



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Combination Memorandum: Architectural Commission and Town Council

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

SUBJECT: ARC-24-031 (ZON-24-044) 1181 N LAKE WAY (COMBO)

MEETING: APRIL 24, 2024 ARCOM
MAY 15, 2024 TC

ARC-24-031 (ZON-24-044) 1181 N LAKE WAY (COMBO). The applicant, Sage Andrew G C III Trust (Gregg Sage, Trustee), 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 on an existing nonconforming parcel. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-044 (ARC-24-031) 1181 N LAKE WAY (COMBO) – SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Sage Andrew G C III Trust (Gregg Sage, Trustee), has filed an application requesting Town Council review and approval for construction of a new single-family residence on an existing nonconforming parcel comprised of portions of platted lots, which is deficient in lot width. The Architectural Commission shall perform design review of the application.

Applicant: Sage Andrew G C III Trust (Gregg Sage, Trustee)
Architecture: J. Graham Goldsmith Architects (Adam Davis)
Landscape: Innocenti & Webel

HISTORY:

The application was deferred at the March 27, 2024 ARCOM hearing with comments to further study architectural details and landscaping, especially as it pertains to the existing Ficus tree at the entry area.

THE PROJECT:

The applicant has submitted plans, entitled "1181 N Lake Way" as prepared J. Graham Goldsmith Architects, dated February 12, 2024.

The following scope of work is proposed:

- New two-story residence.
- New swimming pool, and new hardscape and landscape.

The following Special Exception, Site Plan Review, and/or Variances are required to complete the project:

- **SPECIAL EXCEPTION WITH SITE PLAN REVIEW: Sec. 134-893(c):** A special exception with site plan review to develop an existing nonconforming parcel, comprised of portions of platted lots, which is 89' in width, in lieu of the 100' width required.

Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	Required: 10,000 SF Existing: 17,715 SF	Crown of Road	2.87' NAVD
Lot Depth	192'	Lot Width	89' <i>Special Exception Required</i>
Lot Coverage	Permitted: 30% (5314.5 SF) Proposed: 24.5% (4338 SF)	Enclosed Square Footage	Proposed: 7,780 SF
Building Height	Permitted: 22' Proposed: 17.75'	Overall Building Height	Permitted: 30' Proposed: 24.25'
Finished Floor Elevation	Required: 7' NAVD Proposed: 7' NAVD	FEMA Flood Zone	AE 6 / X
Maximum Fill	Permitted: 2.09' Proposed: 2.09'	Zero Datum	7' NAVD
Overall Landscape Open Space	Required: 45% Proposed: 46%	Front Yard Landscape Open Space	Required: 40% Proposed: 67.8%
Surrounding Properties / Zoning			
North	1185 N Lake Way Residence / R-B		
South	1171 N Lake Way Residence / R-B		
East	268 Nightingale Trl & 1178 N Lake Way Residences / R-B		
West	Lake Worth Lagoon		

STAFF ANALYSIS

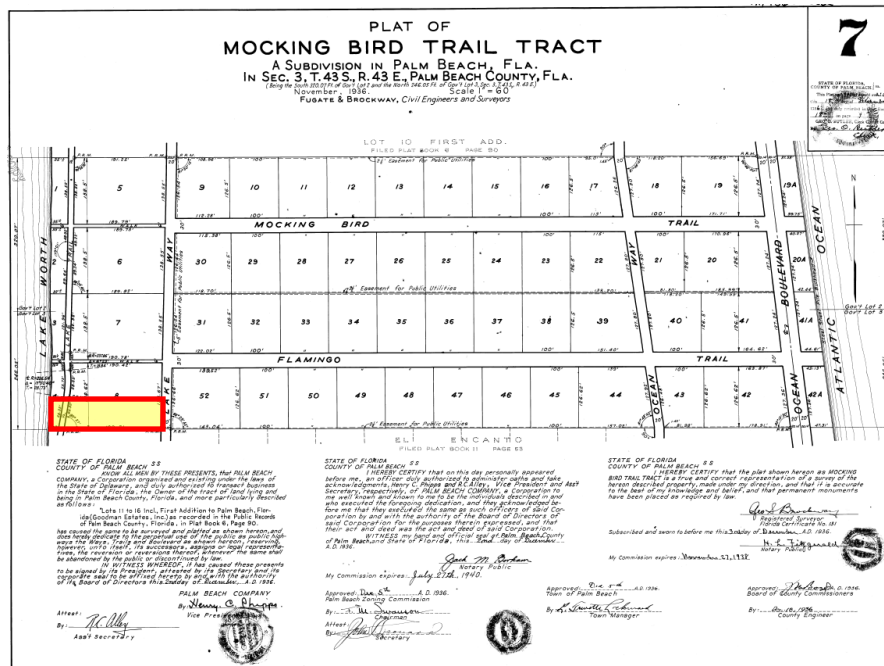
The applicant is proposing the construction of a new two-story residence with final hardscape, landscape, and swimming pool. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code but requires one (1) Special Exception with Site Plan Review for redevelopment of the existing nonconforming parcel.

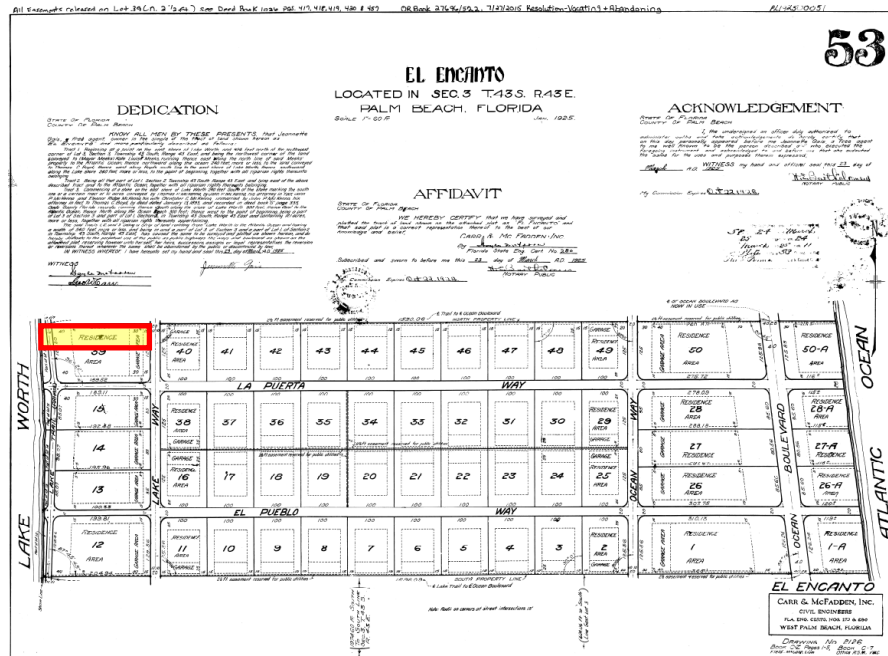


The proposed house is sited in a H-formation with a central courtyard entry and central rear outdoor terrace and pool on center with the entry. The north and south wings feature gable ends with terraces and railings above the first floor. A shed dormer is proposed above the center entry. Windows are six-lite over one with varying sizes. Siding is proposed as painted stucco, windows and shutters to be painted green, with a cement roof in a shake style. Hardscape materials include tabby concrete, old Chicago brick, and crushed coquina. The landscape buffer is proposed to be maintained and enhanced for privacy. Fencing type includes a combination of black chain link and white aluminum fencing. The generator is proposed to be surrounded on all sides by a masonry site wall with gate. A Chippendale style pedestrian gate is proposed at the lake trail.

The application was deferred at the March 27, 2024 ARCOM hearing with comments to further study architectural details and landscaping, especially as it pertains to the existing Ficus tree at the entry area. The applicant has resubmitted plans in response to comments of the commission including retention and relocation of the large Ficus tree to the north (screening the garage), redesign of the entry door from a pair of full glass doors to a single door with sidelights, changing windows from green to white (retaining green shutters and garage doors), gable dormer at front changed to shed dormer, revision of roof edge detail, revision of balcony and railing material and design, and reduction of hardscape at rear courtyard area.

Redevelopment of the existing nonconforming parcel requires approval of a special exception with site plan review by the Town Council. A lot width of 100' is required with only 89' existing. The lot is comprised of a north portion of lot 39 of the El Canto subdivision and a southern portion of lots 4 and 8 of the Mocking Bird Trail Tract.





CONCLUSION:

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 one (1) separate motions to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) Special Exception for development of an undersized parcel in that the approval of said application meets the criteria set forth in [Sec.134-229](#) 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.

WRB:JGM:BMF