



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

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

SUBJECT: ARC-23-155 160 SEAVIEW AVE

MEETING: NOVEMBER 22, 2024

ARC-23-155 160 SEAVIEW AVE. The applicants, Coral Beach Corporation (Angela Feldman, President) & Seaview Holdings, Inc (David Feldman, Director), have filed an application requesting Architectural Commission review and approval for construction of a new two-story guest wing and detached cabana structure with associated hardscape and landscape and swimming pool improvements.

Applicants: Coral Beach Corporation (Angela Feldman, President) & Seaview Holdings Inc (David Feldman, Director)
Architecture: Smith and Moore Architects (Daniel Kahan)
Landscape: Nievera Williams Design (Keith Williams)
Legal: Maura Ziska, Esq.

HISTORY

- The application was heard at the May 29, 2024 ARCOM meeting and was deferred for two months by the commission (7-0) to the July 24, 2024 hearing. Comments of the commission regarded the size of the addition, the appropriateness of the linear east-west configuration of the addition to the main structure, the overall size and massing of the addition, and comments regarding architectural detailing, landscape and pool features.
- The applicant submitted a request in writing to defer the application for two months from the July 24, 2024 hearing to the September 25, 2024 hearing.
- At the September 25, 2024 hearing, the applicant appeared in person to request a two-month deferral to the November 22, 2024 hearing.

THE PROJECT:

The applicants have submitted plans, entitled "160 SEAVIEW, PALM BEACH, FLORIDA" as prepared by Smith & Moore Architects, dated April 16, 2024.

The following scope of work is proposed:

- New two-story addition.
- New detached accessory structure.
- New swimming pool, hardscape, and landscape.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	24,242 SF	Crown of Road	8.56' NAVD
Lot Depth	99.07'	Lot Width	250.05'

Lot Coverage	Permitted: 25% (6,061 SF) Prev. Proposed: 24.45% (5,938 SF) Proposed: 24.29% (5888 SF)	Enclosed Square Footage	Existing: 5,215 SF Prev. Proposed: 8,439 SF Proposed: 8,327 SF
Cubic Content Ratio (CCR)	Permitted: 3.89 (93,363 CF) Prev. Proposed: 3.89 (93,361 CF) Proposed: 3.84 (92, 941 CF)	Angle of Vision	120°
Building Height	Permitted: 22' Prev. Proposed: 20.5' Proposed: 20.5' (No Change)	Overall Building Height	Permitted: 30' Prev. Proposed: 26.96' Proposed: 26.96' (No Change)
Finished Floor Elevation	Required: 10.06' NAVD Proposed: 10.18' NAVD	FEMA Flood Zone	ZONE X
Maximum Fill	Permitted: 0.81' Proposed: 0'	Zero Datum	+10.06' NAVD
Overall Landscape Open Space	Required: 50% Prev. Proposed: 50.4% Proposed: 50.7%	Front Yard Landscape Open Space	Required: 45% Prev. Proposed: 61.3% Proposed: 54%
Surrounding Properties / Zoning			
North	235 S County Rd Commercial / C-TS & 151, 167 & 169 Seaview Ave Residence(s) / R-B		
South	239 S County Rd (Wells Fargo Site) Commercial / R-B		
East	140 Seaview Ave Residence / R-B		
West	239 S County Rd (Wells Fargo Site) Commercial / C-TS		

STAFF ANALYSIS

The applicant is proposing the construction of a new two-story guest wing addition with a new detached accessory structure, including improvements of hardscape landscape and swimming pool. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The applicant submitted plans in response to comments of the commission. The existing garage is proposed to be eliminated and enclosed with a related reduction in the existing driveway. Where a detached cabana was proposed previously, a new-two car garage is proposed with an attached unenclosed loggia. The reduction in the existing drive has been redesigned to allow for guest parking while obscuring the view of the new addition while also providing a garden connection between the existing main house and the proposed guest wing and garage. The massing of the addition has been adjusted and proposed square footage reduced. A portion of proposed second floor massing has been reduced away from Seaview Avenue, and a single story projection has been removed from the west side of the addition. The area between the house and street has been enhanced with additional landscaping.





Existing north (front) elevation.



Previously proposed north (front) elevation.



Proposed north (front) elevation.



Existing south (rear) elevation.



Previously proposed south (rear) elevation.



Proposed south (rear) elevation.



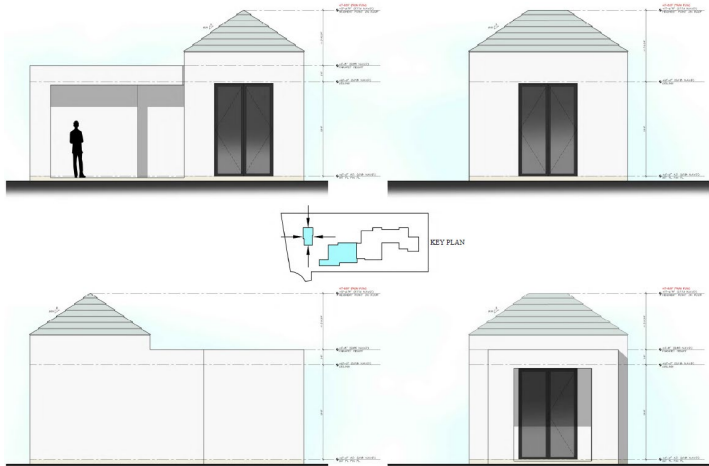
Existing west (side) elevation.



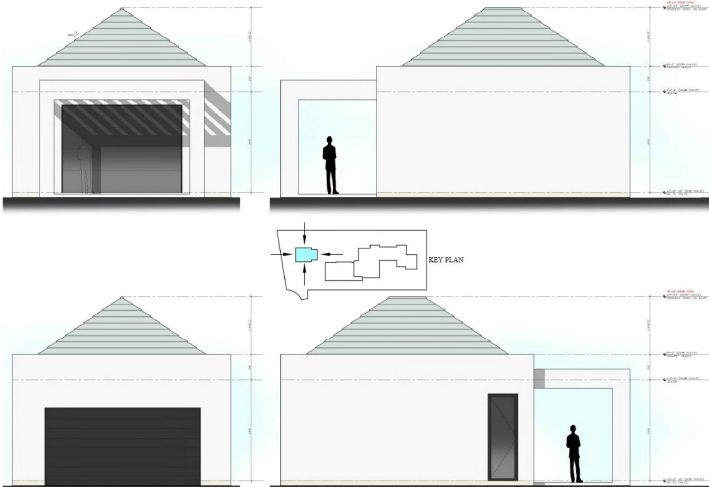
Previously proposed west (side) elevation.



Proposed west (side) elevation.



Previously proposed accessory structure elevations.



Proposed accessory structure elevations.



Previously proposed landscape rendering.



Proposed landscape rendering.

The subject property is the result of the combination of the two westernmost parcels on the south side of the 100 block of Seaview Avenue. An executed and recorded Unity of Title agreement will be required prior to the issuance of any building permits for the proposed scope of work.



The eastern portion of the parcel is currently developed with a two-story residence. A new, two-

story guest wing and a new detached accessory structure are proposed on the vacant western portion of the parcel. A central driveway exists off Seaview Ave with a new driveway gate proposed. A new service parking area with garage access is proposed off the alley located between the subject parcel and the commercial structures fronting along South County Road to the west. The existing structure features a two-story mass on the east, a one-story wing spanning east-west, and another two-story mass at the west. The guest wing addition will be added at the western two-story massing, and the single story detached accessory structure is proposed in the north-west of the parcel. A swimming pool exists on the east side of the parcel behind the existing residence, and an additional swimming pool is proposed in front of the expanded guest wing and cabana.

The residence's massing features one-story and two-story volumes. The two-story volumes and accessory structure feature hipped roofs with flat concrete tiles. The one-story portions are flat roofs with parapets. Exterior detailing includes metal banding details, stucco finish reveal, full view windows and doors to match existing, and glass balcony railings to match existing.

New hardscape materials include gravel at the service drive, stone walkways, and stone coping and lawn surrounding the new swimming pool. A new water feature is proposed at the front of the existing structure. New perimeter and internal site walls are proposed to incorporate with existing site walls, including a new equipment yard in the southwest to house generator, A/C equipment and swimming pool equipment. A new vehicular gate and pedestrian gate are proposed at Seaview Avenue. Additional landscaping is proposed including new Coconut Palms at the new pool with 15' Pigeon Plums beyond the site wall along Seaview. A large Banyan tree exists and is proposed to remain at the rear western corner of the property.

CONCLUSION:

Approval of the project will require one (1) 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, and

WRB:JGM:BMF