



**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:** SEPTEMBER 27, 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 26, 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.

At the August 23, 2023 ARCOM hearing, the applicant presented a slightly redesigned plan. There were comments related to the rafter tails, front door details, building setbacks, building massing, arrangement of fenestrations, bay window details, and concerns about retention of the specimen tree. A motion passed to defer the item for one month to the September 27, 2023 ARCOM hearing.

**THE PROJECT:**

The applicant has submitted plans, entitled "Pierce Residence" as prepared by **MP DESIGN & ARCHITECTURE**, dated September 5, 2023.

The following is the scope of work:

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

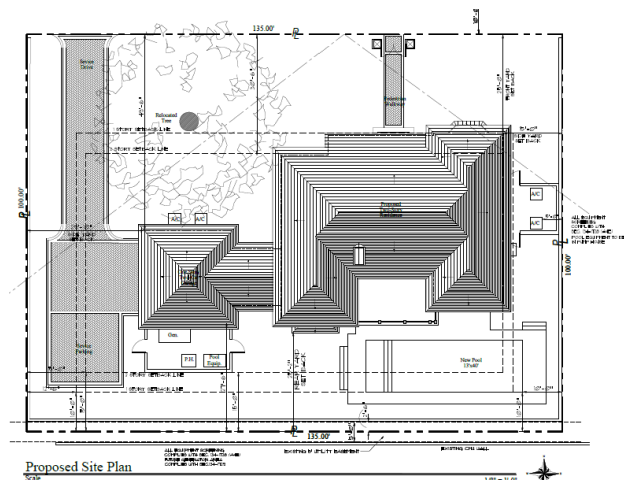
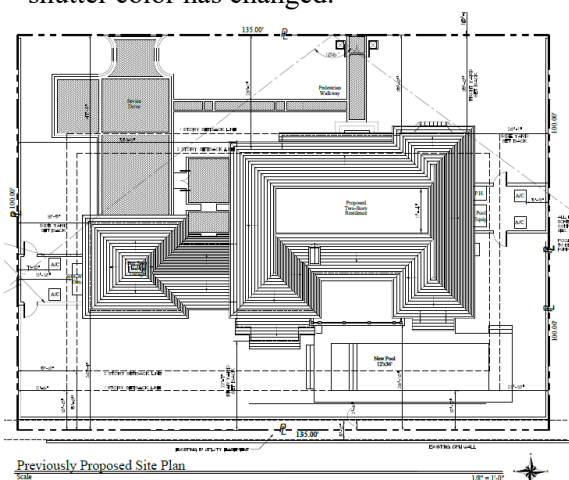
| Site Data              |                  |                        |                |
|------------------------|------------------|------------------------|----------------|
| <b>Zoning District</b> | R-B              | <b>Future Land Use</b> | SINGLE-FAMILY  |
| <b>Lot Size</b>        | Existing: 13,500 | <b>Crown of Road</b>   | 3.58' NAVD     |
| <b>Lot Depth</b>       | Existing: 100'   | <b>Lot Width</b>       | Existing: 135' |

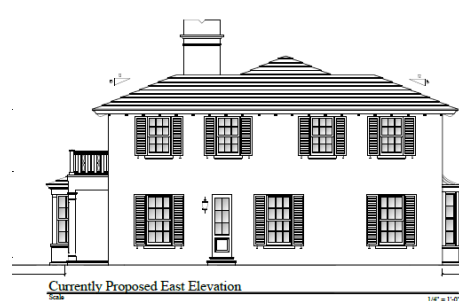
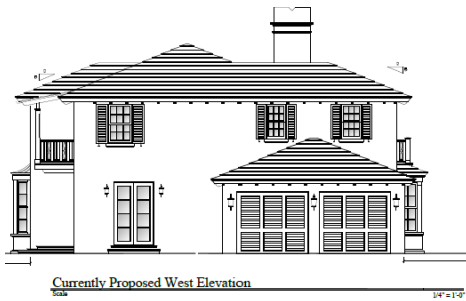
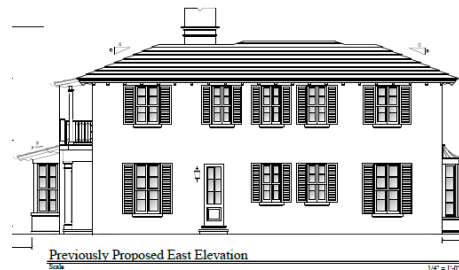
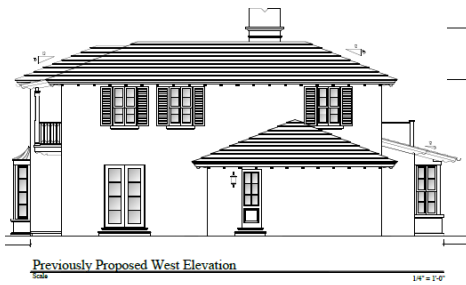
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|--|--|--|---|
| <b>Building Height</b>                 | Permitted: 22'<br>Proposed: 19'  | <b>Overall Building Height</b>             | Permitted: 30'<br>Proposed: 25'-10"                 |
| <b>Finish Floor Elevation</b>          | 7' NAVD  | <b>Zero Datum for Point of Measurement</b> | 7' NAVD   |
| <b>FEMA Flood Zone</b>                 | ZONE AE 6'   | <b>Angle of Vision</b>                     | Proposed: 106°<br>Permitted: 106°                   |
| <b>Lot Coverage</b>                    | Permitted: 30% (4,050 SF)<br>Previous: 23.36% (3154 SF)<br>Proposed: 22.8% (3086 SF) | <b>Enclosed SF</b>                         | Previous: 5,077.2 SF<br>Proposed: 4,996 SF          |
| <b>Cubic Content Ratio (CCR)</b>       | Permitted: 3.97<br>Previous: 3.50<br>Proposed: 3.26                                  | <b>Perimeter Open Space</b>                | Required: 50%<br>Previous: 81.4%<br>Proposed: 86.5% |
| <b>Landscape Open Space</b>            | Required: 45%<br>Previous: 51.1%<br>Proposed: 53%                                    | <b>Front Yard Open Space</b>               | Required: 40%<br>Previous: 72.5%<br>Proposed: 77.1% |
| <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 August 2023 hearing the applicant has resubmitted plans. Pertinent changes include a reduction in building width by 2.5 ft with subsequent reductions in Cubic Content Ratio (CCR) and lot coverage. The front-loaded garage is now proposed to be a side loaded garage, and subsequently the house has shifted easterly on the parcel and the rear yard setback has increased from previously proposed. The specimen tree has been relocated. The window design and railing design has been modified from previously proposed, and building and shutter color has changed.





**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