



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 *WCB*
Director PZ&B

SUBJECT: ARC-24-0027 203 S LAKE TRL

MEETING: DECEMBER 20, 2024 ARCOM

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.~~

Applicant: Darlene & Gerald Jordan
Architecture: Robert A.M. Stern Architects (Randy Correll)
Landscape: Nievera Williams Design
Legal: Maura Ziska, Esq.

HISTORY:

The application was originally heard by ARCOM at the August 28, 2024 meeting. The application was unanimously deferred for two months to allow for restudy of the proposed redevelopment. The concerns of the commissioners focused broadly on the overall size of the proposed structure, the number of vehicle curb cuts proposed, architectural elements (including the tower feature), and the location of accessory facilities as they pertained to neighboring properties and rights of way. Note that this revision removes both special exception requests and is therefore no longer a 'combo' project.

The application was heard again at the October 23, 2024 ARCOM meeting. The application was unanimously deferred by the commission to the November 22 hearing with comments primarily pertaining to the height of the structure, lack of architectural detail and interest, finishes on structures, roof pitch, fenestration size, and lack of interest or design in the landscape plan.

The applicant's representative requested a deferral of the application to the December 20 ARCOM meeting to allow time for further study and refinement of the application.

THE PROJECT:

The applicant has submitted plans, entitled "RESIDENCE AT 203 S LAKE TRAIL" as prepared by **Robert A.M. Stern Architects**, uploaded December 04, 2024.

The following scope of work is proposed:

- Construction of new, two-story, single-family residence with detached two-story accessory structure, with new landscape, hardscape and swimming pool improvements.

The following Special Exception, Site Plan Review, and/or Variance(s) were originally advertised under application ZON-24-0034 for the project, but have since been eliminated with redesign:

- ~~**SPECIAL EXCEPTION 1:** Sec. 134-1668: A request for a special exception to provide 10.6 ft of off-street vehicle queuing 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).~~
 - *This special exception was advertised; however, the design was modified prior to the August 2024 meeting to eliminate the need for the request.*
- ~~**SPECIAL EXCEPTION 2:** Sec. 134-1759(c)&(d): A request for a special exception for the construction of a padel sports court.~~
 - *This special exception request has been withdrawn by the applicant after the feedback received at the August 2024 ARCOM hearing. No padel court or other sport courts are being requested.*

Site Data			
Zoning District	R-A (ESTATE RESIDENTIAL)	Future Land Use	SINGLE-FAMILY
Lot Size	72,826 SF	Crown of Road	+2.02' NAVD
Lot Depth	260.01'	Lot Width	281.23'
Lot Coverage	Permitted: 25% (18,206 SF) Prev. Proposed: 13.6% (9,933 SF) Proposed: 13.8% (10,075 SF)	Enclosed Square Footage	Prev. Proposed: 13,812 SF Proposed: 14,784 SF
Building Height	Permitted: 25' Prev. Proposed: 24'- 2" Proposed: 23'- 4"	Overall Building Height	Permitted: 35' Prev. Proposed: 35' Proposed: 34'
Finished Floor Elevation	Required: +7.0' NAVD Proposed: +9.0' NAVD	FEMA Flood Zone	ZONE AE
Maximum Fill	Permitted: 3.5' Proposed: 3.5'	Zero Datum	+7.0' NAVD
Overall Landscape Open Space	Required: 50% Prev. Proposed: 67.92% Proposed: 69.3%	Front Yard Landscape Open Space	Required: 45% Prev. Proposed: 78.44% Proposed: 72.9%
Surrounding Properties / Zoning			
North	11 S Lake Trl Residence / R-A		
South	14 S Lake Trl Residence / R-A		
East	442 Seaspray Ave & 443 Seaview Ave Residences / R-B		
West	Lake Trail & Lake Worth Lagoon		

STAFF ANALYSIS

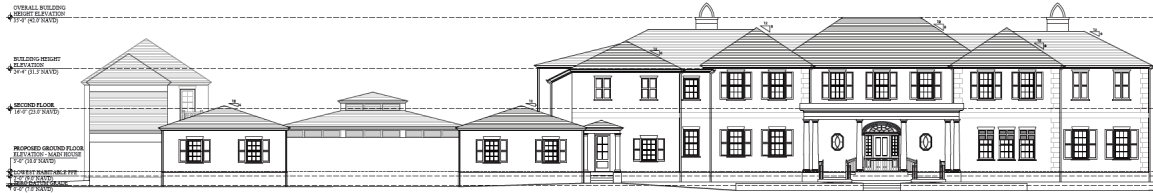
The applicant is proposing the construction of a new, two-story residence with detached two-story accessory structure, with final hardscape, landscape, and swimming pool improvements. The parcel is located on west ends of both Seabreeze and Seaview Avenues, with water frontage on the Lake Worth Lagoon, separated by the Lake Trail pedestrian walkway. The parcel is estate sized at over 70,000 square feet, located in the R-A Estate Residential zoning district, and the proposed finished floor area of the structures exceeds 10,000 square feet. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The application has been heard by ARCOM twice before, and the applicant has resubmitted plans in response to the most recent comments of the commission. Several changes have been made since the last review including lowering the building height, reduction of glazing on the west façade, modifications to roof pitch, and reduction of height at accessory structure. The site and house plan has been modified significantly by eliminating the previously proposed new curb cut onto Seabreeze Avenue and replacing with a pedestrian gate, relocation of service court and garage parking to the main house (eliminating a structure) at the north side of the structure and property, relocation and reorientation of accessory structure/guest house, and elimination of previously proposed free-standing lanai. Architectural details have been adjusted and additional drawings and diagrams have been provided for study. The landscape plan at the east main entrance to the site has been further developed, incorporating walking paths to mimic the originals at the chinese garden and adding a pond with footbridge, and open metal fencing has been added in this area to allow pedestrian visibility into this area of the site. The terracing along the west side of the property has been reduced and proposed palm trees are now taller than the structures. Other landscape adjustments are made in relation to the reorientation of the buildings and hardscape. Staff notes that where the existing nonconforming accessory utility building is located, a “sculptural folly” is identified on the plan, without a corresponding elevation drawing of the feature. Any sculptures that exceed 6’ in height must meet the required setbacks of an accessory structure for the zonign district, and cannot exceed 12’ in height. When visible from the street, ARCOM approval is also required.

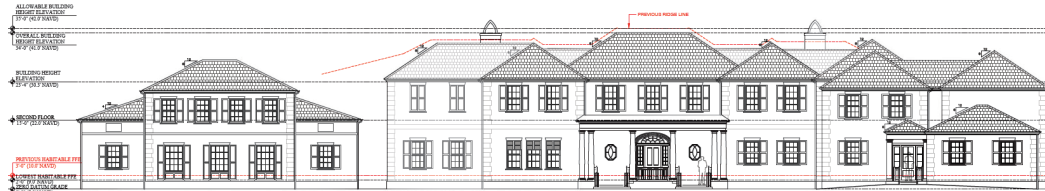


The subject property is a large 1.67 Acre (1.82 Palm Beach Acres) estate parcel with some irregularly shaped configurations at the eastern side of the site. The parcel is located at the western most termini of both the south side of Seabreeze Avenue and the north side of Seaview Avenue. The proposed structures span the north-south width of the parcel within the required setbacks. The rear of the sturcture features first and second floor covered outdoor spaces overlooking the pool and Lake Worth Lagoon.

Varying window styles are proposed, with a majority of the windows on the front of the sturcture proposed as six over six double hung mahogany with decorative window headers and featuring dark painted panel shutters or bermuda shutters. The main entry features a covered porch flanked by octagonal windows The front door is a solid-paneled, mahogany door painted to match the shutters and features an arched transom and sidelights. Roofing material is an ash gray Ludowici morando glazed closed shingle, gutters are proposed in copper, and exterior finishes are proposed in “Santa Barbara” stucco finish painted warm white and limestone accents.



Previously proposed front (east) elevation.



Currently proposed front (east) elevation.



Previously proposed rear (west) elevation.



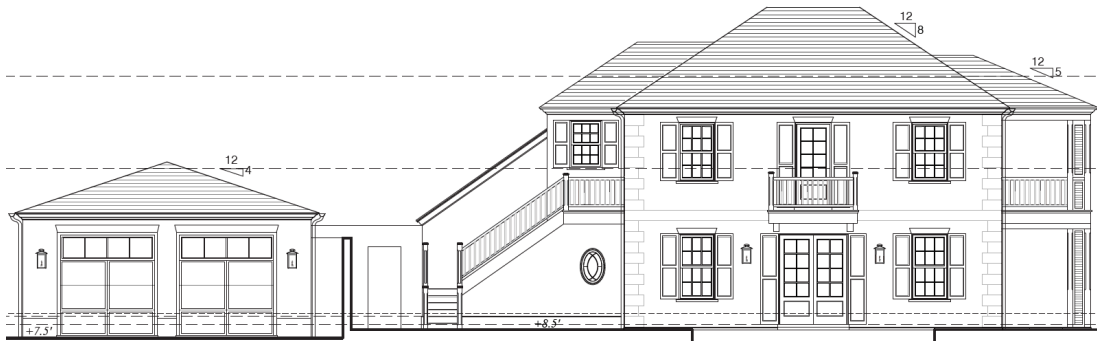
Currently proposed rear (west) elevation.



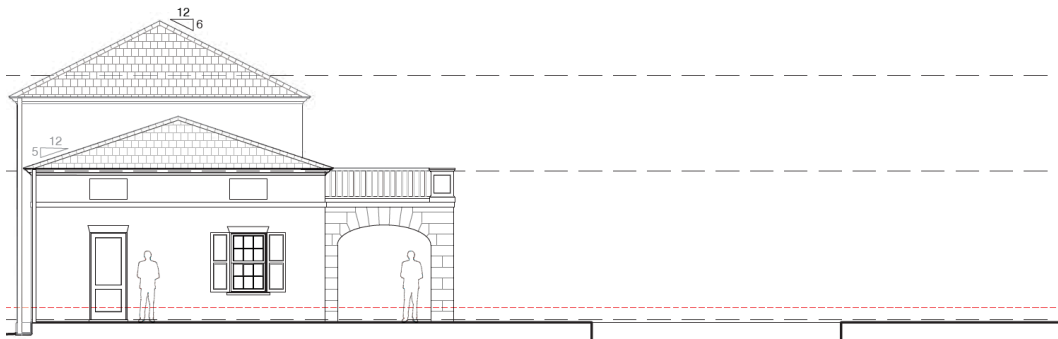
Previously proposed side (north) elevation at main house.



Currently proposed side (north) elevation at main house



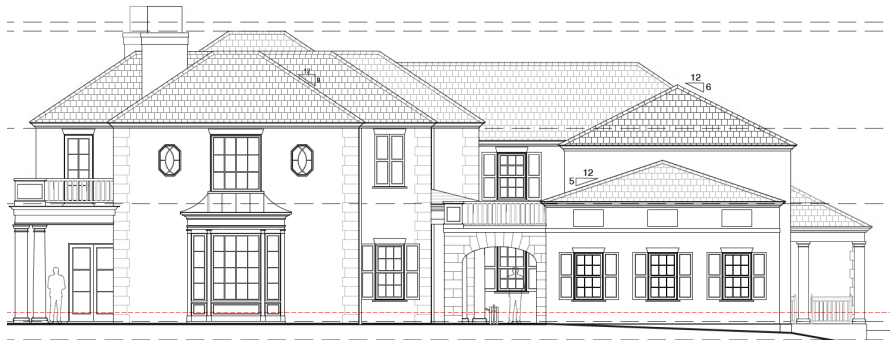
Previously proposed side (north) elevation at pool house.



Currently proposed side (north) elevation at pool house.



Previously proposed side (south) elevation at main house.



Currently proposed side (south) elevation at main house.



Previously proposed side (south) elevation at pool house.



Currently proposed side (south) elevation at pool house.

The site will be accessed via a single gated vehicular curbcut at Seaspray Avenue or via a gated pedestrian access off of Seabreeze Avenue. Hardscape materials are proposed in stone with grass joints at the arrival court. The site is proposed to be surrounded on all sides by a masonry site wall with heights varying from 4' to 7'. The rear of the property features an expansive lawn traversing down to the Lake Trail, with 3 large green buttonwood trees proposed along the west property line. A 4' aluminum picket pedestrian gate is proposed to match those at the main entries and will provide access to the lake trail.



Previously proposed rendered landscape and hardscape plan.



Currently proposed rendered landscape and hardscape plan.

CONCLUSION:

Approval of the project will require one (1) motion 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