

Historically Significant Building Designation Form  
346 Seaspray Avenue



Historic Conservation District:	Mid-Town Conservation District
Address:	346 Seaspray Avenue, Palm Beach, Florida
Date of Construction:	1924
Current Owner:	346 Seaspray Avenue Trust
Architect/Builder:	City Builders Realty Company
Present Use:	Residential
Present Zoning:	RB
Palm Beach County Tax Folio Number:	50-43-43-22-07-000-3690
Current Legal Description:	Poinciana Park ADD LTS 369, 371, 373, 375, 377 & 379

REVIEWED

MAY 24 2021

  
TPB PLAN EXAMINER

Town of Palm Beach Historic Conservation District Ordinance No. 02-2020 outlines the criteria for designation of a historically significant building and states that the building must be at least 50 years old and meet at least one criterion to justify the designation. Listed below are criteria that relate to this property and the justification for designation:

**(1) "Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town."**

The house located at 346 Seaspray Avenue reflects the broad cultural and economic history of the Town of Palm Beach. Seaspray Avenue is part of the Poinciana Park subdivision that was one of the Island's first successful large residential developments. Poinciana Park was specifically aimed at the upper middle class family who desired either a Palm Beach winter residence or a permanent

year round residence in a premier in-town location with numerous amenities. City Builders Realty Company promoted it as a “home site park” with broad avenues prevailing in beautiful homes where many of the country’s best-known people spend their time filled with contentment. While prior to 1919, Palm Beach’s reputation had mostly rested on the fashionable hotels, the success of Poinciana Park helped establish another dimension to the development of Palm Beach. 346 Seaspray Avenue is also important because it helps maintain the historic fabric of Seaspray Avenue, the Sea Streets, and the development of the town of Palm Beach.



# TOWN OF PALM BEACH

Planning, Zoning & Building Department

December 22, 2020

Ms. Maura Ziska, Esq.  
222 Lakeview Avenue  
Suite 1500  
West Palm Beach, FL 33401

Subject: Z-20-00302, 346 Seaspray Avenue

*HISTORIC BUILDING PROGRAM  
SIGNIFICANT*

Dear Ms. Ziska:

The Town Council, at its December 9, 2020 meeting, approved your client's flood plain variance in order to construct the previously approved additions, consisting of a 161 square foot addition to the existing loggia (which will be enclosed into a/c space); an 877 square foot two story addition to the northeast side of the property for a new garage and an upper level studio, and a 443 square foot pool loggia addition to the east side of the property all with a finished floor elevation of 3.13 feet North American Vertical Datum ("NAVD") in lieu of the 6 foot NAVD required when construction exceeds 50% of the market value of the residence. code.

The Town Council approval is identified on the stamp approved and stamp dated plan package dated October 26, 2020 from Simmons & White, Portuondo Perotti Architects and Nievera Williams Design and made part of the record. Prior to the issuance of a building permit, the property owner voluntarily committed to either provide a recorded utility easement or an easement agreement satisfactory to the Town that ensures a recorded easement will be granted, if necessary, to underground utilities in the area.

The approval of this zoning application constitutes only zoning approval and does not relieve the owner and/or applicant from obtaining additional Town approvals as may be required such as construction permits. The work authorized under the approval of this zoning application must be commenced within three years from the date of approval or said approval will expire.

Sincerely,

Paul Castro, AICP  
Zoning Manager

cc: Wayne Bergman, Director of Planning, Zoning and Building  
Laura Groves van Onna, Historic Preservation Planner  
Bradley Falco, Zoning Technician  
zf & pf