



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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Palm Beach, FL 33480
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-142 318 SEASPRAY AVE

MEETING: JUNE 26, 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:

On March 27, 2024, ARCOM approved (7-0) the application for a new single-family house at 318 Seaspray Avenue with the condition that the front entry shall be revised and resubmitted via an administrative application for Chair review and approval. The Chair has requested the full Commission opine on the proposed entry.

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, June 11, 2024.

The following is the scope of work:

- Stone entry surround modifications

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		

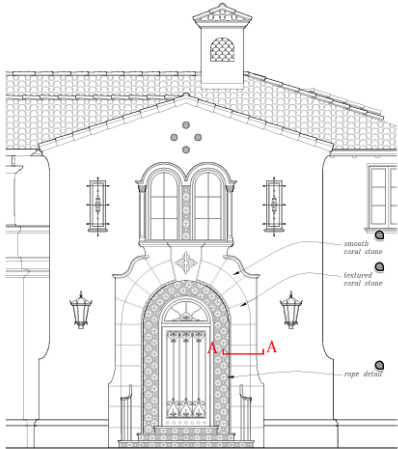
STAFF ANALYSIS

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. The color scheme utilizes 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.

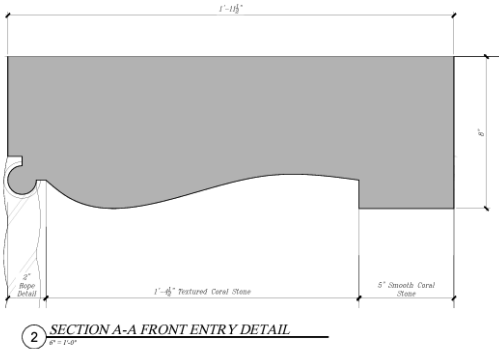
The entry has been modified several times including the addition of a quatrefoil, additional stone scoring and now a simplified arch with keystone.



ARCOM presentation 3-27-24

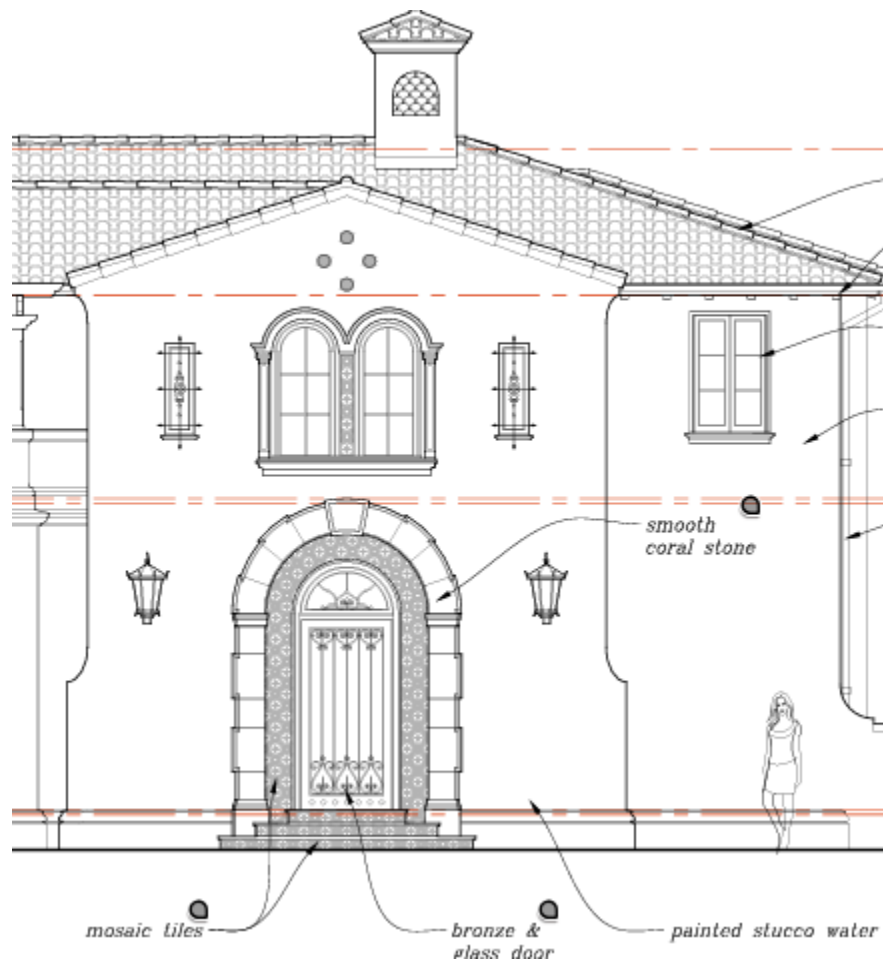


1 FRONT ENTRY
1/8" = 1'-0"



2 SECTION A-A FRONT ENTRY DETAIL
6" = 1'-0"

Proposed to Chair



Current Proposal

CONCLUSION:

This application is presented to the Commission to consider whether the revised entry meets the criteria in [Sec. 18-205](#). Approval of the final aspect of the project will require one motion to be made by the Architectural Commission:

- (1) for the design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB: JGM: FHM