



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-23-142 318 SEASPRAY AVE

MEETING: FEBRUARY 28, 2024

ARC-23-142 318 SEASPRAY AVE. The applicants, Robert and Elizabeth Russell, have filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence with sitewide landscape and hardscape improvements.

Applicant: Robert & Elizabeth Russell
Professional: Dinyar Wadia | Wadia Associates
Cory Meyer | Nievera Williams Design

HISTORY:

The subject site is currently improved with a two-story residence constructed c.a. 1926. The parcel contains four 25' wide lots within the 2nd Addition plat of Poinciana Park, (Lots 239, 399, 401 & 403), which have frontage on Seaspray Avenue to the north. The parcel lies roughly midblock between South County Road and Coconut Row and contains 12,250 SF of area.

This item was originally presented at the November 20, 2023 ARCOM meeting. After discussion, the matter was deferred (7-0) to the January 24, 2024 meeting with general consensus on the formality, volume, mass and height as well as the landscaping. The matter was deferred again at the request of the applicant.

THE PROJECT:

The applicant has submitted revised plans, entitled "318 Seaspray Avenue, Palm Beach, FL" as prepared by **Wadia Associates**, 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	Future Land Use	SINGLE-FAMILY
Lot Size	12,250 SF	Crown of Road	1.38' NAVD
Lot Depth	122'-6"	Lot Width	100'

Building Height	Permitted: 22' Proposed: 19'-5 3/8"	Overall Building Height	Permitted: 30' Proposed: 25'-11 3/4"
Finish Floor Elevation	7.19' NAVD	Zero Datum	7' NAVD
FEMA Flood Zone	ZONE AE 6	Angle of Vision	Permitted: 100° Proposed: 61.7°
Lot Coverage	Permitted: 30% (3,675 SF) Proposed: 26% (3,243 SF)	Enclosed SF	Proposed: 4,848 SF
Cubic Content Ratio (CCR)	Permitted: 3.98 (48,954 CF) Proposed: 3.92 (48,220 CF)	Perimeter Land. Open Space	Required: 50% Proposed: 76.5%
Landscape Open Space	Required: 45% Proposed: 53.27%	Front Yard Landscape Open Space	Required: 40% Proposed: 72%
Surrounding Properties / Zoning			
North	315 and 319 Seaspray Ave. Residences / R-B Zoning		
South	241 Seaview Ave. Palm Beach Day School		
East	256 Seaspray Ave. Residence / R-B Zoning		
West	322 Seaspray Ave. Residence / R-B Zoning		

STAFF ANALYSIS

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.

The proposed residence is sited roughly center-lot, with a primary two-story massing element comprising the main body of the home and a single-story garage wing towards the rear. The existing residence on the site severely encroaches into the parcel's west side yard setback, whereas the new residence meets all setback requirements. An overlay diagram illustrating the footprints of the existing residence and the proposed residence is provided on Sheet A002 of the architectural plan set.

The front yard of the residence terraces up from the street and features a single pedestrian approach with varied paver sizes. Vehicular access to the property is located within the east yard and features a small square motor court before transitioning to a ribbon driveway which leads to the rear two bay garage. A pool and water feature are proposed in the rear yard. The property will have masonry site walls along the north, east, and south property lines.



Site Plan with Landscape, Sheet L0



Front Façade Color Elevation, Sheet R-5

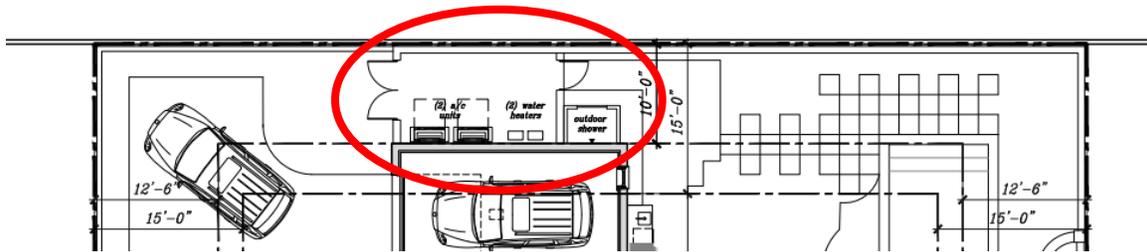
The residence is designed in a Mediterranean Revival architectural style and features an irregular footprint that supports single and two-story massing elements. The front façade features two protruding massing elements – a two story entry hall with a gable roof and a single-story family room supporting a second story terrace sheltered by an old growth cypress pergola. The main body of the house sits back from these two elements and is capped with a broad hip roof with antique Cuban barrel tiles. Fenestration largely consists of casement windows with varying divided lite patterns and surround treatments. The application proposes a white stucco clad exterior, painted (brown) mahogany window trim, and Portuguese limestone water table. Decorative hand hammered metal work is also proposed for the railings. Accent elements have been dramatically reduced from the initial presentation.



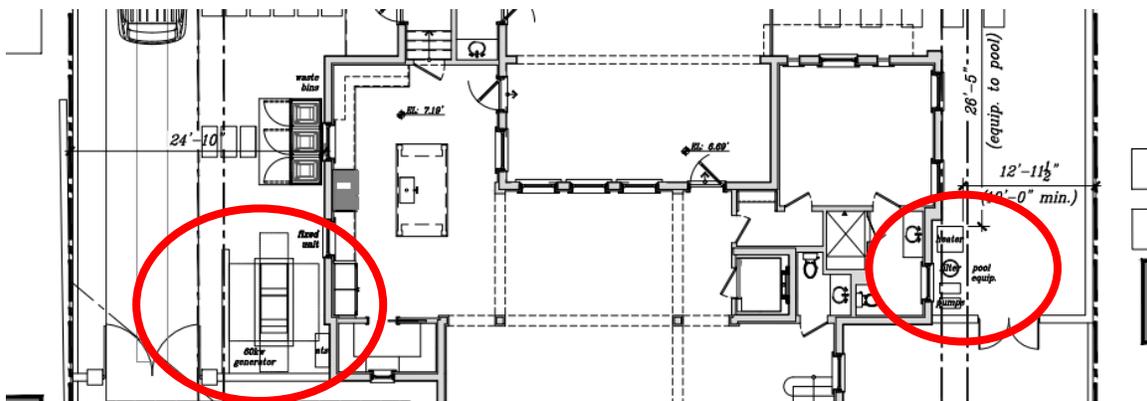
East Façade Color Elevation, Sheet R-6

The residence steps from a two-story front massing element to a single-story garage wing in the rear. The garage features a hip roof with a decorative masonry cupola and provides vehicular entry to the east. The two elements are connected by a single-story transitional hyphen with a side entry door sheltered by a bracketed shed roof.

A walled mechanical equipment yard is proposed within the rear yard setback directly adjacent to the north wall of the garage. This yard includes (2) AC condensing units and water heaters.



Pool equipment is located west of the residence, outside of all setbacks, but still screened by the masonry perimeter wall. A 60-kW generator is proposed east of the residence, outside of all setbacks, and is screened by a masonry site wall to the north (front) and east.



CONCLUSION:

This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met. 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