



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-23-144 216 TRADEWIND DR

MEETING: NOVEMBER 20, 2023

ARC-23-144 216 TRADEWIND DR. The applicant, 216 Tradewind Trust (Rep. Carl Sabatello), 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: 216 Tradewind Trust | Sabatello Construction of FL Inc. (Carl Sabatello)
Professional: Jose Luis Gonzalez Perotti | Portuondo-Perotti Architects
Dustin Mizell | Environment Design Group

HISTORY:

The subject site is vacant parcel comprised of one and a half platted lots of the Dodge Estates subdivision (Lots 50 & W½ of Lot 51). The parcel has frontage to the north on Tradewind Drive and is one lot west of N Ocean Boulevard. A previous application (ARC-21-048) that requested the construction of a new two-story single-family residence was denied without prejudice at the December 17, 2021, ARCOM meeting based on a failure to comply with Sec. 18-205(a)(1) and (8) of the Town Code.

THE PROJECT:

The applicant has submitted plans, entitled “216 Tradewind Residence” as prepared by **Portuondo-Perotti Architects**, dated October 12, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence
- Sitewide landscape and hardscape improvements

Site Data			
Zoning District	R-B Low Density Res.	Future Land Use	SINGLE-FAMILY
Lot Size	19,881.75 SF	Crown of Road	4.21' NAVD
Lot Depth	132.89'	Lot Width	150'
Building Height	Permitted: 22' Proposed: 21'	Overall Building Height	Permitted: 30' Proposed: 29'-1"

Finish Floor Elevation	7.125' NAVD	Zero Datum	7' NAVD
FEMA Flood Zone	ZONE AE 6	Angle of Vision	Permitted: 108° Proposed: 107.7°
Lot Coverage	Permitted: 30% (5,965 SF) Proposed: 25% (5,007 SF)	Enclosed SF	Proposed: 6,703 SF
Cubic Content Ratio (CCR)	Permitted: 3.90 (77,754 CF) Proposed: 3.88 (77,354 CF)	Perimeter Land. Open Space	Required: 50% Proposed: 52.64%
Landscape Open Space	Required: 45% Proposed: 45.38%	Front Yard Landscape Open Space	Required: 40% Proposed: 53.7%
Surrounding Properties / Zoning			
North	209 and 217 Tradewind Dr. Residences / R-B Zoning		
South	215 and 221 Jamaica Ln. Residences / R-B Zoning		
East	200 Tradewind Dr. Residence / R-B Zoning		
West	226 Tradewind Dr. Residence / R-B Zoning		

STAFF ANALYSIS

This application is presented to the Commission to consider whether all criteria in [Sec. 18-205](#) have been met. A review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The application requests to improve the parcel with a new two-story single-family residence and a sitewide landscape and hardscape program.

The residence is sited center-lot, with the primary two-story mass occupying the west side of the parcel and a single-story wing occupying the east side, which features a three-car garage connected to the primary mass by additional living area set back from the primary façade creating a recessed motor court. The front yard features a “U” shaped driveway via two curb cuts and provides access to the motor court. The residence is sited near the front setback in continuity with neighboring properties, but maintains increased side and rear setbacks, creating spacious yard areas. The property’s mechanical systems are in walled equipment enclosures in the east and west side yards. The property features a perimeter masonry site wall and dense landscape screening.



Site Plan with Landscape, Sheet L5.1

The architectural design of the residence features a formal and symmetrical two-story primary massing element which is topped with a hip roof and utilizes a projecting gable over the front

façade. The entryway consists of a raised brick-clad platform and two Tuscan columns and two engaged columns which support a second story balcony featuring a decorative metal handrail system. Architectural details include flat cement tile roofing, copper gutters, a painted brick veneer water table and trim, white stucco walls, light grey metal casement windows and glazed doors, and wood louvered shutters. Decorative brick veneer panels are placed underneath the ground floor windows. The secondary wing front façade maintains the same architectural detailing but is a single story in height and features a recessed entry loggia supported by Tuscan columns and wood vertical panel garage doors.



Front Elevation, Sheet A-202.1

Hardscape materials include a grey travertine driveway, Belgium block concrete motor court pavers, and stucco clad masonry site walls. Six Green Buttonwood trees are proposed in the front lawn along Tradwind Drive along with a 6'-0" high Florida Privet hedge and numerous types of shrubs and understory plantings. The application does not include a request for vehicular gates.



Front Elevation with Landscape, Sheet L8.0

CONCLUSION:

Approval of the project will require one motion to be made by the Architectural Commission:

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

WRB:JGM:JRH