



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://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:** JANUARY 24, 2024

**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:**

This case was deferred from the November 20, 2023, hearing.

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 January 4, 2024.

The following is the scope of work:

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

Site Data			
<b>Zoning District</b>	R-B Low Density Res.	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	19,881.75 SF	<b>Crown of Road</b>	4.21' NAVD
<b>Lot Depth</b>	132.89'	<b>Lot Width</b>	150'

<b>Building Height</b>	Permitted: 22' Proposed: 21'	<b>Overall Building Height</b>	Permitted: 30' Proposed: 29'-1"
<b>Finish Floor Elevation</b>	7.125' NAVD	<b>Zero Datum</b>	7' NAVD
<b>FEMA Flood Zone</b>	ZONE AE 6	<b>Angle of Vision</b>	Permitted: 108° Proposed: 107.7°
<b>Lot Coverage</b>	Permitted: 30% (5,965 SF) Proposed: 25% (4,994 SF)	<b>Enclosed SF</b>	Proposed: 6,653 SF
<b>Cubic Content Ratio (CCR)</b>	Permitted: 3.90 (77,754 CF) Proposed: 3.88 (77,354 CF)	<b>Perimeter Land. Open Space</b>	Required: 50% Proposed: 52.64%
<b>Landscape Open Space</b>	Required: 45% Proposed: 46.46%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 62.61%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	209 and 217 Tradewind Dr.   Residences / R-B Zoning		
<b>South</b>	215 and 221 Jamaica Ln.   Residences / R-B Zoning		
<b>East</b>	200 Tradewind Dr.   Residence / R-B Zoning		
<b>West</b>	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 "T" shaped driveway via a single curb cut that provides access to the motor court. An additional curb cut along the east side of the property provides access via a straight driveway to the garages. 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



Site Plan with Landscape, Sheet A100.1

equipment enclosures in the east and west side yards. The property features a perimeter masonry site wall and dense landscape screening.

The architectural design of the residence features a symmetrical two-story primary massing element which is topped with a hip roof and features a projecting second floor balcony centered on the front façade. The entry is a single arched entry door flanked by side lites and balanced with oriel windows on either side. Architectural details include flat cement tile roofing, copper gutters, white stucco walls, painted brick veneer, multi lite sash windows and doors, and wood sage painted 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 and wood vertical panel garage doors.



01 PREVIOUSLY PROPOSED STREET SIDE RENDERING



02 CURRENTLY PROPOSED STREET SIDE RENDERING

Hardscape materials include a travertine driveway, herringbone patterned motor court pavers, and stucco clad masonry site walls. Four (4) Pigeon Plum trees are proposed along Tradewind 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.

### **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: FHM