



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

**TO:** ARCOM Chairperson and Members

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

**SUBJECT:** ARC-23-025 274 MONTEREY RD

**MEETING:** APRIL 26, 2023

**ARC-23-025 274 MONTEREY RD.** The applicant, Morton Pierce, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements.

**Applicant:** Morton Pierce  
**Professional:** Michael Perry, MP Design & Architecture  
Dustin Mizell, Environment Design Group

**HISTORY:**

The parcel is located on the western end of Monterey Road on the south side of the street. The lot measures 135'x100' and was developed with a single-family residence circa 1950. The current project was initially reviewed at the February 22, 2023, meeting, where the item was deferred for a two month restudy. Commission members found the February iteration to be too large, too formal, and too imposing for new residential construction on Monterey Road.

**THE PROJECT:**

The applicant has submitted plans, "Pierce Residence", as prepared by **MP Design & Architecture**, dated April 10, 2023.

The following is the scope of work for the Project:

- Construction of a new two-story single-family residence with site wide landscape and hardscape improvements.

Site Data			
<b>Zoning District</b>	R-B	<b>Lot Size</b>	13,500 SF
<b>Future Land Use</b>	SINGLE FAMILY	<b>Lot Width</b>	135 ft.
<b>Building Height</b>	Permitted: 22 ft Proposed: 20 ft	<b>Lot Depth</b>	100 ft.
<b>Overall Height</b>	Permitted: 30 ft. Proposed: 26 ft.	<b>Lot Coverage</b>	Permitted: 30% (4,050 SF) Proposed: 26.5% (3,581 SF)
<b>FEMA FLOOD ZONE</b>	AE 6	<b>Finished Floor Elevation</b>	7' NAVD

<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.97 (53,593 CF) Proposed: 3.97 (53,593 CF)	<b>Fill Amount</b>	Permitted: .96' Proposed: .96'
<b>Landscape Open Space</b>	Required: 45% (6,075 SF) Proposed: 45.1% (6,088 SF)	<b>Front Yard Landscape Open Space</b>	Required: 40% (1,350 SF) Proposed: 54.9% (1,854 SF)
<b>Surrounding Properties / ZONING</b>			
<b>North</b>	275 Monterey Rd   Single Family Residence / R-B		
<b>South</b>	275 Orange Grove   Single Family Residence / R-B		
<b>East</b>	266 Monterey Rd   Single Family Residence / R-B		
<b>West</b>	282 Monterey Rd.   Single Family Residence / R-B		

### **STAFF ANALYSIS**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A review of the project indicates that the application, as proposed, appears to be consistent with the Town of Palm Beach zoning code.

The application requests the construction of a new +/-6,445 SF two-story single-family residence with site wide landscape and hardscape improvements. The 13,500 SF parcel is located towards the west end of Monterey Road on the south side of the street.

The applicant submitted revised drawings on April 10, 2023. Per the applicant's Letter of Intent, the residence, landscape, and hardscape has been redesigned since the February meeting, including revisions to the building's mass to lessen its impact on the street and a reduction in building height by one foot. Additionally, the exterior styling of the residence is now proposed in the Monterey Style. Staff notes that revised CCR diagrams and calculations were not included in the April resubmittal. Per the submitting drawings and zoning table, the applicant is utilizing the full CCR allocation for the parcel, which is 53,939 cubic feet. Should the project be approved by the Commission, revised CCR drawings and calculations demonstrating compliance will be required at permitting.

The proposed site plan retains the central motor court and a separate driveway leading to garage parking on the east side of the lot. The design maintains an irregular footprint and there are two proposed equipment yards, one located to the rear of the property containing air conditioning units and a 60kW generator, and one to the west of the property, housing a air conditioning condensing unit and the pool equipment. Both equipment yards are properly screened with masonry site walls. Yard section drawings, illustrating the equipment enclosures are provided on Sheet L11.0 of the landscape plans. These drawings illustrate that .96' of fill is being added to the parcel, which is the maximum amount allowed by code.

The street-facing façade of the proposed residence has been simplified, and utilizes stucco façades, French casement windows with louvered shutters, and a flat cement tile roof. The exterior color treatments include white exterior walls, trim, and windows with black shutters, and a cerused oak front door.

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.