



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

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

SUBJECT: ARC-23-121 (ZON-23-094) 428 SEABREEZE AVE (COMBO)

MEETING: SEPTEMBER 27, 2023 | ARCOM
OCTOBER 11, 2023 | TOWN COUNCIL

ARC-23-121 (ZON-23-094) 428 SEABREEZE AVE. (COMBO): The applicants, Dr. Chauncey Crandall and Deborah Crandall, have filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence and sitewide landscape and hardscape improvements, requiring a Special Exception and Site Plan Review for the redevelopment of a non-conforming lot and variances to reduce setback requirements and to not provide garage parking. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-23-094 (ARC-23-121) 428 SEABREEZE AVE. (COMBO) - SPECIAL EXCEPTION W/ SITE PLAN REVIEW & VARIANCES: The applicants, Dr. Chauncey Crandall and Deborah Crandall, have filed an application requesting Town Council review and approval for a Special Exception and Site Plan Review for the construction of a new two-story single-family residence on an R-B zoned lot deficient in area and width requirements, and (2) variances; (1) to reduce the east side yard setback for the construction of exterior stairs and a chimney, and (1) to not provide garage parking. The Architectural Commission will perform the design review component of the application.

Applicant: Dr. Chauncey Crandall & Deborah Crandall
Professional: Pat Seagraves & Daneil Clavijo | SKA Architect + Planner
Representative: David Klein | Rabideau Klein

HISTORY:

The two-story single-family residence at 428 Seabreeze Avenue was designed by architect Howard Chilton and constructed c.a. 1940 in the Monterrey architectural style. The parcel measures 55' wide and 122.5' deep (6,375.5 SF) and has frontage on Seabreeze Avenue to the north.

THE PROJECT:

The applicant has submitted plans, entitled "Crandall Residence 428 Seabreeze Avenue", as prepared by **SKA Architect + Planner**, stamped August 15, 2023.

The following scope of work is proposed for the project:

- Construction of a new two-story single-family residence and one-story detached cabana.
- Sitewide landscape and hardscape improvements including a pool and site walls.

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

- **SPECIAL EXCEPTION w/ SITE PLAN REVIEW:** [Sec. 134-893\(c\)](#) for the construction of a new two-story single-family residence and one-story detached cabana on a lot deficient in width and area requirements within the R-B zoning district.
- **Variance 1:** [Sec. 134-893\(a\)\(3\)](#): A variance to reduce the east side yard setback from 5'-0" to 2'-8" for the construction of (2) stairs and to 3'-8 ½" for the construction of a chimney.
- **Variance 2:** [Sec. 134-2179\(b\)\(2\)](#): A variance to provide 0 enclosed garage parking spaces in lieu of the (1) space required for a 55' wide lot within the R-B zoning district.

The applicant has submitted a detailed Letter of Intent providing an explanation of the project as well as responses to all decision-making criteria.

Site Data			
Zoning District	R-B Low Density Res.	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 6,375.5 SF <i>*Special Exception w/ Site Plan Review</i>	Crown of Road	3.28' NAVD
Lot Depth	122.5'	Lot Width	55'
Lot Coverage	Permitted: 30% (1,913 SF) Proposed: 29.3% (1,869 SF)	Enclosed Square Footage	3,228 SF
Cubic Content	Permitted: 4.36 (27,812 CF) Proposed: 4.35 (27,713 CF)	Angle of Vision	Permitted: 100° Proposed: 73°
Building Height (Exterior Wall Height)	Permitted: 22' Proposed: 19'	Overall Building Height (Building Height)	Permitted: 30' Proposed: 23'-9"
Finished Floor Elevation	Required: 7' NAVD Proposed: 7' NAVD	FEMA Flood Zone	AE-6
Site Fill	Permitted: 1.86' Proposed: 1.86'	Zero Datum	7' NAVD
Setbacks	See Staff Analysis <i>*Variance Requested</i>	Garage Parking	Required: 1 Space Proposed: 0 Space <i>*Variance Requested</i>
Overall Landscape Open Space	Required: 45% (3,032 SF) Proposed: 48% (3,245 SF)	Front Yard Landscape Open Space	Required: 40% (550 SF) Proposed: 72.5% (997 SF)

Surrounding Properties / Zoning	
North	425 Seabreeze Avenue Residence / R-B
South	425 Seaspray Avenue Residence / R-B
East	416 Seabreeze Avenue Residence / R-B
West	432 Seabreeze Avenue Residence / R-B

STAFF ANALYSIS:

A review of the project indicates that the application, as proposed, is inconsistent with the above-mentioned sections of the Town zoning code, requiring two variances: (1) to allow for encroachments into the east side yard setback, and (1) to provide no garage parking where one space is required. Additionally, the application requires Special Exception with Site Plan Review by Town Council for the redevelopment of a non-conforming R-B parcel with a new single-family residence.

The application to construct a new residence at 428 Seabreeze Avenue requests to utilize the “Sea Streets” redevelopment provisions of [Sec. 134-893\(a\)](#) within the lot, yard, and area requirements of the R-B zoning code. This section waives typical R-B development standards and provides special provisions for the redevelopment of Sea Street parcels with new residences that substantially adhere to the footprint, height, and massing of the existing residence to be demolished. Sea Street parcels were largely built-out prior to the adoption of the current R-B zoning code and many of the structures are non-conforming as it pertains to current zoning requirements and could not be reconstructed without seeking variance relief from multiple lot, yard and bulk regulations.

The code states that “in order to protect the unique, residential character of Seaview Avenue, Seaspray Avenue and Seabreeze Avenue (Sea Streets), partial or complete demolition and reconstruction of a single-family dwelling and/or accessory buildings on a lot 75 feet or less in width are exempt from the lot, yard, and area requirements as set forth in this section if redeveloped substantially on the same footprint as existed prior to demolition.” The section provides six (6) criteria for new structure(s) which must be met to utilize the Sea Streets redevelopment provisions:

CRITERIA 1: The proposed single-family dwelling and/or accessory buildings are of an architectural style consistent with the architecture of the single-family dwellings within the R-B zoning district on both sides of the subject street, between the intersecting streets in both directions, where the dwelling is situated, as determined by the Architectural Commission.

Analysis: The architectural design of the proposed residence replicates the 1930’s Monterrey style residence currently existing on-site. The Commission shall evaluate the compatibility of the new residence based on ARCOM’s [Sec. 18-205](#) criteria and on the structure’s visual compatibility with surrounding properties.

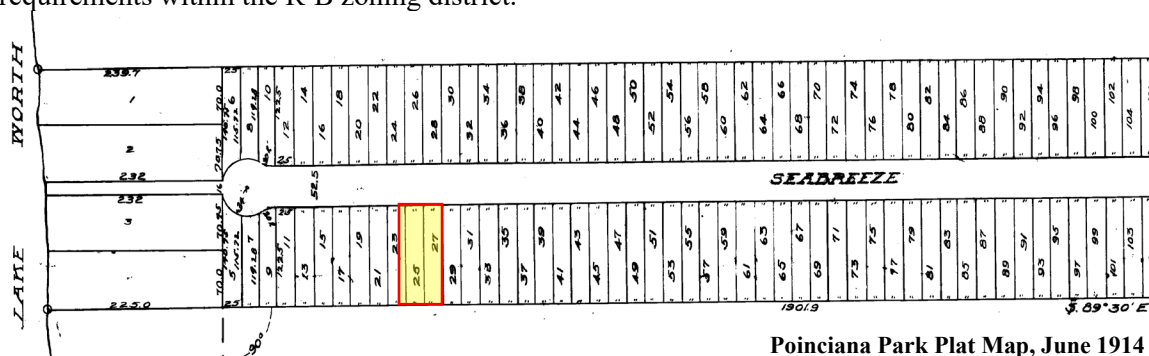
CRITERIA 2: The proposed single-family dwelling and/or accessory building(s) shall meet the requirements in subsection (c) of this section.

Analysis: [Subsection \(c\)](#) stipulates that the redevelopment of a non-conforming lot with a new single-family residence requires Town Council review and approval. The subject parcel’s legal

description is Poinciana Park E 5 FT of LT 23 & LTS 25 & 27. Therefore, the parcel contains the easternmost 5' of Poinciana Park lot 23, and all of lots 25 and 27. The parcel is also 55' wide, whereas 100' is required, and contains an area of 6,375.5 SF in lieu of the 10,000 SF required.

As the parcel is made up of portions of platted lots and is substandard to current lot width and area requirements, it is considered non-conforming and subject to the provisions of subsection (c). The applicant has requested Town Council review and approval of a Special Exception with Site Plan Review as part of the development review application:

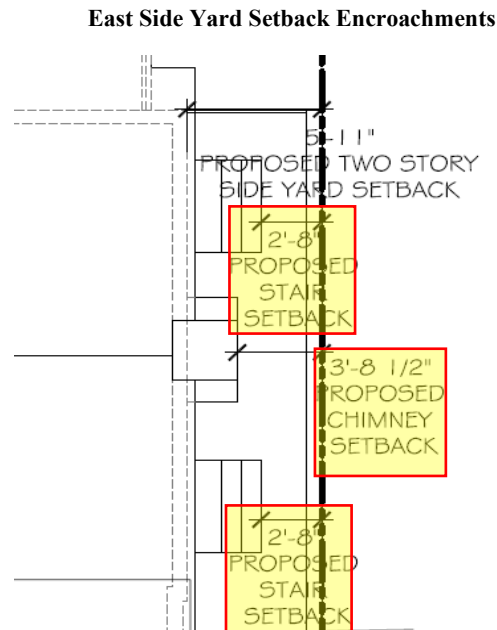
Special Exception w/ Site Plan Review: [Sec. 134-893\(c\)](#) for the construction of a new two-story single-family residence and one-story detached cabana on a lot deficient in width and area requirements within the R-B zoning district.



Code [Sec. 134-895](#) provides typical exceptions to yard regulations for architectural and egress features for residences within the R-B zoning district. Modest setback encroachment provisions are provided for architectural elements - such as chimneys, balconies, and bay windows, and for egress means - such as entry steps and landings, but Criteria 3 establishes an “absolute minimum” setback of 5’-0” - therefore typical encroachment exceptions are prohibited.

Additionally, the Sea Streets redevelopment provisions – as applied in this application - allow for side yard setbacks that are substantially smaller than what would be permitted under R-B zoning provisions with typical permitted exceptions.

Therefore, the applicant has applied for **Variance 1**, to permit the stair and chimney encroachments into the minimum 5’-0” setback:



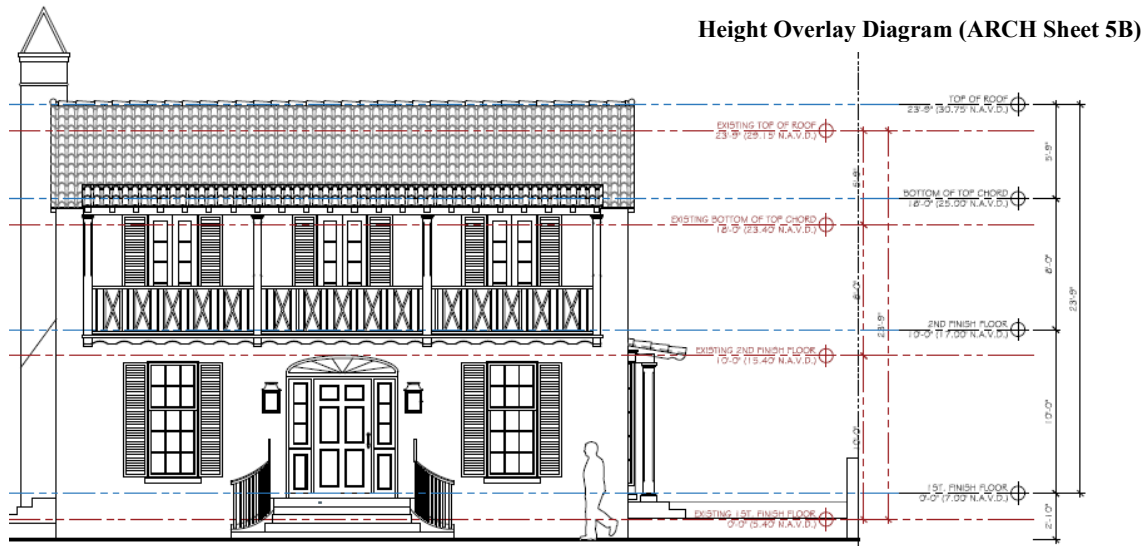
Code Section	Required	Proposed	Variance
Variance 1: Sec. 134-893(a)(3)	Minimum 5’-0” East Side Yard Setback	Construct (2) Stairs with a 2’-8” East Side Yard Setback	2’-4” East Side Yard Setback Reduction
		Construct Chimney with a 3’-8 ½” East Side Yard Setback	1’- 3 ½” East Side Yard Setback Reduction

Additionally, Criteria 3 specifies that the redeveloped home must be situated at least 10’-0” apart from any structure on a neighboring lot. A graphic diagram provided on Sheet 5A provides separation distances greater than 10’-0” for 416 Seabreeze Avenue (east neighbor) and for 432 Seabreeze Avenue (west neighbor). The new single-story accessory structure adheres to the typical RB zoning 10’-0” rear setback.

CRITERIA 4: The building height and overall building height from the point of measurement of the proposed single-family dwelling and/or accessory buildings are no higher than the dwelling and/or accessory buildings being demolished.

Analysis: The parcel lies within Flood Zone AE6, which requires new construction to build at a Finish Floor Elevation of 7’ NAVD, thus establishing the point of measurement at 7’ NAVD. The existing residence has a Finish Floor Elevation of 5.4’ NAVD.

A height overlay diagram provided on sheet 5B illustrates the points of measurement, building height (exterior wall height), and overall height (building height) for the existing and proposed residences. Per the graphic, the proposed residence’s height and overall height are proportionally the same as the existing residence when measured from their respective points of measurement:



CRITERIA 5: Any square footage added to the proposed single-family dwelling and/or accessory building shall meet all lot, yard and bulk zoning requirements in the Code.

Analysis: Per Criteria 5, any new square footage that is outside of the original building's envelope shall meet the typical provisions of the R-B zoning code. As evident on the zoning legend (sheet 3), the existing residence measures +/- 2,968 SF, whereas the proposed residence measures 3,228 SF – a difference of 260 SF. The areas of new square footage appear to meet all lot, yard, and bulk requirements within the R-B district regulations.

CRITERIA 6: If using the provisions of this subsection (a) above, no variances can be requested for any new additions which add additional square footage or cubic content than existed prior to demolition of a single-family dwelling and/or accessory buildings.

Analysis: No variances are required for additional square footage or cubic content for the project. The variance sought for reduced setbacks for the proposed chimney and exterior steps do not count towards square footage or cubic content.

Per residential district parking regulations, construction of a new single-family residence on a 55' wide lot is required to maintain one (1) parking space in an enclosed garage. The current application seeks to provide no garage parking; therefore, the following variance is requested:

Code Section	Required	Proposed	Variance
Variance 2: Sec.134-2179(b)(2)	Provide one (1) garage parking space for lots between 75' and 51' wide	Provide no (0) garage parking for a 55' wide lot	Provide no (0) garage parking where one (1) space is required

CONCLUSION:

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

Approval of the project will require two separate motions be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with the criteria set forth in [Sec. 18-205](#), subject to any imposed conditions,
- (2) that the implementation of the **(2) variances shall or shall not** cause negative architectural impact to the subject property.

Approval of the project will require two (2) separate motions to be made by the Town Council:

- (1) for final determination of approval or denial of the variances by the Town Council, and that the **(2) variances shall or shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met, and
- (2) Special Exception or the construction of a new two-story single-family residence on a lot deficient in width and area requirements within the R-B zoning district in that the approval and said application meet the criteria set forth in [Sec. 134-229](#) and finding that approval of the Site Plan Review [Sec. 134-329](#) will not adversely affect the public interest, that all zoning requirements governing the use have been met and that satisfactory provision and arrangement has been made.

WRB:JGM:JRH