



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-23-144 216 TRADEWIND DR

MEETING: FEBRUARY 28, 2024

ARC-23-144 216 TRADEWIND DR. The applicant, 216 Tradewind Trust (Rep. Carl Sabatello), 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: 216 Tradewind Trust | Sabatello Construction of FL Inc. (Carl Sabatello)
Professional: Jose Luis Gonzalez Perotti | Portuondo-Perotti Architects
Dustin Mizell | Environment Design Group

HISTORY:

The subject site is vacant parcel comprised of one and a half platted lots of the Dodge Estates subdivision (Lots 50 & W½ of Lot 51). The parcel has frontage to the north on Tradewind Drive and is one lot west of N Ocean Boulevard. A previous application (ARC-21-048) that requested the construction of a new two-story single-family residence was denied without prejudice at the December 17, 2021, ARCOM meeting based on a failure to comply with Sec. 18-205(a)(1) and (8) of the Town Code.

This case was deferred from both the November 20, 2023, and January 24, 2024, hearings. While generally well received, at the January meeting, the overall height and width of the two-story portion, the overall scale, and roof material was specifically discussed.

THE PROJECT:

The applicant has submitted revised plans, entitled “216 Tradewind Residence” as prepared by **Portuondo-Perotti Architects**, dated February 5, 2024.

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 Low Density Res.	Future Land Use	SINGLE-FAMILY
Lot Size	19,881.75 SF	Crown of Road	4.21' NAVD

Lot Depth	132.89'	Lot Width	150'
Building Height	Permitted: 22' Previous: 21' Proposed: 20'-6"	Overall Building Height	Permitted: 30' Previous: 29'-1" Proposed: 27'-7"
Finish Floor Elevation	7.125' NAVD	Zero Datum	7' NAVD
FEMA Flood Zone	ZONE AE 6	Angle of Vision	Permitted: 108° Proposed: 107.7°
Lot Coverage	Permitted: 30% (5,965 SF) Proposed: 25% (4,973 SF)	Enclosed SF	Previous: 6,653 SF Proposed: 6,032 SF
Cubic Content Ratio (CCR)	Permitted: 3.90 (77,754 CF) Proposed: 3.78 (77,453 CF)	Perimeter Land. Open Space	Required: 50% Proposed: 52.04%
Landscape Open Space	Required: 45% Proposed: 46.46%	Front Yard Landscape Open Space	Required: 40% Proposed: 63.20%
Surrounding Properties / Zoning			
North	209 and 217 Tradewind Dr. Residences / R-B Zoning		
South	215 and 221 Jamaica Ln. Residences / R-B Zoning		
East	200 Tradewind Dr. Residence / R-B Zoning		
West	226 Tradewind Dr. Residence / R-B Zoning		

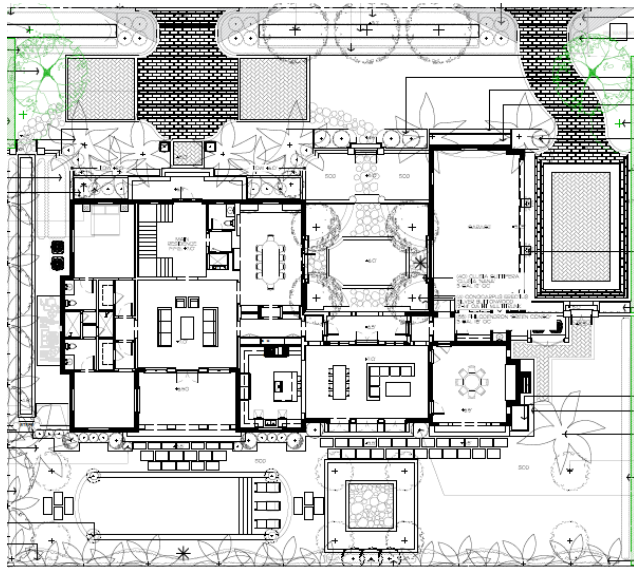
STAFF ANALYSIS

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 parcel with a new two-story single-family residence and a sitewide landscape and hardscape program. Minor adjustments have been made since its last presentation to ARCOM.

Main revisions since the last ARCOM presentation:

- Overall height lowered 1'-6."
- Second floor slab lowered.
- Plan reduced by 2'-0."
- Family room area reduced.
- Front elevation windows reportioned
- Low walls have rounded tops.
- Rear façade redesigned to include arched openings.

The residence is sited center-lot, with the primary two-story mass occupying the west side of the parcel and a single-story wing occupying the east side, which features a three-car garage connected to the primary mass by additional living area set back from the primary façade creating a recessed motor court. The front yard features a “T” shaped driveway via a single curb cut that provides access to the motor court. An additional curb cut along the east side of the property provides access via a straight driveway to the garages. The residence is sited near the front setback in continuity with neighboring properties, but maintains increased side and rear setbacks, creating spacious yard areas. The property’s mechanical systems are in walled equipment enclosures in the east and west side yards. The property features a perimeter masonry site wall and dense landscape screening.



Landscape Plan, Sheet L6.0

The architectural design of the residence features a symmetrical two-story primary massing element which is topped with a hip roof and features a projecting second floor balcony centered on the front façade. The entry is a single arched entry door flanked by side lites and balanced with oriel windows on either side. Architectural details include flat cement tile roofing, copper gutters, white stucco walls, painted brick veneer, multi lite sash windows and doors, and wood sage painted louvered shutters. Decorative brick veneer panels are placed underneath the ground floor windows. The secondary wing front façade maintains the same architectural detailing but is a single story in height and features a recessed entry loggia and wood vertical panel garage doors.



01 PREVIOUSLY PROPOSED FRONT ELEVATION - NORTH



02 CURRENTLY PROPOSED FRONT ELEVATION - NORTH

Hardscape materials include a travertine driveway, herringbone patterned motor court pavers, and stucco clad masonry site walls. Four (4) Pigeon Plum trees are proposed along Tradewind Drive along with a 6'-0" high Florida Privet hedge and numerous types of shrubs and understory plantings. The application does not include a request for 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: FHM