



**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-23-099 274 MONTEREY RD

MEETING: AUGUST 23, 2023

**ARC-23-099 274 MONTEREY RD.** The applicant, Morton Pierce, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with sitewide landscape and hardscape improvements.

Applicant: Morton Pierce  
Professional: Carlos Cordero | MP Design & Architecture  
Dustin Mizell | Environment Design Group

**HISTORY:**

The project was heard by ARCOM at the July 2023 hearing. The commission was generally receptive to the overall design, with comments related primarily to architectural details and overall scale and massing. The motion made by the commission also included a recommendation that an existing specimen tree is proposed to remain in front of the proposed home. The applicant has resubmitted plans in response to the comments of the commission.

**THE PROJECT:**

The applicant has submitted plans, entitled "Pierce Residence" as prepared by **MP DESIGN & ARCHITECTURE**, dated August 07, 2023.

The following is the scope of work:

- Proposed new two-story residence with two-car garage.
- New hardscape, landscape and pool.

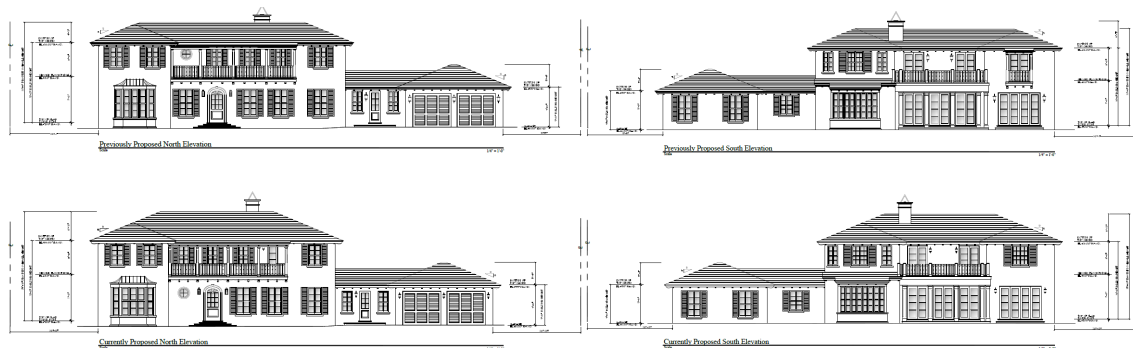
Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Existing: 13,500 Required: 10,000 SF	<b>Crown of Road</b>	3.58' NAVD
<b>Lot Depth</b>	Existing: 100' Required: 100'	<b>Lot Width</b>	Existing: 135' Required: 100'
<b>Building Height</b>	Permitted: 22' Proposed: 19'	<b>Overall Building Height</b>	Permitted: 30' Prev. Prop: 23'-7" Proposed: 25'-10"

<b>Finish Floor Elevation</b>	7' NAVD	<b>Zero Datum for Point of Measurement</b>	7' NAVD
<b>FEMA Flood Zone</b>	ZONE AE 6'	<b>Angle of Vision</b>	Proposed: 106° Permitted: 106°
<b>Lot Coverage</b>	Permitted: 30% (4,050 SF) Prev. Prop.: 25.83% (3,487 SF) Proposed: 23.36% (3154.34 SF)	<b>Enclosed SF</b>	Prev. Proposed: 5,447.92 SF Proposed: 5,077.2 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.97 Prev. Proposed: 3.65 Proposed: 3.50	<b>Perimeter Land. Open Space</b>	Required: 50% Proposed: 81.4%
<b>Landscape Open Space</b>	Required: 45% Prev. Proposed: 50% Proposed: 51.1%	<b>Front Yard Landscape Open Space</b>	Required: 40% Prev. Proposed: 72% Proposed: 72.5%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	275 Monterey Rd   2-Story Residence / R-B Zoning		
<b>South</b>	275 Orange Grove Rd   2-Story Residence / R-B Zoning		
<b>East</b>	266 Monterey Rd   2-Story Residence / R-B Zoning		
<b>West</b>	282 Monterey Rd   2-Story Residence / R-B Zoning		

### **STAFF ANALYSIS**

A review of the project indicates that the application, as proposed, is consistent with the R-B zoning provisions provided within the Town zoning code.

In response to the comments of ARCOM at the July 2023 hearing the applicant has resubmitted plans. Adjustments were made including the reduction in massing of the structure, change in roof pitch, and slight adjustments to the configuration of some windows and doors. The change in size is demonstrated in the zoning table above. The depth of the balcony on the front façade has been expanded and the small second floor balcony previously proposed at Room 4 (rear) has been eliminated. The large existing Queen Crepe Myrtle Tree (per the landscape plans, but referred to by the commission as a Loquat Tree at the July hearing) is proposed to remain in front of the proposed home. An alternate railing option is also shown for the front balcony.





### **Conclusion**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM:BMF