



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 Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-23-167 (ZON-24-009) 350 SEABREEZE AVE (COMBO)

MEETING: DECEMBER 15, 2023, ARCOM
JANUARY 10, 2024, TC

ARC-23-167 (ZON-24-009) 350 SEABREEZE AVE (COMBO): The applicant, Judith Goodman (Contract Purchaser, Justin Besikof / Rep. Maura Ziska), has 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 variance to not provide garage parking. This is a combination project that shall also be reviewed by the Town Council as it pertains to the zoning relief/approval.

ZON-24-009 (ARC-23-167) 350 SEABREEZE AVE (COMBO)–SPECIAL EXCEPTION w/ SITE PLAN REVIEW & VARIANCE: The applicant, Judith Goodman (Contract Purchaser, Justin Besikof / Rep. Maura Ziska), has filed an application requesting Town Council review and approval for (1) variance to not provide garage parking and a Special Exception with Site Plan Review for the redevelopment of an R-B lot deficient in area and width requirements with a new single-family residence and sitewide landscape and hardscape improvements. The Architectural Commission shall perform design review of the application.

APPLICANT: Judith Goodman
PROFESSIONAL: SKA Architect and Planner
REPRESENTATIVE: Maura Ziska

THE PROJECT:

The applicant has submitted plans, entitled "BESIKOF RESIDENCE, 350 SEABREEZE AVENUE, PALM BEACH, FL 33480" as prepared by SKA Architect and Planner, dated November 09, 2023.

The following scope of work is proposed:

- New 4,430SF Mediterranean style two-story single-family home with associated landscape and hardscape on a lot that is 75 feet wide in lieu of the 100-foot width minimum required and a lot area of 9,187 SF in lieu of the 10,000 SF required in the R-B Zoning District.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

1. **SPECIAL EXCEPTION w/ SITE PLAN REVIEW:** [Sec. 134-893\(c\)](#) Construction of a new two-story single-family residence on a lot deficient in width and area requirements within the R-B zoning district.
2. **VARIANCE 1:** [Sec. 134-2179\(b\)\(1\)](#): A variance to provide zero (0) enclosed garage parking spaces in lieu of the two (2) spaces required for a 75' wide lot within the R-B zoning district.

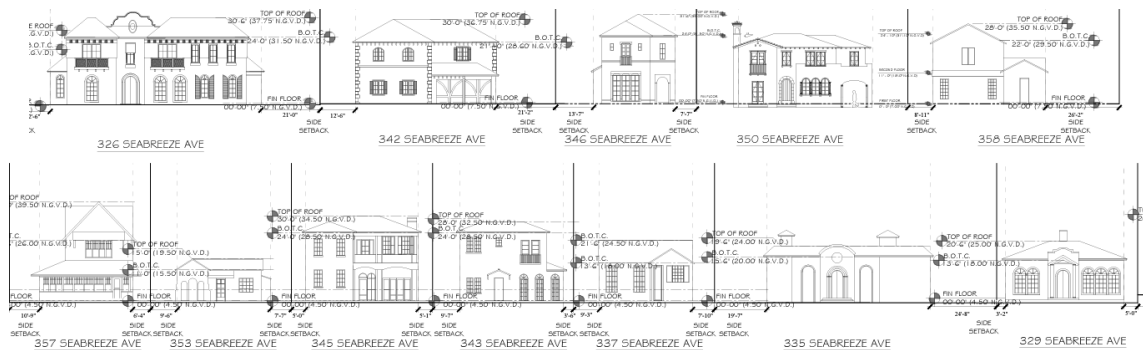
Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	9,187 SF	Crown of Road	2.52' NAVD
Lot Depth	122.5'	Lot Width	75'
Surrounding Properties / Zoning			
North	345 Seabreeze Avenue/ R-B		
South	353 Seaspray Avenue/ R-B		
East	346 Seabreeze Avenue/ R-B		
West	358 Seabreeze Avenue/ R-B		



Proposed

STAFF ANALYSIS

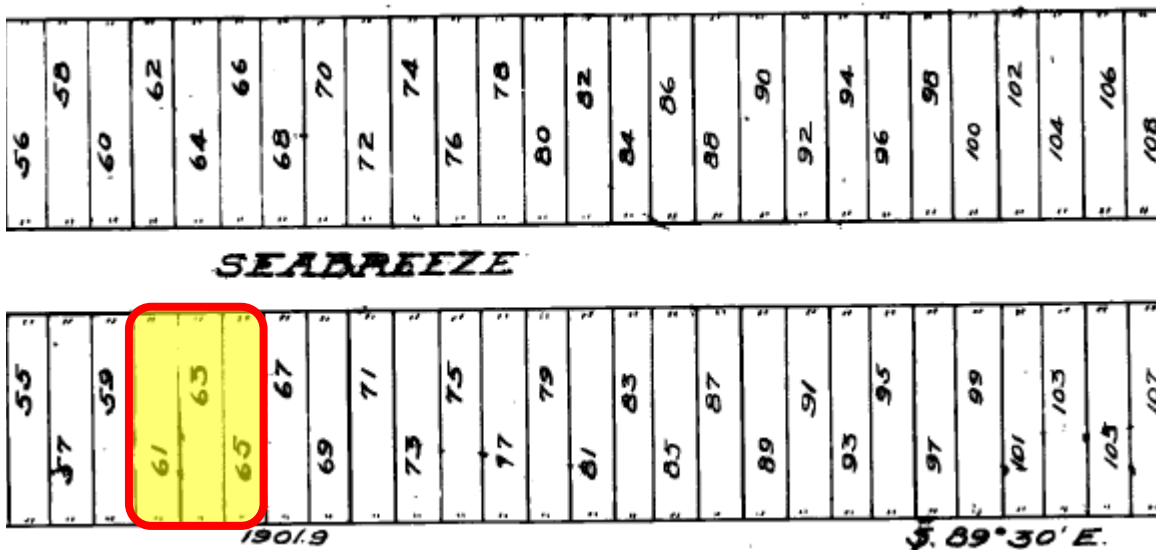
A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance for not providing the required enclosed parking spaces. However, the applicant provides a Porte cochere, ample site parking and the context of the street indicates most homes do not have enclosed parking.



Code Section	Required	Proposed	Variance
VARIANCE 1: Sec. 134-2179(b)(1)	Two (2) enclosed parking spaces	Zero (0) enclosed parking spaces	#2

SPECIAL EXCEPTION W/ SITE PLAN REVIEW

Site Plan Review is required due to the nonconforming lot width. The parcel is deficient in minimum width (75') for the R-B Zoning district (9,187.5 SF), thus requires Site Plan Review and approval by Town Council. The subject property contains its original geometric configuration and dimensions as it was originally platted in 1915 as Lots '61, 63 and 65' with 24' foot of frontage apiece within the plat of Poinciana Park subdivision.



Staff has no objections to the granting of the Site Plan Review, as the approval would allow the development of site with a new residence on a parcel consistent in size with those others on the street in the immediate vicinity.

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 two (2) separate motions 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, and
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts 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 one (1) variance(s) by the Town Council, and that the variance(s) **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, subject to any proposed conditions; and
- (2) for the overall Site Plan Review, as said applications meet the criteria set forth in section 134-329 of the Town Code and finding that approval of the Site Plan 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 concerning items (1) through (11) of section 134-329.

WRB:JGM:FHM