

TO: Mayor Danielle Moore and Town Council Members, Margaret Zeidman, Chair
Gail Coniglio, Chair, Planning and Zoning Commission
Wayne Bergman, Director of Planning, Zoning & Building
James Murphy, Deputy Director of Planning, Zoning & Building
Jennifer Hofmeister, Planner III

FROM: Sean Suder, ZoneCo, Project Manager

DATE: August 21, 2023

RE: Town of Palm Beach Zoning Code Review - Module III – Residential Districts Study – Sea Streets Zoning

The Sea Streets Zoning

The Mid-Town neighborhood commonly known as the “Sea Streets” (Sea View, Sea Spray, and Sea Breeze Avenues) began as a subdivision development called “Poinciana Park.” Starting around 1923, the Sea Streets were marketed by Indianapolis and West Palm Beach developer City Builders Realty Company as fully furnished (except for linens) winter cottages for lease just blocks from the Royal Poinciana and Breakers hotels. Poinciana Park included amenities such as a “yacht dock” on Lake Worth and a “private bathing beach” called the Sea Spray Club. The “cottages” were primarily between 2,500 and 3,500 square feet in size and were of various arts and crafts and revival styles. Detached garages in the rear yard were commonplace. Sea Breeze in 1914 followed by Sea Spray in 1917 and the north side of Sea View in 1923.

The marketing materials show 826 lots generally 25 feet wide by 110 feet deep, with much larger lots platted beyond Coconut Row along Lake Worth and Ocean Boulevard. Sea Breeze and Sea Spray were originally platted in 1914 and 1917, respectively, as 52.5-foot rights-of-way. Sea View was platted in 1923 as a 34-foot-wide right-of-way.

The existing roadways mirror these original widths with the pavement extending 30 feet and the tree lawns and sidewalks extending approximately 10 feet on each side of the street. Sea View remains the narrowest of the three streets and has sidewalks on both sides of the street but omits tree lawns.

Contrary to the plat shown in the 1923 marketing materials, there are only approximately 250 lots in the Sea Streets, and most are approximately 6,125 square feet in area (0.14 acres). The smallest lots in the Sea Streets are approximately this size today, with a number of lots having been consolidated or re-platted over the years.

The Sea Streets are currently zoned R-B “Low-Density Residential.” In an effort to address and preserve the unique development pattern of the Sea Streets, Section 134-893(a) includes exceptions to the R-B standards for lots under 75 feet wide in the Sea Streets. A significant number of Sea Streets lots are less than 75 feet in width.

The Sea Streets are not a separate local historic district, but many of the residences are landmarked.¹

The purpose of this memorandum is to provide information and is not intended to draw conclusions or recommendations. This information is useful as we continue our study and prepare to make recommendations for updates to the Town's residence districts.

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¹ A special thanks to the Preservation Foundation of Palm Beach for providing historical documents on the Sea Streets, including the 1923 marketing brochure referenced herein.