

Re: 203 S Lake Trail, Palm Beach, FL 33480  
ARC-24-0027 and ZON-24-0034  
Letter of Intent (LOI) **REVISED**

Site History:

The property of 203 S Lake Trail has a lengthy record of owners dating back to early 1930s. However, when Mr. C.D. Strout took ownership of the property, he commissioned local architect, John L. Volk, to complete the design of his single-family residence in 1937. Volk's design included a main house, pool, and a pool pavilion to the south.

The homestead had numerous repairs over the last 87 years, few of which included major additions and renovations in the late 1970s and late 1990s. The 1990s renovations included major interior and exterior character updates, as well as the addition of a garage wing and a free-standing storage structure. Most recently, the current owners made minor repairs to the exterior and remodeled a few interior rooms in 2010-11.

The Proposal:

This project consists of the demolition of an existing two-story residence, one-story pool house and two-story garage and the construction of a new two-story single-family residence and one-story pool house. A new pool is proposed in the approximate location of the existing pool. New landscaping and hardscaping are proposed on the entirety of the site. An existing nonconforming structure which houses an existing 100kW emergency generator located at the east side of the property will remain. **The existing generator will remain.** Its exterior will be updated with finishes to match the proposed new house. The existing dock will remain.

The proposed house and pool house structures conform to, or exceed, the setbacks requirements for the property. The FEMA base flood elevation requirement for the site is 7.0 NAVD. The finished first floor elevation of the proposed two-story portion of the house will at elevation 10.0 to mitigate any potential future flooding. The proposed one-story garage and guest wing as well as the pool house are designed to have floors at elevation 9.0. The fill proposed across the site will not exceed the maximum lot fill height of 3.5 feet.

The existing driveway entrance into the site is along the right-of-way connecting the Seaspray cul de sac to the South Lake Trail. A new driveway entrance is proposed at the Seaspray Avenue cul-de-sac. The existing entrance will remain and be used to provide additional parking. A secondary entrance is proposed at the Seabreeze Avenue cul-de-sac. This had been the original entry to the property in the 1930s, the restoration of which had been approved by town variance #53-90, dated September 12, 1990. Both entrances are proposed with entry gates set back 18'-0" from the cul-de-sac for appropriate off-street queueing space.

The maximum lot coverage for the zoning district R-A Estate Residential is 18,206 square feet (25%) with the proposed coverage at 18.2% (13,821 square feet). This is slightly larger than the existing 16.2% (11,766 square feet). The footprint of the proposed house and pool house are approximately sited at the location of the existing house and pool house. The structures now, however, conform to the required setbacks.

**We are proposing two areas for A/C equipment outside the home. Two units are within the side yard setback at the north. Two units are outside the side yard setback at the south parking area. Additional mechanical equipment will be located inside dedicated areas within the house as well as a dedicated room within the pool house for the pool equipment.**

Per Section 18-205, the proposed project is designed in good taste and of a scale and character compatible with its neighborhood. The overall siting of the house, accessory structure, and pool mimic the historic home and pool house locations. The design is inspired by and references details from the original 1937 John Volk house designed for the property and subsequently obscured by later additions. The accessory spaces are one-story structures and are subservient to the massing of the main house. The two-story house massing incorporates covered porches, bays, and steps in the façade to create architectural interest and to enhance the visible perspective to neighbors and the public. The pitched roof will be at an overall building height of 30'-0".

Per Sec. 134-1759(e)&(d) and Sec. 134-229, We are requesting a special exception for a sport padel court. The special exception for the padel court complies with the yard and open space requirements. The court will include a fence enclosure. The court will be slightly sunken, to minimize the height of the required fencing around. There will be significant landscape buffering around the court to buffer the visibility and any sound.

Sincerely,

A handwritten signature in cursive script that reads "Randy M. Correll".

Randy Correll  
Partner RAMSA

Re: 203 S Lake Trail, Palm Beach, FL 33480  
ARC-24-0027 and ZON-24-0034  
Second Submittal Narrative Response Sheet

**NEXT STEP:** Final Drop Off

Review and incorporate all staff comments and identified deficiencies in Second Submittal plans and supporting documents. **Done**

Upload amended plans and other submittal documents (as separate files) into the EPL portal by the Final Drop Off date provided above. **Done**

Deliver twelve (12) sets of updated hard-copy 11X17 plans and LOI by the Final Drop Off date provided above. **Done**

The Electronic Presentation File shall be emailed by 2 PM the Friday before the meeting to DEVREV@TownofPalmBeach.com. **Done**

Pay invoice(s) online using the EPL portal. **Done**

Certificate of Mailing **Done**

Mail notices are required to be verified through a Certificate of Mailing by the USPS. The completed Certificate of Mailing, postmarked by the USPS, shall be submitted to staff via email to DEVREV@TownofPalmBeach.com by 07/12/24.

**FINAL NOTICE:**

**ARC-24-0027 (ZON-24-0034) 203 S LAKE TRL (COMBO)**

The applicants, Darlene & Gerald Jordan, have filed an application requesting Architectural Commission review and approval for a new two-story single-family residence with one-story pool house and padel court, with final hardscape, landscape and swimming pool improvements; with (2) special exceptions required as it pertains to the proposed padel court and the location of a vehicular gate. Town Council shall review the application as it pertains to zoning relief/approval. **No special exception is being requested for location of vehicular gate**

**ZON-24-0034 (ARC-24-0027) 203 S LAKE TRL (COMBO)– SPECIAL EXCEPTION(S)**

The applicants, Darlene & Gerald Jordan, have filed an application requesting Town Council review and approval for (2) Special exceptions as they pertain to the construction of a new residence including (1) special exception for the construction of a padel court and (1) special exception to provide reduced vehicle queueing space at the vehicular driveway gate on a cul-de-sac. The Architectural Commission (ARCOM) shall perform design review of the application. **No special exception is being requested for reduced vehicle queueing space at the vehicular driveway gate on the cul-de-sac.**

APPLICATION Remove generator from scope on application page 2. Per narrative response, existing generator is to remain. **Generator has been removed from application.**

**ARCHITECTURAL PRESENTATION**

- Checklist D6, Site Plan (Sheet A-7): Please be advised that only two pieces of A/C equipment are permitted within side yard setback area. Site Plan identifies four (4) pieces of A/C

- equipment for 16,000 square foot structure. **Noted**
- 3D physical or virtual model required for structure over 10,000 square feet. Please include with presentation drop off materials. **This has been uploaded**
- Sheet A13: Please dimension/confirm 9'x18' required garage parking spaces. **This has been included**
- Sheet A17: Elevations are mislabeled as East and West in lieu of North and South. **This has been corrected**
- Sheet L1: Side yard setbacks mis-identified as 25' in lieu of 30'. Please double check location of proposed A/C equipment. **This has been updated / included**
- Sheet D4: Wall Section 5: Diagram appears incorrect. TOW at 8', Finish Grade at 1.22'. Not depicted in diagram. **This has been updated**
- Diagram Description automatically generated **No comment**

### **ZONING**

SPECIAL EXCEPTION 1: Sec. 134-1668: A request for a special exception to provide 10.6 ft of off-street vehicle queueing space between a vehicular gate and the edge of pavement, in lieu of the 18 ft required, on a cul-de-sac street (Seabreeze Ave). **No special exception is being requested. The vehicular gate is located at 18' from the edge of the pavement. This is dimensioned on the following sheets: A-7, A-10, A-11, A-12, L1**

SPECIAL EXCEPTION 2: Sec. 134-1759(e)&(d): A request for a special exception for the construction of a padel sports court.

### **LANDSCAPE**

	Total	Total Natives	Percentage Provided
Trees	35	25	71%
Shrubs & Vines	403	297	74%
Groundcover	6300 SF	3698 SF	59%

**Noted**

No existing ficus trees or shrubs are noted on the plans to remain. **Correct**

### **PUBLIC WORKS**

Comments by Craig Hauschild, P.E., CFM | (561) 227-7042 | CHauschild@TownofPalmBeach.com

Check EPL Citizen Access portal for public works review comments.

These comments have been provided as a preliminary review of the documents and plans submitted and are subject to additions and/or deletions pending further review. **No additional comments provided**



**GRUBER CONSULTING ENGINEERS**

## LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: Planning Administrator  
Town of Palm Beach

From: Chad M. Gruber, P.E.

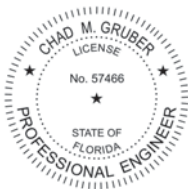
Re: Proposed Residence  
203 South Lake Trl.  
Palm Beach, FL

Date: June 13, 2024

I have reviewed the landscape plan prepared by Nievera Williams Design for the referenced project received 6/12/24 and compared it with the latest conceptual drainage plan prepared by this office dated 6/13/24. There do not appear to be any conflicts between the proposed landscape material and the storm piping and exfiltration trenches.

Please feel free to contact me if you have any questions.

Sincerely,



Digitally signed  
by Chad M Gruber  
Date: 2024.06.13  
12:19:01 -04'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Chad M. Gruber, P.E.  
Florida P.E. No. 57466

Cc: File