



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-24-010 243 SEASPRAY AVE

MEETING: FEBRUARY 28, 2024

ARC-24-010 243 SEASPRAY AVE. The applicant, 243 Seaspray LLC (Larry Meyer, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool.

Applicant: 243 Seaspray LLC (Larry Meyer, Manager)
Professionals: Portuondo Perotti Architects

HISTORY:

The subject site is a vacant parcel located midblock of Seaspray Avenue in the 2nd Addition subdivision. The site originally contained a two-story structure designed by Volk and Maass constructed in 1926 that was demolished under permit #B-22-96464 issued October 07, 2022.

At the October 22, 2022 ARCOM meeting, an application for a new two-story residence was denied (7-0) after several continuances, pursuant to ARC-22-153.

At the July 26, 2023 ARCOM meeting, an application for a new two-story residence that originally included variances was denied (5-2) after several continuances, pursuant to ARC-23-036 (ZON-23-050) 243 SEASPRAY AVE (COMBO).

THE PROJECT:

The applicant has submitted plans, entitled “243 SEASPRAY AVE RESIDENCE” as prepared by **Portuondo Perotti Architects**, date stamped by the Town, February 5, 2024.

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	Future Land Use	SINGLE-FAMILY
Lot Size	13,781.25 SF	Crown of Road	3.25' NAVD
Lot Depth	122.5'	Lot Width	112.5'

Building Height	Permitted: 22' Proposed: 21'-6"	Overall Building Height	Permitted: 30' Proposed: 26'-7"
Finish Floor Elevation	7' NAVD	Zero Datum	7' NAVD
Cubic Content Ratio (CCR)	Permitted: 3.96 (54,604 CF) Proposed: 3.88 (53,560 CF)	FEMA Flood Zone	AE 6' NAVD
Maximum Fill	1'-10" (22") 1'-9" (21")		
Lot Coverage	Permitted: 30% (4,134 SF) Proposed: 28% (3,797 SF)	Enclosed SF	Previously Proposed: 4,715 SF Currently Proposed: 4,886 SF
Landscape Open Space (LOS)	Required: 45% (6,201 SF) Previous Proposed: 49% (6,816 SF) Currently Proposed: 45.5% (6,275 SF)	Front Yard Landscape Open Space	Required: 40% (1,125 SF) Previously Proposed: 65% (1,824 SF) Currently Proposed: 59.2% (1,667 SF)
Surrounding Properties / Zoning			
North	1925 Two -story residence / R-B 1920 Two -story residence / R-B		
South	1924 One-story residence / R-B 1956 One-story residence / R-B		
East	1926 Two-story residence / R-B		
West	1925 Two-story residence / R-B		

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 currently vacant parcel with a new two-story single-family residence and a sitewide landscape and hardscape program.

The subject property is midblock along the northern side of Seaspray Ave, with greater frontage than most other properties within the block, containing four-and-a-half platted lots. The residence is sited slightly off-center lot, with the majority one-story mass at the front of the structure and a two-story mass occupying the "center" portion of the structure. A greater (21'-2") west side setback has been provided. A front facing two-car garage, one-story in height, is setback from the primary façade by approximately 60' from the front property line. A recreational rear yard with a swimming pool has been provided in the northeast corner of the site.

The design professional presented at the January 24, 2024 meeting with a unanimous vote to defer to the February 28, 2024 meeting. The resubmittal received has altered the massing by raising the main square volume by 6" while lowering the the remaining two-story portion by 6". The one-story portion has also been reduced from 18'6" to 16'10".

Previously Proposed Front façade along Seaspray Avenue



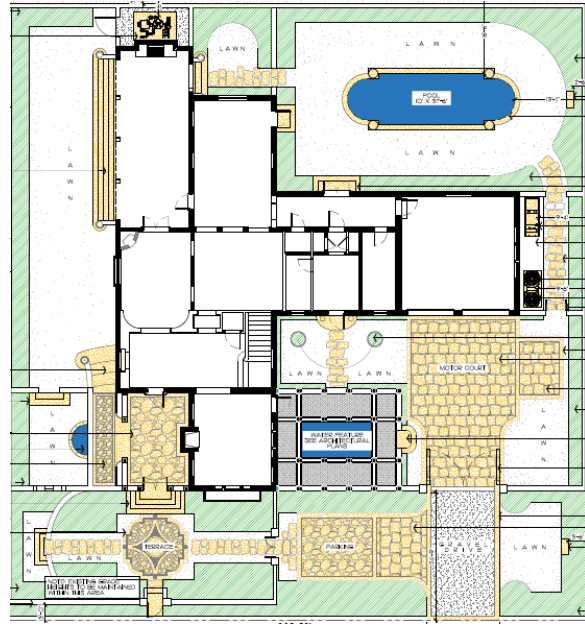
New Proposed Front façade along Seaspray Avenue



The front yard features a straight driveway via a single curb cut that provides access to the garage in the rear of the property. The residence is generally in alignment with neighboring properties along the front setback. A pedestrian gate has been added at the entrance to the front door and the door height lowered to 8'6". The previously proposed vehicular gates have been removed.

The west side of the structure features a linear lawn in the north-south direction with direct access from a first-floor side door and from the first-floor partially enclosed rear loggia. A second-floor side projecting balcony is also proposed on the west side of the structure.

The landscape plan is formal with several outdoor "rooms" and courtyards separated by the primary structure, site walls, or plantings. The property's mechanical systems are in a walled equipment enclosure in the east side yard of the structure (outside of the setback). The pool equipment has been configured to the rear (north) of the site.



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:SCP