



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 *WRB*
Director PZ&B

SUBJECT: ARC-24-0027 203 S LAKE TRL

MEETING: AUGUST 28, 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.~~

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.

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 the latest revision removes both special exception requests and is therefore no longer a 'combo' project.

THE PROJECT:

The applicant has submitted plans, entitled "RESIDENCE AT 203 S LAKE TRAIL" as prepared by **Robert A.M. Stern Architects**, uploaded October 07, 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) were originally advertised under application ZON-24-0034 for the project:

- ~~**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(e)&(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: 18.1% (13,181 SF) Proposed: 13.6% (9,933 SF)	Enclosed Square Footage	Prev. Proposed: 16,494 SF Proposed: 13,812 SF
Building Height	Permitted: 25' Proposed: 24'-2"	Overall Building Height	Permitted: 35' Proposed: 35'
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: 52% Proposed: 67.92%	Front Yard Landscape Open Space	Required: 45% Previously Proposed: 80% Proposed: 78.44%
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 pool house, 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. The parcel is of an estate size, and the proposed finished floor area 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 previously heard by ARCOM, and the applicant has resubmitted plans in response to comments of the commission. The changes made by the applicant from the previous submittal have reduced proposed lot coverage by 3,284 sq ft from 13181 sq. ft. (18.1%) down to 9,933 sq ft (13.6%) and proposed enclosed square footage is reduced by 3,682 sq. ft. from 16,494 sq. ft. down to 13,812 sq. ft. Proposed landscape open space

has increased by 11,462 SF from 37,853 SF (52%) up to 46,045 SF (67.92%). Only one motion will be required by the Commission.



The subject property is a large 1.67 Acre (1.82 Palm Beach Acres) estate parcel with some irregularly shaped configurations at the eastern end 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 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 garages, pool house, and loggia surrounding a swimming pool court yard. The rear of the structure features first and second floor covered outdoor spaces overlooking the pool and Lake Worth Lagoon.

The changes from the previous review include elimination of the padel court (removing the need for a special exception) and elimination of the existing generator building; both of these features were located in close proximity to neighbors on the east side of the subject parcel. The number of proposed curb cuts has been reduced from three to two, with elimination of the previously proposed service parking area at the existing curb cut on the south side of the property at the Lake Trail entrance. The main motor court has been shifted to the west, away from neighboring properties to the east. A centralized mechanical equipment area has been identified and located outside of the required setbacks with sitewalls and landscaping for screening. Rear (west) terraces at the main structure have been reduced in size.

The tower element has been totally removed from the proposed design, as well as the one story connecting guest house feature which was previously proposed; a smaller unenclosed loggia is proposed instead. The pool house has increased from one story to two stories, and is detached from the primary structure. The massing of the main house is shifted west away from neighboring properties and the pool house feature has moved further from the Lake Trail. Modifications were made to the massing and projections on the east and west facade of the main structure. Architectural details have been further refined in an effort to lend to the original John Volk designs.

A variety of window styles are proposed, with a majority of the windows on the front of the structure 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 topped with a cast stone entablature, cast stone columns, wrought iron railings and a limestone base. The front door is a solid-paneled, 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.



Previously proposed front (east) elevation.



Currently proposed front (east) elevation.



Previously proposed rear (west) elevation.



Currently proposed rear (west) elevation.



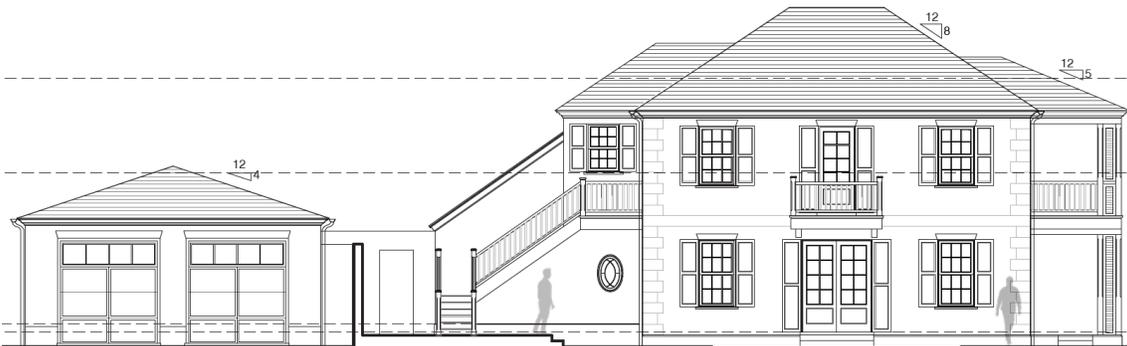
Previously proposed side (north) elevation at main house.



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 pool house.



Currently proposed side (south) elevation at pool house.

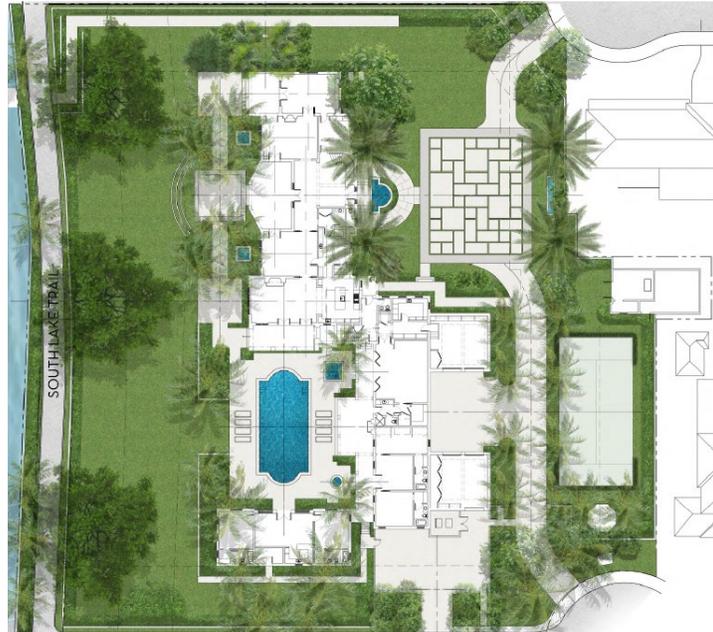


Previously proposed side (south) elevation at main house.



Currently proposed side (south) elevation at main house.

The site is proposed to be accessed via one of two 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 another curb cut is proposed which connects to the main arrival court. Vehicular gates are proposed at both vehicle entrances. The vehicular and pedestrian gates at the primary and secondary entrances swing into the site and provide views into the estate between aluminum pickets. 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 evenly spaced 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 landscape rendering.



Currently proposed landscape rendering.

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.