



**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 *WRB*  
Director PZ&B

SUBJECT: ARC-24-0076 1260 N LAKE WAY

MEETING: SEPTEMBER 25, 2024

**ARC-24-0076 1260 N LAKE WAY.** The applicant, Sabatello Construction of Florida Inc. (Paul Sabatello, Director / Vice President), has filed an application requesting ARCOM review and approval for the installation of S-Tile roof material on a previously approved new, two-story single-family residence, in lieu of the approved true barrel tile material.

Applicant: Sabatello Construction of Florida Inc. (Paul Sabatello)  
Architecture: Portuondo Perotti Architects (Raul Lima)

**HISTORY:**

At the October 21, 2021 ARCOM hearing, application ARC-21-030 for construction of a new, two-story single-family residence of over 10,000 square feet was approved 7-0, with the condition that the originally proposed roof tile be used-- terracotta true barrel tile. The residence is currently under construction, and S-Tile roofing material has already been installed on the structure.



**THE PROJECT:**

The applicant has submitted plans, entitled "1260 N. LAKE WAY RESIDENCE" as prepared by **Portuondo Perotti Architects**, uploaded to the Town August 12, 2024.

The following scope of work is proposed:

- Change of previously approved roof material on new two-story residence to S-Tile.

Site Data			
Zoning District	R-B	Future Land Use	Single Family

Lot Size	21,279 SF	Lot Coverage	27%
Lot Depth	214.61'	Lot Width	100.08'
Surrounding Properties / Zoning			
North	1265 N Lake Way   Residence (Under Construction) / R-B		
South	1255 N Lake Way   Residence / R-B		
East	1263 N Lake Way   Residence / R-B & ToPB Palmo Way Tree Nursery		
West	Lake Worth Lagoon		

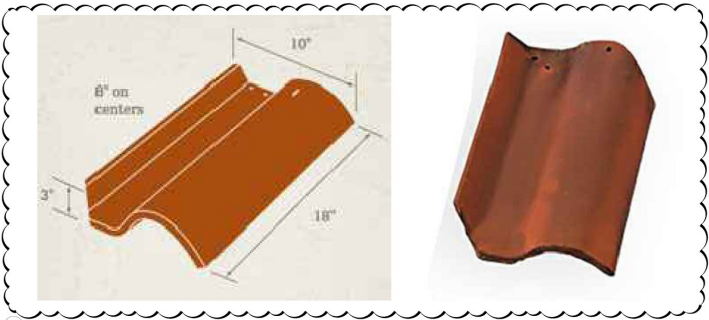
STAFF ANALYSIS

The applicant is proposing a change to previously approved roofing material on a new lakefront residence. A terracotta true barrel tile was approved, however, a Redland clay S-tile was installed on the structure. Staff was made aware of this, and immediately reached out to the architect and contractor with direction to either remove the S-Tile and installed the approved material, or to make an application to ARCOM for approval of the S-Tile material. The applicant opted with the latter option, hence the application before the commission today.



TERRA COTTA BARREL TILE

SLOPED ROOFS



REDLAND CLAY TILE  
TERRA COTTA CLAY "S" TILE

SLOPED ROOFS





**CONCLUSION:**

Approval of the project will require one (1) separate motion(s) 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:JGM:BMF