

June 10, 2024

**To: Town of Palm Beach
Architectural Review Commission members, Town Council members and Planning
Department Staff**
**RE: Request for ARCOM Approval for New Residence located at 318 Seaspray Avenue.
ARC-23-142.**

(UPDATE- The proposed design was granted conditional approval at the March ARCOM meeting. An ARCOM chair review was later requested at the April ARCOM meeting for the design of the front entry stone surround. We have reattached the drawings issued from our chair review and provided an alternative proposal that aligns with the entry surround seen at Addison Mizner's William Gray Warden House.)

We have been retained by the owners of 318 Seaspray Avenue, who requested that we design a home to replace a structurally flawed, preexisting, two-story, 3,348sf structure. In addition to its poor condition, the existing structure severely violates FEMA's elevation requirements and many of the Town's setback requirements.

Our design comprises 4,791sf on two floors. The proposed, main, front façade is 4ft narrower than the existing façade and the overall building width, as seen from the street, is 10ft narrower than the existing width. The proposed residence will be in keeping with current FEMA requirements as well as all regulatory parameters of the land.

Our proposal draws inspiration from the Mediterranean homes throughout Palm Beach. We feel that the architectural design, combined with the native materials and vegetation used, will allow it to blend harmoniously with the street. Our objective is to design a home that looks and feels as though it has been in Palm Beach for a very long time.

CRITERIA FOR BUILDING PERMIT 18-205

1. The plan for this proposed residence is in conformity with good taste and design and in general contributes to the image of the town and neighborhood as a place of beauty, spaciousness, balance, charm and high quality.
2. The plan for the proposed building or structure is reasonably protected against external and internal noise and other factors that would tend to make the environment less desirable.
3. The proposed building exterior design and appearance is not of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance value.
4. The proposed residence is in harmony with the proposed developments on land in the general area and with the comprehensive plan for the town.
5. The proposed residence is not excessively similar to any other structure existing or within 200 feet of the proposed site in respect to one or more of the following features of the exterior design and appearance:
 - a) This proposal does not have apparently visible identical front or side elevations.

b) This proposal does not have substantially identical size and arrangement of either doors, windows, porticos or other opening or breaks in the elevation facing the street, including reverse arrangement.

c) We do not have other significant identical features of design such as, but not limited to, material roof line and height of other design elements.

6. The proposed residence is not excessively dissimilar in relation to any other structures existing or within 200 feet of the proposed site in respect to one or more of the following features:

a) Height of building or height of roof.

b) Other significant design features including, but not limited to, materials or quality of architectural design.

c) Architectural compatibility.

d) Arrangements of components of the structure.

e) Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.

f) Diversity of design that is complimentary with the size and massing of adjacent properties.

g) Design features that will avoid the appearance of mass through improper proportions.

h) Design elements that protect the privacy of a neighboring property.

7. N/A

8. The proposed residence is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

9. The proposed development is in conformity with the standards of this code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.

10. The projects' location and design adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways and similar features. The proposed residence does not negatively impact any existing natural features.

Sincerely,

Dinyar Wadia