

**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 Combination Memorandum: Architectural Commission (ARCOM) and Town Council

TO: ARCOM Chairperson and Members *ad fw*  
FROM: Wayne Bergman, MCP, LEED-AP  
Director PZ&B  
SUBJECT: ARC-23-036 (ZON-23-050) 243 SEASPRAY AVE (COMBO)  
MEETING: MAY 24, 2023

**ARC-23-036 (ZON-23-050) 243 SEASPRAY AVE (COMBO).** The applicant, 243 Seaspray LLC (Larry Meyer, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape and pool, requiring setback variances. This is a combination project that shall be reviewed by Town Council as it relates to zoning relief/approval.

~~**ZON-23-050 (ARC-23-036) 243 SEASPRAY AVE (COMBO) - VARIANCES.** The applicant, 243 Seaspray LLC (Larry Meyer, Manager), has filed an application requesting Town Council review and approval for (2) variances for (1) a reduced west side yard setback and (2) a reduced north rear yard setback, as it pertains to construction of a new two-story single-family residence. The Architectural Commission shall perform design review of the application.~~

Applicant: 243 Seaspray LLC (Larry Meyer)  
Professional: Asbacher Architecture (Kevin Asbacher)

**HISTORY:**

A motion was made at the April 2023 ARCOM hearing to DENY the project based on ARCOM criteria 6 & 7. The motion failed 3-4. A motion to defer the project passed 6-1.

The applicant is proposing an entirely redesigned home on the parcel.

**THE PROJECT:**

The applicant has submitted plans, entitled "PROPOSED RESIDENCE: 243 SEASPRAY AVENUE PALM BEACH, FLORIDA 33480", as prepared by **Asbacher Architecture, Inc.** dated May 08, 2023.

The following is the scope of work:

- New two-story residence and detached one-story garage.
- New swimming pool and hardscape.
- New landscape.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

*Previously requested variances have been eliminated.*

- ~~VARIANCE 1: Sec. 134-893(b)(7)a.: A variance to permit a west side yard setback of 4.5 ft in lieu of the 12.5 ft minimum one-story side yard setback required; for a detached garage structure.~~
- ~~VARIANCE 2: Sec. 134-893(b)(9)a.: A variance to permit a north rear yard setback of 8 ft in lieu of the 10 ft minimum one-story rear yard setback required; for a detached garage structure.~~

Site Data			
Zoning District	R-B	Lot Size (SF)	Required: 10,000 SF Existing: 13,781 SF
Lot Width	Required: 100 ft Existing: 112.5 ft	Lot Depth:	Required: 100 ft Existing: 122.5 ft
Lot Coverage	Permitted: 30% Proposed: 25.38% (3,479 SF)	Perimeter Open Space	Required: 50% Proposed: 75%
Landscape Open Space (LOS)	Required: 45% Proposed: 50.70%	Front Yard Open Space	Required: 40% Proposed: 66.7%
Building Height	Permitted: 22'-0" Proposed: 20'	Overall Building Height	Permitted: 30'-0" Proposed: 25'-3"
Crown of Road	3.25' NAVD	FEMA Flood Zone	AE 6' NAVD
Finish Floor Elevation	7' NAVD	Cubic Content Ratio	Max: 3.96 Proposed: 3.96
Max Fill	Permitted: 2.35' Proposed: 2'	Enclosed Sq. Ft.	5,372 SF

Surrounding Properties	
North	1925 Two-story residence / R-B 2020 Two-story residence / R-B
South	1924 Two-story residence / R-B 1924 Two-story residence / R-B 1956 Two-story residence / R-B
East	1926 Two-story residence / R-B
West	1925 Two-story residence / R-B

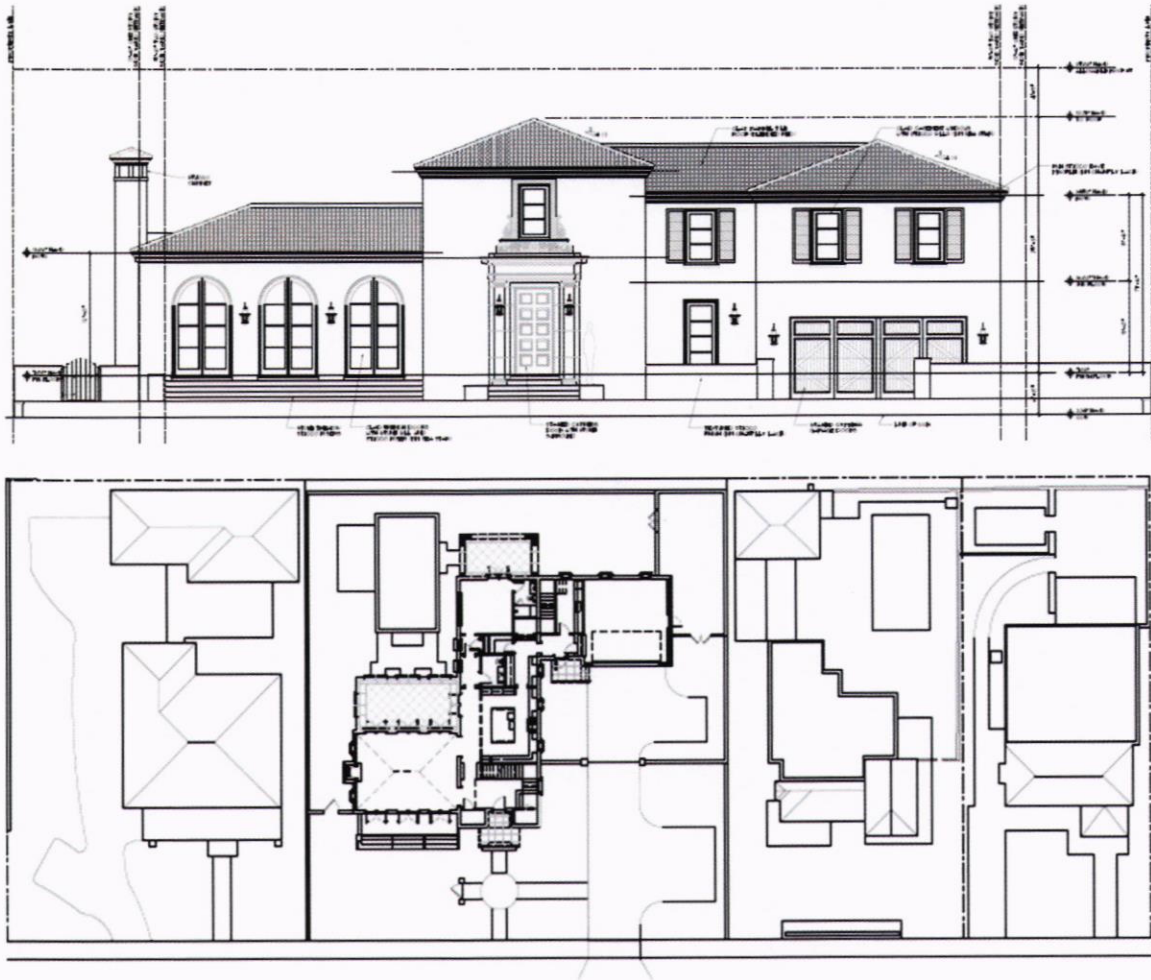
### **STAFF ANALYSIS**

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 zoning code. Previous variance requests have been eliminated.

The subject property is a mid-block "Sea-Street" parcel. The parcel exceeds the minimum lot size



of the zoning district at 13,000+ sq. ft. and may actually be a larger than average sized parcel on a Sea-Street, where many smaller sized parcels were developed. The applicant states that the new design incorporates a variety of features which make it compatible for Seaspray Ave. A 2-story element is centered on the property with an additional lower 2-story wing at the rear. Textured stucco, barrel tile roofing and a stone surround entry are proposed. The style and materials are inspired by other Spanish style homes on the street without being excessively similar to any other home.



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

WRB:JGM:BMF