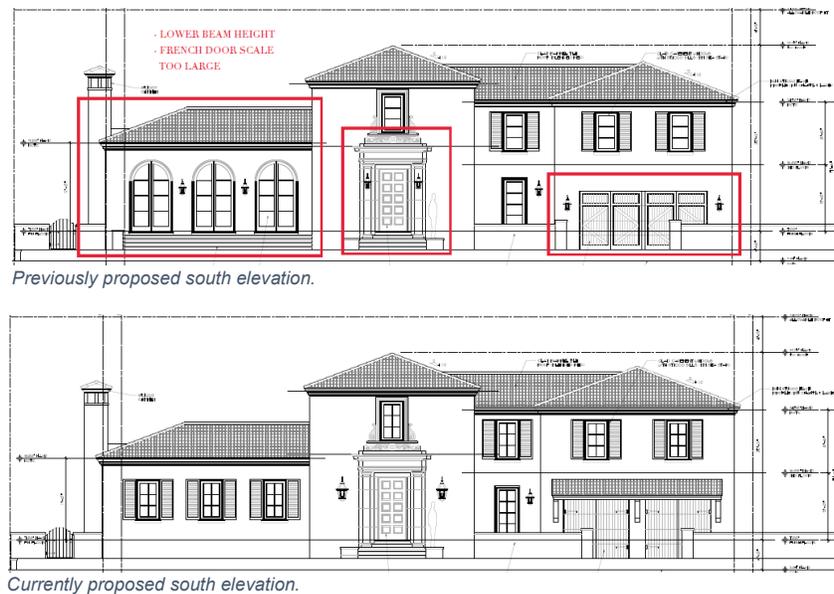
At the May 2023 meeting, the Architectural Commission reviewed a complete redesign of the

proposal for a new two-story residence. The redesign was better received than the original proposal. The commission provided comments and feedback on the redesign with suggestions to modify various elements of the new proposal.

For the site plan, the front yard terrace on the west wing has been eliminated, the additional parking area at the driveway entrance has been eliminated, and the equipment yard has been relocated from the North-East corner of the property to the behind the garage.



On the street-facing south façade, the applicant has responded by eliminating the French doors on the west wing. The French doors (as well as the rest of the windows on the structure) have been revised to six-light casement windows. The beam height on the west wing has also been lowered. The garage previously featured a single double-car garage door and has been redesigned to feature separate one-car garage bays with an overhang above. The lanterns at the front door have been relocated off of the pilasters.



On the north and west elevations, the loggias have been modified to feature arched openings instead of previously proposed pillars.



Staff notes that on page A117.00, the cubic content calculations provided in the “Allowable Cubic Content Calculations” chart is incorrectly equated. The applicant is electing to utilize the 5% CCR Loggia Credit, but instead of deducting the 5% credit amount from the Total Proposed Cubic Content as code requires, the 5% is added to the Total Allowable Cubic Content total. Staff has performed the calculations and has confirmed that the applicant is under the maximum allowed CCR by 60 cubic feet. The architect has been advised that the table figures will need to be corrected or any subsequent revisions, or at building permit review should the project be approved. The corrected CCR calculations are as follows:

<b>Total Allowable Cubic Content</b>	<b>54,573 CF</b>
<i>5% Loggia Credit</i>	<i>2,729 CF</i>
Overall Proposed Cubic Content	57,242 CF
<i>5% Loggia Credit Deduction</i>	<i>- 2,729 CF</i>
<b>Total Proposed Cubic Content</b>	<b>54,513 CF</b>
Unused Remaining CCR	60 CF

**CONCLUSION:**

Approval of the project will require one motion to be made by the Commission:

**(1)** the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM:BMF