



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-142 318 SEASPRAY AVE

MEETING: MARCH 27, 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 Cocoanut 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 consensus on reconsideration of the formality, volume, mass, and height as well as the landscaping. The matter was deferred again at the request of the applicant.

At the February 28, 2024, ARCOM meeting, the item was approved (7-0) with the following condition:

1. Applicant shall return to the March 27, 2024, ARCOM meeting for review and approval of remaining architectural details (including the pergola, front entry, and roof).

THE PROJECT:

The applicant has submitted revised plans, entitled "318 Seaspray Avenue, Palm Beach, FL" as prepared by **Wadia Associates**, dated stamped by the Town, March 11, 2024.

The following is the scope of work:

- Reduction of the stone entry surround and addition of a quatrefoil-like motif relief
- Reduction of the front door height from 7'-5" to 7'-0" and width from 6'-6" to 6'-0"
- Roof design modification behind the second-floor balcony
- Revision of the color of the sash and frames of the windows and doors to Benjamin Moore #605 "Calming Green"

- Revision of the color of the body of the house to Benjamin Moore OC-18 “Dove Wing”
- Lowered the height of both chimneys by approximately 8”

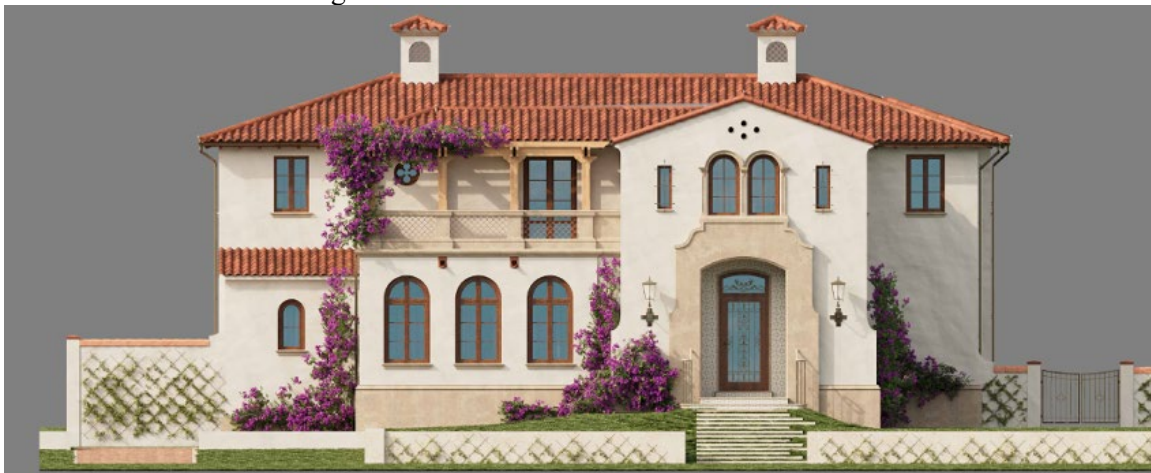
The second-floor pergola on the front façade has remained the same as the previous proposal.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	12,250 SF	Lot Width	100’
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

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 proposed a white stucco-clad exterior, painted (brown) mahogany window trim, and a Portuguese limestone water table. Decorative hand-hammered metalwork is also proposed for the railings. Accent elements were dramatically reduced from the initial presentations.

Based on comments from the Commissioners at the February 28, 2024, ARCOM meeting, the design of the front entry was revised with a reduction of the surround and the addition of a quatrefoil motif at the center. The height and width of the front door were reduced. The color scheme was



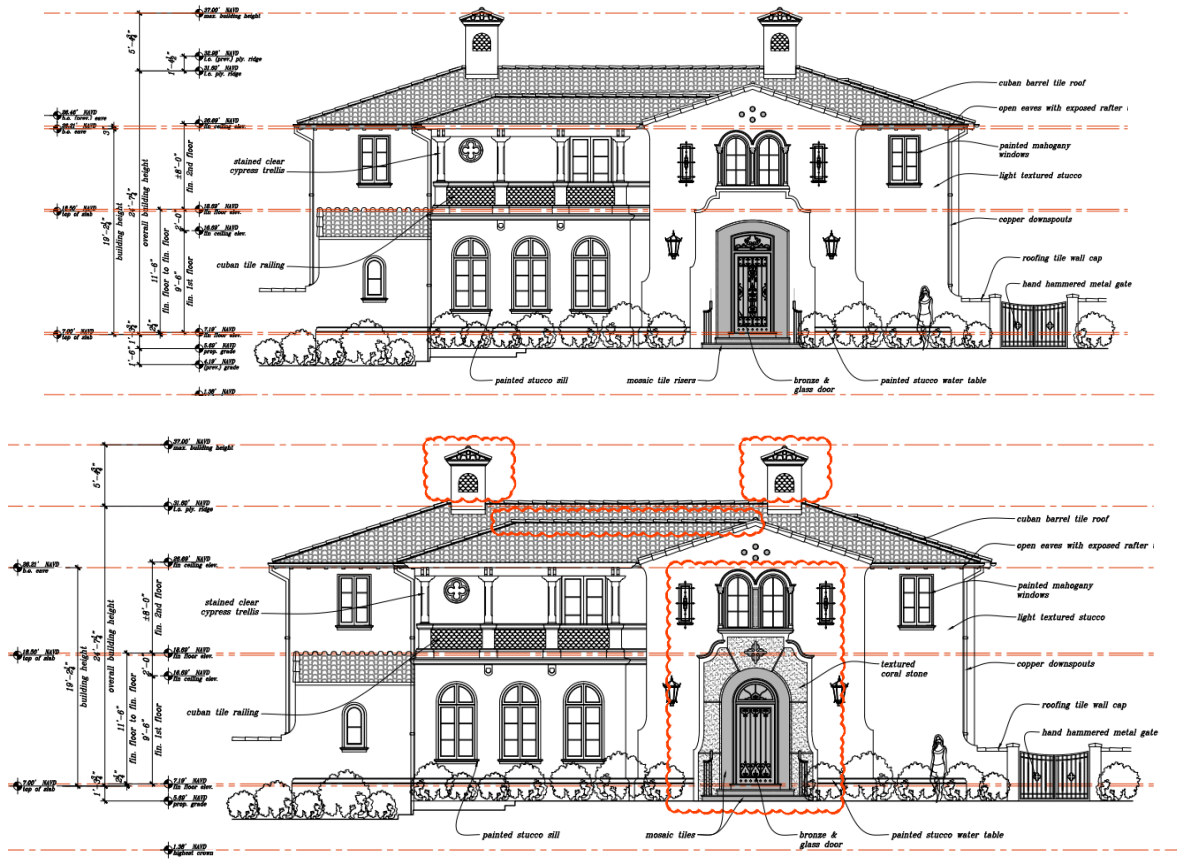
Front Façade Color Elevation, Previous

also revised to utilize a Benjamin Moore #605 “Calming Green” for the window and door sashes and frames and a Benjamin Moore OC-18 “Dove Wing” for the body of the house. The height of both chimneys was reduced by approximately 8”.



Front Façade Color Elevation, Current

The roof design behind the second-floor balcony was modified with a cricket that allows sufficient water drainage which will not be visible from the street.



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: ALF