



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

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

SUBJECT: ARC-23-099 274 MONTEREY RD

MEETING: JULY 26, 2023

**ARC-23-099 274 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 sitewide landscape and hardscape improvements.

Applicant: Morton Pierce  
Professional: Carlos Cordero | MP Design & Architecture  
Dustin Mizell | Environment Design Group

**THE PROJECT:**

The applicant has submitted plans, entitled “Pierce Residence” as prepared by **MP DESIGN & ARCHITECTURE**, dated June 16, 2023.

The following is the scope of work:

- Proposed new two-story residence with two-car garage.
- New hardscape, landscape and pool.

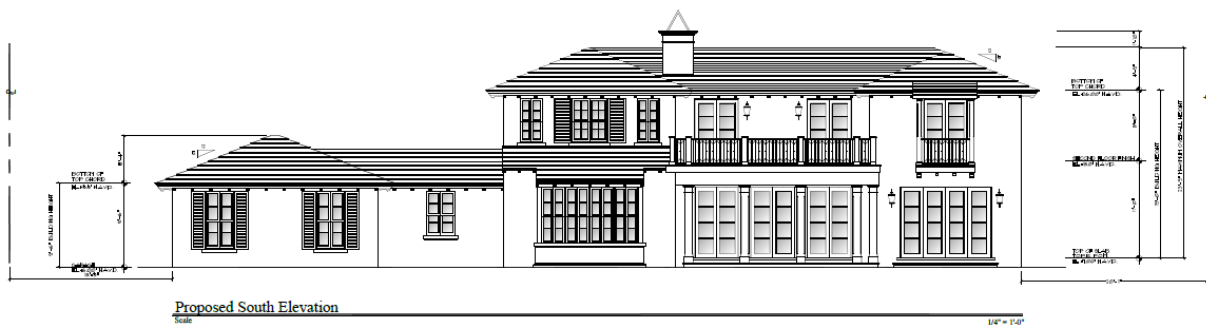
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Existing: 13,500 Required: 10,000 SF	Crown of Road	3.58' NAVD
Lot Depth	Existing: 100' Required: 100'	Lot Width	Existing: 135' Required: 100'
Building Height	Proposed: 19' Permitted: :22'	Overall Building Height	Proposed: 23'-7" Permitted: 30'
Finish Floor Elevation	7' NAVD	Zero Datum for Point of Measurement	7' NAVD
FEMA Flood Zone	ZONE AE 6'	Angle of Vision	Proposed: 106° Permitted: 106°
Lot Coverage	Proposed: 25.83% (3,487 SF) Permitted: 30% (4,050 SF)	Enclosed SF	Proposed: 5,447.92 SF

<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.97 Proposed: 3.65	<b>Perimeter Land. Open Space</b>	Required: 50% Proposed: 81.4%
<b>Landscape Open Space</b>	Required: 45% Proposed: 50%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 72%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	275 Monterey Rd   2-Story Residence / R-B Zoning		
<b>South</b>	275 Orange Grove Rd   2-Story Residence / R-B Zoning		
<b>East</b>	266 Monterey Rd   2-Story Residence / R-B Zoning		
<b>West</b>	282 Monterey Rd   2-Story Residence / R-B Zoning		

### STAFF ANALYSIS

A review of the project indicates that the application, as proposed, is consistent with the R-B zoning provisions provided within the Town zoning code.

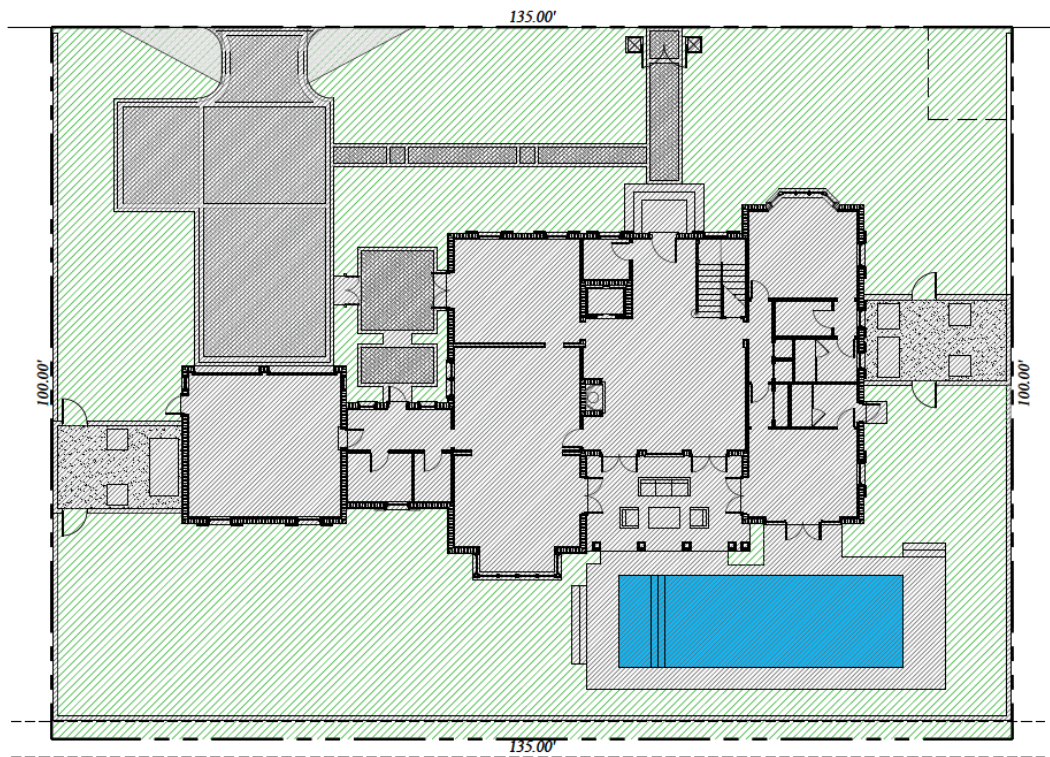
The application proposed the construction of a new two-story single-family residence on a 13,500 square foot parcel with the R-B Zoning District. The property fronts onto Monterey Road and abuts single-family residential parcels on the east, west and south. The proposed 5,448 square foot residence is designed in the Monterey style, sited center on the lot. The main massing of the house is two-stories topped with a sloped flat cement tile roof.



The front façade features a first-floor bay window at the east two-story projection. The bay features hung windows with stucco trim and painted cypress rafters. The majority of the massing is then stepped back, providing for a prominent second floor cantilevered balcony and first floor covered entry. The remaining windows are proposed to be four over four hung windows with louvered shutters. An arched cerused oak front door with window is proposed for the front entry. The main two-story mass of the home is connected to a street-facing one-story, two-bay garage at the west

side of the lot which is further stepped back from the main massing. The garage is connected to the main home by a one-story hall/mudroom hyphen.

The site plan features a curb cut on the western end of the site providing access to the brick driveway which leads straight to the garage and provides a bump out for additional off-street parking. From the street, a brick path leads straight to the front entry steps and landing. The walkway connects across the front lawn to the drive. East of the drive, brick terraces provide access to the mudroom and dining room. Columns and aluminum gates are installed at the beginning of walkways leading to the home, with the gate design to match proposed balcony railings. The rear of the house features a swimming pool and lawn area. Equipment yards are proposed on both the east and west side of the home, enclosed by site walls and gates. A 6' site wall surrounds three sides of the property, coupled with cocoplum and Green Island Ficus hedges, firebrush, and a variety of palms for a privacy buffer. The applicant did not provide information on the amount of fill being added to the site, however, staff notes that based on zoning code regulations, they are allowed a maximum of 0.96' of fill in required yard areas.



### **Conclusion**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. 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.

WRB:JGM:BMF