



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

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

SUBJECT: COA-24-0006 225 SEASPRAY AVE

MEETING: JUNE 21, 2024, LPC

COA-24-0006 225 SEASPRAY AVE. The applicant, Dustin Mizell with Environmental Design Group on behalf of owners Sumner and Renee Anderson, has filed an application requesting a Certificate of Appropriateness for the review and approval of landscape and hardscape modifications, a new pool, a new driveway, and a new garbage enclosure.

Applicant: Sumner and Renee Anderson
Professionals: Dustin Mizell / Environmental Design Group

HISTORY:

The subject property is estimated to have been built between 1910 and 1925. It is a good example of the Bungalow style of architecture and was landmarked in 1994. The Florida Master Site File (FMSF) incorporated into the designation report notes “this wooden house has unusually vigorous carpentry detailing.”

THE PROJECT:

The applicant has submitted plans, entitled "Private Residence 225 Seaspray Avenue Palm Beach Florida", as prepared by **Dustin Mizell / Environmental Design Group**, received by the Town on May 10, 2024.

The following is the scope of work for the Project:

- Removal of the existing front walkway, driveway, and motor court.
- Addition of a new front walkway, driveway, and motor court.
- Addition of a new refuse enclosure.
- Addition of a new pool and deck.
- Addition of fences and gates.
- Landscape and hardscape modifications.

STAFF ANALYSIS

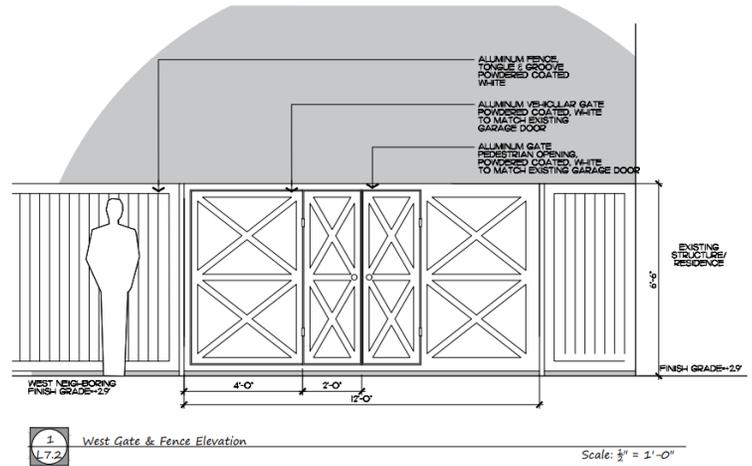
The application is seeking a Certificate of Appropriateness for hardscape and landscape modifications related to a new front walkway, driveway, motor court, refuse enclosure, a new pool and deck, as well as fencing and gates.

The new front walkway and driveway will utilize tabby concrete. The motor court and pool surround will feature coral stone pavers. New fencing and gates are proposed on the east and west

sides of the property to delineate the rear yard where the motor court and new pool are located. The fencing will utilize a tongue and groove design in white aluminum. The gates will also be white aluminum with an X design inspired by the existing garage wood doors and are setback more than 60' from the front property line.



Existing Garage Doors



Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Designation	06/14/1994	Architect/Builder:	Unknown
Lot Area	9,185.96 SF	Year of Construction	Est. between 1910 and 1925
Project			
Landscape Open Space (LOS)	4,133.68 SF (45.0%) Required 4,173 SF (45.04%) Proposed	Front Yard Landscape Open Space	1,000 SF (40%) Required 1,596 SF (85.2%) Proposed
Surrounding Properties / Zoning			
North	228 Seabreeze Ave & 218 Seabreeze Ave / R-B		
South	228 Seaspray Ave & 222 Seaspray Ave / R-B		
East	221 Seaspray Ave / R-B		
West	231 Seaspray Ave / R-B		

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions, and