



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 *WRB*
Director PZ&B

SUBJECT: ARC-24-006 249 SEABREEZE AVE

MEETING: MARCH 27, 2024

ARC-24-006 249 SEABREEZE AVE. The applicant, Joseph & Elizabeth Berger, has filed an application requesting Architectural Commission review and approval for new vehicular and pedestrian gates and modifications to previously approved landscape and hardscape, including driveway reductions and change in perimeter site walls as well as modifications to the previously approved design of the front door and balcony railings.

Applicant: Joseph & Elizabeth Berger
Professional: James Crowley | Gunster
Dustin Mizell | Environment Design Group

HISTORY:

The subject site is a midblock parcel currently improved with a two-story residence. The parcel has frontage to the north along Seabreeze Ave. A previous application, ARC-21-042, was reviewed and approved (6-1) on October 27, 2021 for exterior modifications to the front entry door, second floor balcony, railing, and landscape modifications.

Additionally, an administrative approval, A-23-02895 was approved on 05/12/23 that altered as site wall and some garden plantings including the introduction of calophyllum hedge at 12' high that required and received an authorized neighbor consent form from the western neighbor. Since this approval, there has been a Code Enforcement case (CE 23-1728) with the warning letter being issued on October 03, 2023. This case is due to windows and doors not matching the ARCOM approved plans. A remedy to these deficiencies is also included in the scope of the work of this application, as well as items that fall outside of the scope and extent of administrative applications.

This item was heard on February 28, 2024 by ARCOM. However, there were multiple requests by the applicant to both address items that were part of the code enforcement citation as well as new requests made on the floor. Ultimately, the motion was made to approve the curb cut, landscape plan, and modification to driveway and ex-filtration system with strong recommendation to install a wall for design purposes. No black chain link fence in front yard (south side), no solid aluminum fence on sides or front door/balcony railing modifications were approved. The applicant is back to revisit the outstanding requests.

THE PROJECT:

The applicant has submitted plans, entitled “Private Residence 249 Seabreeze Avenue” as prepared by **Environment Design Group**, dated March 11, 2024.

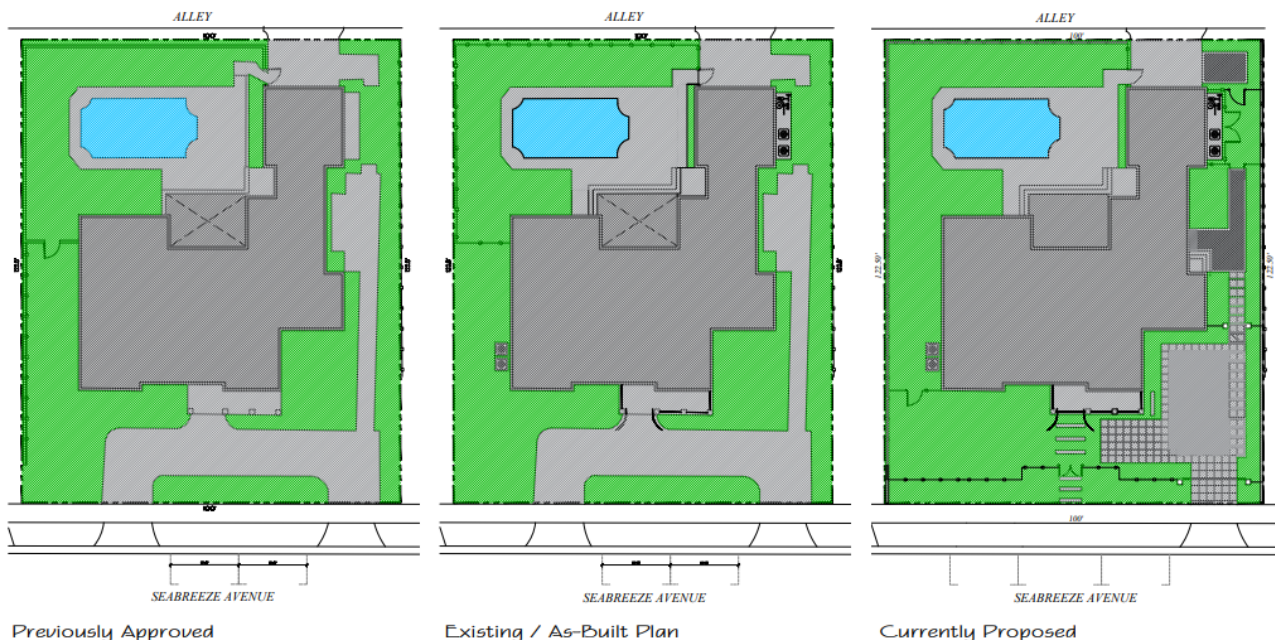
The following is the scope of work:

- New vehicular and pedestrian gates.
- Modifications to previously approved landscape and hardscape including reduction of driveway curb cuts.
- Change in perimeter site walls.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Landscape Open Space	Required: 45% Proposed: 47.4%	Front Yard Landscape Open Space	Required: 40% Proposed: 45.2%
Surrounding Properties / Zoning			
North	230 Clarke Ave Residence / R-B Zoning		
South	300 and 242 Seabreeze Ave Residences / R-B Zoning		
East	237 Seabreeze Ave Residence / R-B Zoning		
West	301 Seabreeze 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. As this project has started already begun site work, it has ‘As-Built Plans’ within the submittal package reflect the difference in what was approved, built, and proposed—most significantly along the eastern side of the property and façade. Additionally, the project designation manual matrix requires the new driveway configuration, new driveway gate and alterations to what

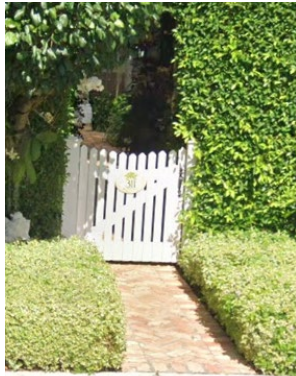


was previously approved by ARCOM to be heard by ARCOM. To note, there is an increase of Landscape Open Space from what was previously approved by about 7%. The elimination of the westernmost curb cut and removal of motorcourt paving increases the Landscape Open Space and increases the number of overall on-street parking being proposed.

The application includes the incorporation of new vehicular and pedestrian gates. There appears to be just three (3) pedestrian gates close to the front property line on this block and no discernable vehicular gates.



215 Seabreeze



311 Seabreeze



342 Seabreeze

Additionally, there were aspects of the project that were previously being requested (to remedy the existing Code Enforcement case) to modify the existing front door and second floor balcony railing. Those items have since been removed from the scope and the applicant has proffered that those items will return to the originally approved design configuration.

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:ENL