

October 07, 2024

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Re: 203 S Lake Trail, Palm Beach, FL 33480  
ARC-24-0027  
Letter of Intent (LOI) RESUBMISSION

RAMSA

Site History:

The property of 203 S Lake Trail has a lengthy record of owners dating back to early 1930s. However, when Mr. C.D. Strout took ownership of the property, he commissioned local architect, John L. Volk, to complete the design of his single-family residence in 1937. Volk's design included a main house, pool, and a pool pavilion to the south.

The homestead had numerous repairs over the last 87 years, few of which included major additions and renovations in the late 1970s and late 1990s. The 1990s renovations included major interior and exterior character updates, as well as the addition of a garage wing and a free-standing storage structure. Most recently, the current owners made minor repairs to the exterior and remodeled a few interior rooms in 2010-11.

The Proposal:

This project consists of the demolition of an existing two-story residence, one-story pool house, two-story garage, and one-story generator structure and the construction of a new two-story single-family residence with one-story garage and two-story pool house. A new pool is proposed in the approximate location of the existing pool. New landscaping and hardscaping are proposed on the entirety of the site. The existing dock will remain.

The proposed house and pool house structures conform to, or exceed, the setbacks requirements for the property. The FEMA base flood elevation requirement for the site is 7.0 NAVD. The finished first floor elevation of the proposed two-story portion of the house will be at elevation 10.0 to mitigate any potential future flooding. The proposed pool house is designed to have a floor at elevation 9.0 and the one-story garages at elevation 7.5. The fill proposed across the site will not exceed the maximum lot fill height of 3.5 feet.

The existing driveway entrance into the site along the right-of-way connecting the Seaspray cul-de-sac to the South Lake Trail will be removed and a new driveway entrance is proposed at the Seaspray Avenue cul-de-sac. A secondary entrance is proposed at the Seabreeze Avenue cul-de-sac. This had been the original entry to the property in the 1930s, the restoration of which had been approved by town variance #53-90, dated September 12, 1990. Both entrances are proposed with entry gates set back at a minimum of 18'-0" from the cul-de-sac for appropriate off-street queuing space.

The maximum lot coverage for the zoning district R-A Estate Residential is 18,206 square feet (25%) with the proposed coverage at 13.6% (9,933 square feet). This is smaller than the existing 16.2% (11,766 square feet). The footprint of the proposed house and pool house are approximately sited at the location of the existing house and pool house, set further west from the neighbors. The structures now, however, conform to the required setbacks.

Per Section 18-205, the proposed project is designed in good taste and of a scale and character compatible with its neighborhood. The overall siting of the house, accessory structure, and pool mimic the historic home and pool house locations. The design is inspired by and references details from the original 1937 John Volk house designed for the property and subsequently obscured by later additions. The accessory space remains subservient to the massing of the main house yet continues the sequence of two-story

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structures along Seaspray Avenue. The two-story house massing incorporates covered porches, bays, and steps in the façade to create architectural interest and to enhance the visible perspective to neighbors and the public. The pitched roof will be at an overall building height of 35'-0".

Design Revisions following 2024-08-28 ARCOM Response:

Following the comments from the ARCOM committee and neighbors at the August 28, 2024 meeting, we have revised the design per below:

- Sport padel court has been removed from the project
- The previously proposed Observation tower has been removed from the project
- Existing generator building at the east has been removed from the project
- The previously proposed guest wing at the east along the driveway, connecting the main house to the pool house, has been removed
- The overall lot coverage has been reduced from 18.2% (13,821 square feet) to 13.6% (9,933 square feet)
- Enclosed square footage has been reduced from 16,578 square feet to 13,812 square feet
- Landscape Open Space (LOS) has increased from 52% (37,583 square feet) to 67.92% (49,045 square feet)
- Existing driveway along the right-of-way connecting the Seaspray cul-de-sac to the Lake Trail along with additional guest parking area has been removed
- The proposed driveway and entry court has shifted to the west, pulling it further from the neighbors to the east
- The existing garden gazebo is incorporated into the proposed landscape
- A larger area for mechanical equipment has been identified outside the setbacks and includes a perimeter wall and significant landscaping.
- The massing of the main house has shifted 5'-0" west, allowing a greater setback to the neighbors at the east
- The projecting massing of the east main entry of the house has been removed
- The façade facing the lake (west) has been modified so that flanking wings have been pulled back from the central massing of the house
- The west terraces have been reduced in depth
- The detailing of the exterior has been refined and continues to be informed by the historic elements from the pre-existing John L. Volk
- The pool house has been pulled back from the Lake Trail and redesigned

Sincerely,



Randy Correll  
Partner RAMSA