



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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

MEETING: AUGUST 28, 2024 ARCOM  
SEPTEMBER 11, 2024 TC

**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.

**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.

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

**THE PROJECT:**

The applicant has submitted plans, entitled "RESIDENCE AT 203 S LAKE TRAIL" as prepared by **Robert A.M. Stern Architects**, uploaded July 12, 2024.

The following scope of work is proposed:

- Construction of new, two-story, single-family residence with one-story pool house.
- Final landscape, hardscape and swimming pool improvements.
- Installation of new padel court.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

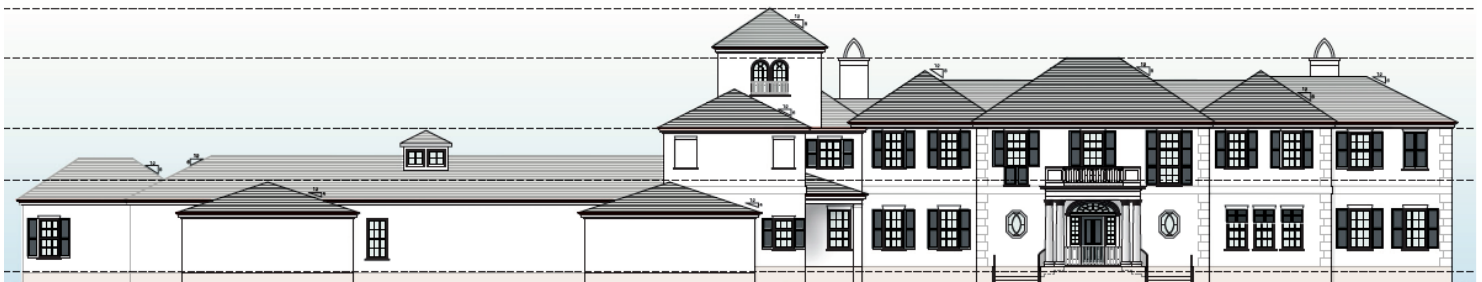
- **SPECIAL EXCEPTION 1:** Sec. 134-1668: A request for a special exception to provide 10.6 ft of off-street vehicle queueing space between a vehicular gate and the edge of pavement, in lieu of the 18 ft required, on a cul-de-sac street (Seabreeze Ave).
  - *This special exception was advertised; however, the design was modified to eliminate the need for the request.*

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

Site Data			
<b>Zoning District</b>	R-A (ESTATE RESIDENTIAL)	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	72,826 SF	<b>Crown of Road</b>	+2.02' NAVD
<b>Lot Depth</b>	260.01'	<b>Lot Width</b>	281.23'
<b>Lot Coverage</b>	Permitted: 25% (18,206 SF) Proposed: 16.2% (11,766 SF)	<b>Enclosed Square Footage</b>	Proposed: 16,578 SF
<b>Building Height</b>	Permitted: 25' Proposed: 24'-2"	<b>Overall Building Height</b>	Permitted: 35' Proposed: 35'
<b>Finished Floor Elevation</b>	Proposed: +9.0' NAVD	<b>FEMA Flood Zone</b>	ZONE AE
<b>Maximum Fill</b>	Permitted: 3.5' Proposed: 3.5'	<b>Zero Datum</b>	+7.0' NAVD
<b>Overall Landscape Open Space</b>	Required: 50% Proposed: 52%	<b>Front Yard Landscape Open Space</b>	Required: 45% Proposed: 80%
Surrounding Properties / Zoning			
<b>North</b>	11 S Lake Trl   Residence / R-A		
<b>South</b>	14 S Lake Trl   Residence / R-A		
<b>East</b>	442 Seaspray Ave & 443 Seaview Ave   Residences / R-B		
<b>West</b>	Lake Trail & Lake Worth Lagoon		

### **STAFF ANALYSIS**

The applicant is proposing the construction of a new two-story residence with one-story pool house, with final hardscape, landscape, swimming pool and padel court. The parcel is located on west ends of both Seabreeze and Seaview Avenues, with water frontage. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code and requires two (2) special exceptions to achieve the application as proposed.



The subject property is a large, double lot with some irregularly shaped portions at the east end of the site located at the western most termini of both the south side of Seabreeze Avenue and the north side of Seaview Avenue. The proposed structure spans the north-south width of the parcel to the required setbacks. The northern half of the parcel features the main two-story massing and front entry. The southern half of the parcel features a one-story wing with garages, pool house, and guest and exercise rooms surrounding a pool court yard. The rear of the structure features first and second floor covered outdoor spaces overlooking the pool and Lake Worth.



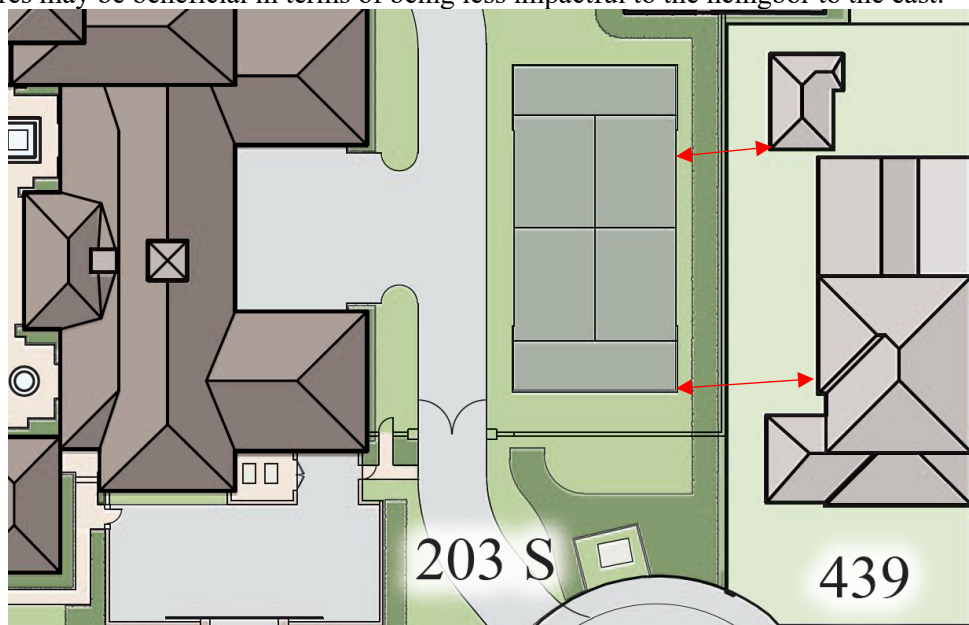
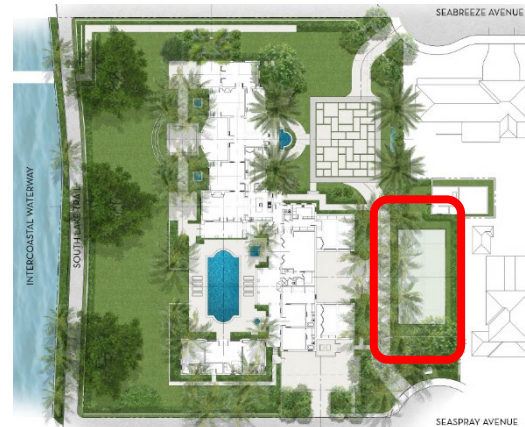
The structure also features an observation tower feature projecting beyond the top of the second story roof, which is permitted by code in this zoning district. An accessory structure housing a generator exists in a notch on the west. A variety of window styles are proposed, with a majority of the windows on the front of the structure 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 topped with a cast stone ballustrade, cast stone endablature, cast stone columns, wrought iron railing and limestone base. The front door is a custom mahogany door painted to match the shutters and features an arched transom and sidelights. Roofing material is a custom color Ludowici slate shingle, gutters are proposed in copper, and exterior finishes are proposed in "Santa Barbara" stucco finish painted white and white limestone accents.

The site is proposed to be accessed via one of three entries. The main access leading to the front entrance and arrival motor court is located on the northern part of the parcel off of Seabreeze Avenue. At the south, two more entrances are proposed; one leading to a service parking area and the other leading first to the garage parking court and then connecting back to the main arrival court. Vehicular gates are proposed at all vehicle entrances. The vehicular and pedestrian gates at the primary and secondary entrances swing into the



site and provide transparency into the estate between aluminum pickets. The vehicular gates proposed at the service entry are sliding gates and they are opaque, which will aid in screening the service vehicles from view as pedestrians traverse the side of the property to the Lake Trail. 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 leading down to the Lake Trail, with 3 large green buttonwood trees proposed evenly spaced along the west property line. A 4' aluminum picket gate is proposed to match those at the main entries and will provide access to the lake trail.

A padel court is proposed at the south-east part of the property. No variances are required for the padel court, however, a special exception must be granted by the town council before the installation of "any facility involving the use of ball backboard or rebound wall". Requirements for granting a Special Exception are found in Sec. 134-229 (1) – (14). ARCOM does not need to make a motion on the special exception request, however, the proposed court will be considered as part of the overall design review for the new site. The size of the court measures 66'-8" in length and 33'-8" in width surrounded by a 10' high wall enclosure and is located setback 10'-1" from the east property line. While compliant with the setback requirement, padel courts have been known to produce more noise than tennis courts. This is due to the glass cage around the court (which is part of the game), the ball and the racket, which is of a different material than a tennis racket. Immediately abutting the property is 439 Seabreeze Avenue, a modest two story residence constructed in 1926 and recently renovated. The padel court is located directly west of most of the neighboring residence about 25' away. Between the padel court and the neighboring residence is a row of Green Buttonwood hedges planted at 8' and a 6' high sitewall on the property line. Staff notes while this does appear to be a convenient placement for the applicant, the site is *extremely* large at +70,000 SF, and finding another location further from neighboring structures may be beneficial in terms of being less impactful to the neighbor to the east.





**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.

Approval of the project will require one (1) motion to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) special exception by the Town Council, and that the special exception **shall** or **shall not** be granted and that all the criteria applicable to this application as set forth in [Sec. 134-229](#), items 1 through 14 have been met.

WRB:JGM:BMF