



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

PLANNING, ZONING, & BUILDING DEPARTMENT  
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-010 243 SEASPRAY AVE

MEETING: JANUARY 24, 2024

**ARC-24-010 243 SEASPRAY AVE.** 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 swimming pool.

Applicant: 243 Seaspray LLC (Larry Meyer, Manager)  
Professionals: Portuondo Perotti Architects

**HISTORY:**

The subject site is a vacant parcel located midblock of Seaspray Avenue in the 2nd Addition subdivision. The site originally contained a two-story structure designed by Volk and Maass constructed in 1926 that was demolished under permit #B-22-96464 issued October 07, 2022.

At the October 22, 2022 ARCOM meeting, an application for a new two-story residence was denied (7-0) after several continuances, pursuant to ARC-22-153.

At the July 26, 2023 ARCOM meeting, an application for a new two-story residence that originally included variances was denied (5-2) after several continuances, pursuant to ARC-23-036 (ZON-23-050) 243 SEASPRAY AVE (COMBO).

**THE PROJECT:**

The applicant has submitted plans, entitled “243 SEASPRAY AVE RESIDENCE” as prepared by **Portuondo Perotti Architects**, date stamped by the Town, December 08, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence
- Sitewide landscape and hardscape improvements

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	13,781.25 SF	Crown of Road	3.25' NAVD
Lot Depth	122.5'	Lot Width	112.5'

<b>Building Height</b>	Permitted: 22' Proposed: 21'	<b>Overall Building Height</b>	Permitted: 30' Proposed: 26'-7"
<b>Finish Floor Elevation</b>	7' NAVD	<b>Zero Datum</b>	7' NAVD
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.96 (54,604 CF) Proposed: 3.88 (53,560 CF)	<b>FEMA Flood Zone</b>	AE 6' NAVD
<b>Maximum Fill</b>	1'-10" (22") 1'-9" (21")		
<b>Lot Coverage</b>	Permitted: 30% (4,134 SF) Proposed: 28% (3,797 SF)	<b>Enclosed SF</b>	Proposed: 4,715 SF
<b>Landscape Open Space (LOS)</b>	Required: 45% (6,201 SF) Proposed: 49% (6,816 SF)	<b>Front Yard Landscape Open Space</b>	Required: 40% (1,125 SF) Proposed: 65% (1,824 SF)
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	1925 Two -story residence / R-B 1920 Two -story residence / R-B		
<b>South</b>	1924 One-story residence / R-B 1956 One-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 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 application requests to improve the currently vacant parcel with a new two-story single-family residence and a sitewide landscape and hardscape program.

The subject property is midblock along the northern side of Seaspray Ave, with greater frontage than most other properties within the block, containing four-and-a-half platted lots. The residence is sited slightly off-center lot, with the majority one-story mass at the front of the structure and a two-story mass occupying the “center” portion of the structure. A greater (21'-2") west side setback has been provided. A front facing two-car garage, one-story in height, is setback from the primary façade by approximately 60' from the front property line. A recreational rear yard with a swimming pool has been provided in the northeast corner of the site.

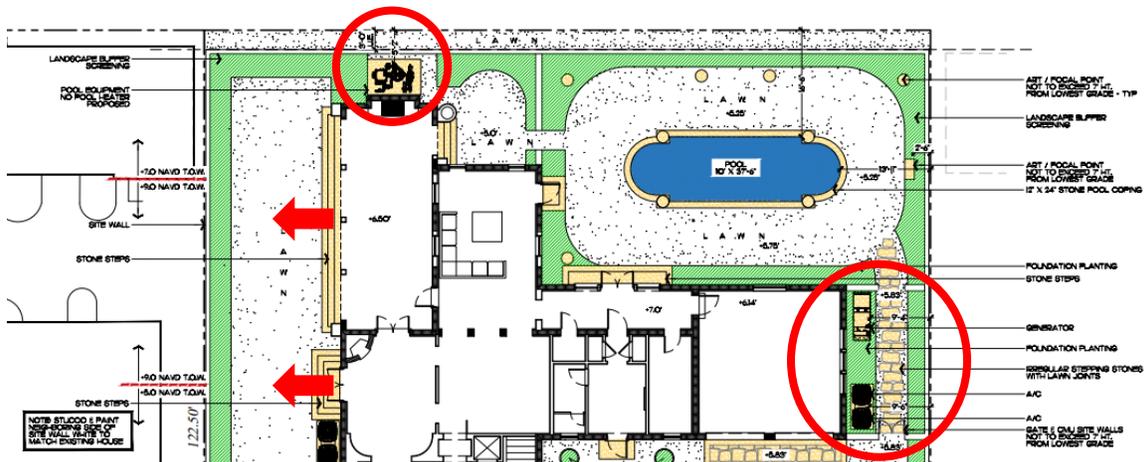
The front yard features a straight driveway via a single curb cut that provides access to the garage in the rear of the property. The residence is generally in alignment with neighboring properties along the front setback.





*Front façade along Seaspray Avenue*

The west side of the structure features a linear lawn in the north-south direction with direct access from a first-floor side door and from the first-floor partially enclosed rear loggia. A second-floor side projecting balcony is also proposed on the west side of the structure.



The landscape plan is formal with several outdoor “rooms” and courtyards separated by the primary structure, site walls, or plantings. The property’s mechanical systems are in a walled equipment enclosure in the east side yard of the structure (outside of the setback). The pool equipment has been configured to the rear (north) of the site. The application does include a request for metal vehicular gates.

**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:JGM