



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**PLANNING, ZONING, & BUILDING DEPARTMENT**  
**PZ&B Staff Memorandum: Architectural Commission**

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

**SUBJECT:** ARC-24-0143 1404 N LAKE WAY

**MEETING:** FEBRUARY 26, 2025 ARCOM

**ARC-24-0143 1404 N LAKE WAY.** The applicant, Jason Capello (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a pergola with associated landscape and hardscape changes.

**Applicant:** Jason Capello  
**Architecture:** Environment Design Group

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence – 1404 N Lake Way" as prepared by **Environment Design Group**, dated January 14, 2025.

The following scope of work is proposed:

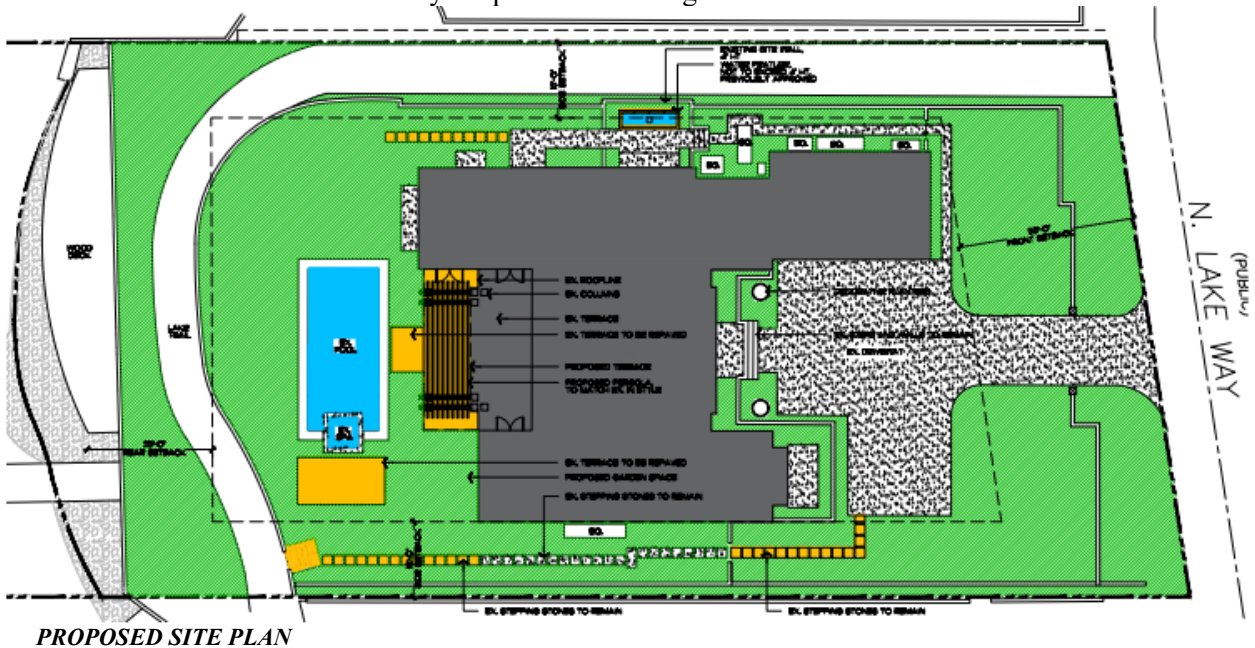
- Addition of a rear yard pergola.
- Installation of new pool pavers.
- Modifications to existing landscape.

Site Data			
<b>Zoning District</b>	R-A	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	19,563 SF		
<b>Overall Landscape Open Space</b>	Required: 50% Existing: 54.13% Proposed: 53.34%	<b>Front Yard Landscape Open Space</b>	Required: 45% Existing: 54.6% Proposed: 54.6%
Surrounding Properties			
<b>North</b>	1430 N Lake Way   Residence / R-A		
<b>South</b>	1400 N Lake Way   Residence / R-A		
<b>East</b>	1421 N Lake Way   Residence / R-A		
<b>West</b>	Intracoastal Waterway		

**STAFF ANALYSIS**

A preliminary review of the project confirms that the proposed application is consistent with the Town's zoning code. The current request involves the demolition of an existing rear pergola, located at the southwest corner of the residence, and the construction of a new pergola, which will be centered in front of the existing swimming pool. The new structure will be designed to match the style of the previous pergola.

A low site wall and privacy hedge currently exist along the western property line, adjacent to Lake Trail, providing limited visibility from the public right-of-way. The installation of the new pergola will maintain this limited visibility for pedestrians along the trail.



**RENDERING OF PROPOSED REAR YARD PERGOLA**

While the scope of work is minor in nature, the potential visibility of the elements from the right-of-way (Lake Trail) triggers the need for the project to appear to the full Commission.

**CONCLUSION:**

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one (1) motion to be made by the Commission:

- (1) for the overall design of the project in accordance with the criteria, subject to any imposed conditions.

WRB:JGM:SCP