



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

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

SUBJECT: ARC-24-0082 (ZON-24-0045) 740 HI MOUNT ROAD (COMBO)

MEETING: OCTOBER 23, 2024, ARCOM
NOVEMBER 13, 2024, TC

ARC-24-0082 (ZON-24-0045) 740 HI MOUNT ROAD (COMBO) The applicant, H.C. Jones Living Trust (Fernando Wong Outdoor Living Design) has filed an application requesting Architectural Commission review and approval for a renovation of entry structure from Lake Trail, addition of fenestration on garage structure and addition of a pergola with associated landscape/hardscape modifications. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-0045 (ARC-24-0082) 740 HI MOUNT ROAD (COMBO) - VARIANCE The applicant, H.C. Jones Living Trust (Fernando Wong Outdoor Living Design) has filed an application requesting Town Council review and approval for one (1) variance for a rear setback along the Lake Trail to substantially renovate an entry structure. The Architectural Commission (ARCOM) shall perform design review of the application.

Applicant: H.C. Jones Living Trust
Architect: Schafer Buccellato Architects, DPC
Landscape: Fernando Wong Outdoor Living Design
Legal:

HISTORY: Constructed 1999 in the Mediterranean Revival style

THE PROJECT:

The applicant has submitted plans, entitled "ALTERATIONS TO THE RESIDENCE AT 740 HI MOUNT ROAD" as prepared by **Schafer Buccellato Architects, DPC**, uploaded September 9, 2024.

The following scope of work is proposed:

- Pergola extension at main house.
- New window at second floor of the garage wing at the main house.
- Reconstruction of Lake entrance pavilion with architectural modifications.

The following Variance is required to complete the project:

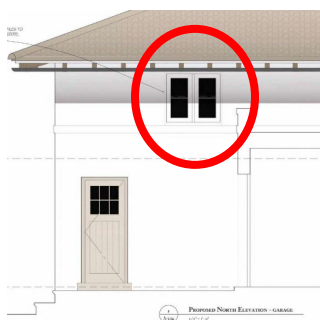
- **Variance 1: Section 134-1700.** To reduce the rear setback to 0' in lieu of 25' minimum required on Lake Trail for proposed demolition exceeding 50%.

Site Data			
Zoning District	R-B	Future Land Use	Residential
Lot Size	Required: Existing: 40,180 SF	Lot Coverage	Permitted: 30% Proposed: 19%
Lot Depth	232'	Lot Width	168'
Building Setback	Minimum: 25' (Lake Trail) Proposed: 10' <i>Variance Required</i>	Overall Landscape Open Space	Required minimum: 1,691 SF Proposed: 2,473 SF
Surrounding Properties / Zoning			
North	748 Hi Mount Rd Residence / R-B		
South	726 Hi Mount Rd Residence / R-B		
East	735 Hi Mount Rd/325 Ridgeview Dr Residences / R-B		
West	Intracoastal Waterway		

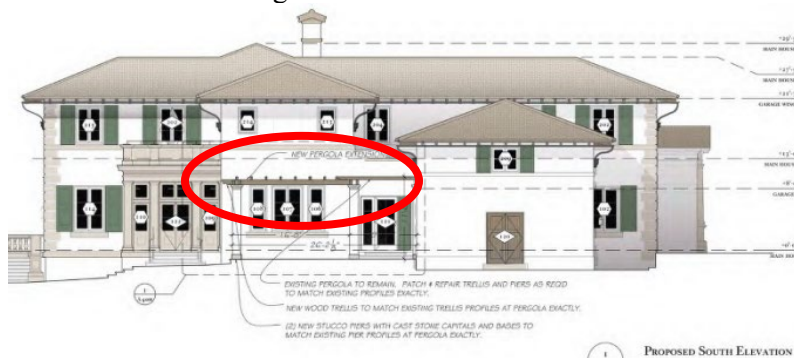
STAFF ANALYSIS

The applicant is proposing minor modifications to an existing primary structure and reconstruction of an entrance pavilion. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires one (1) variance to achieve the application due to the amount of proposed demolition on Lake Trail entrance pavilion.

The subject property is located on the west side of Hi Mount Road along the intracoastal waterway just south of Country Club Road. The site features a well-designed Mediterranean Revival style single family home constructed in the late 1990's. The new owner would like to make minor modifications to the property. This includes the addition of a paired casement window on the second floor of the garage with lite pattern to match others and not visible from a public ROW. The second change is the addition/expansion of an open pergola consisting of cast stone piers with a base and capital supporting a cypress wood trellis on the west elevation to match the perpendicular pergola with the same architectural elements running north/south on the west elevation.



New second floor window



New pergola

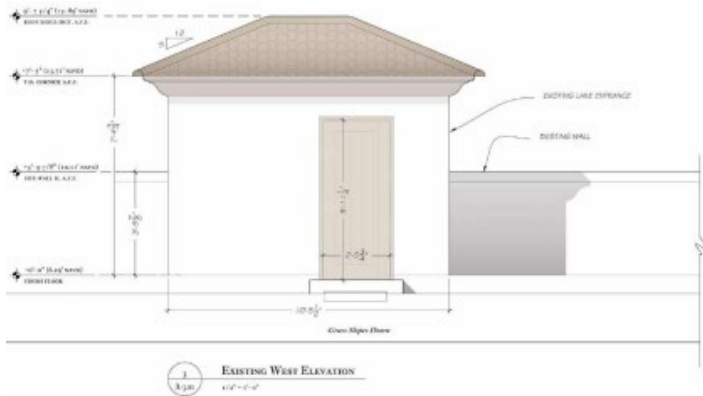
The final and most significant alteration is the reconstruction and reconfiguration of the existing entry pavilion along the west side of the property along the Lake Trail. Due to loss of over 50% of this element a variance is required to build back in the same footprint.

The image contains two site plan diagrams for a lake entrance, labeled 'EXISTING LAKE ENTRANCE PLAN' and 'PROPOSED LAKE ENTRANCE PLAN'.

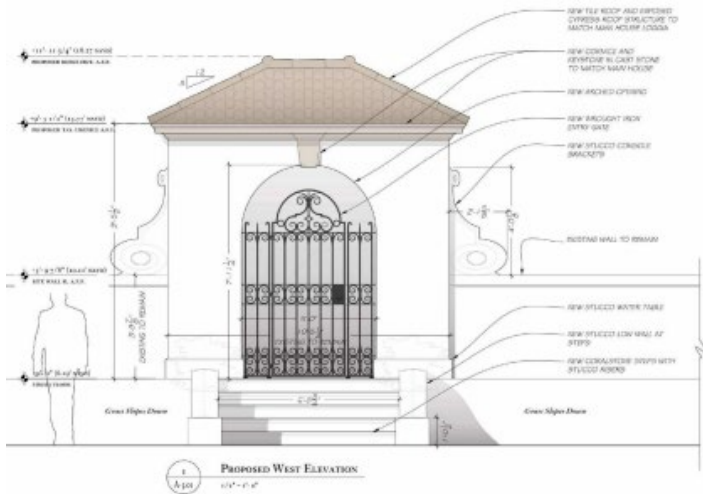
EXISTING LAKE ENTRANCE PLAN: This diagram shows a rectangular structure with a central 'LAKE ENTRANCE'. It includes dimensions such as 10'-0" and 12'-0". Labels include 'EXISTING WALL', 'EXISTING LAKE ENTRANCE', 'LAKE ENTRANCE', 'PROPERTY LINE', 'LINE OF LAKESIDE HOME YARD ENTRANCE', and 'LINE OF LAKE TRAIL'. A north arrow and a scale bar are present.

PROPOSED LAKE ENTRANCE PLAN: This diagram shows a similar structure but with a red circle highlighting a specific area. It includes dimensions such as 10'-0" and 12'-0". Labels include 'EXISTING WALL TO REMAIN', 'EXISTING LAKE ENTRANCE', 'LAKE ENTRANCE', 'PROPERTY LINE', 'LINE OF LAKESIDE HOME YARD ENTRANCE', 'LINE OF LAKE TRAIL', 'NEW EXTERIOR PAVEMENT BRIDGE', 'NEW EXTERIOR PAVEMENT BRIDGE WITH ADJACENT LANDSCAPE DRAINAGE', and 'LAKE ENTRANCE'. A north arrow and a scale bar are present.

The west elevation is visible from the Lake Trail and now offers an enhanced design with a wrought iron entry gate. Passerbys will be able to get a glimpse through this entry feature to the fountain area versus the current utilitarian structure.



Existing/Proposed west elevation as visible from Lake Trail ROW.



Code Section	Permitted	Proposed	Variance
Variance 1: Section 134-1700	Minimum rear setback of 25'-0"	Approximately 10'	Approximately 15'

CONCLUSION:

Approval of the project will require two (2) 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, 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 motion(s) to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.