



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission

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

SUBJECT: ARC-24-0027 203 S LAKE TRL

MEETING: JANUARY 29, 2025, 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, 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, 2024, ARCOM meeting to allow time for further study and refinement of the application.

At the December 20, 2024, hearing, the commission approved the redesigned primary structure and landscape plan with the guest house to return with a focus on the restudy of the size and style of the structure.

THE PROJECT:

The applicant has submitted plans, entitled "GUEST HOUSE AT 203 S LAKE TRAIL" as prepared by **Robert A.M. Stern Architects**, uploaded January 10, 2025.

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(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: 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.



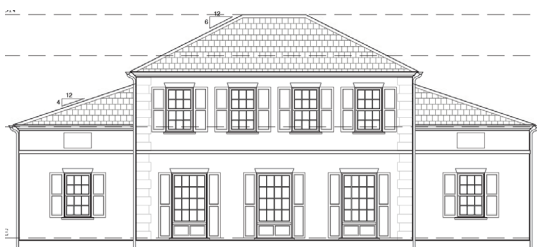
The application has been heard by ARCOM three times previously, with the main house approved and the guest house to return for further study/review. The applicant has resubmitted plans in response to comments of the commission from the December hearing. The guest/pool house was revised to be reduced by 350 sq ft and the materials of the guest house have been revised to feature a custom copper roof in a diamond pattern and limestone accents that will differentiate it from the primary structure. The pond has been expanded to the east and landscape revised to engage the eastern elevation of the accessory structure.



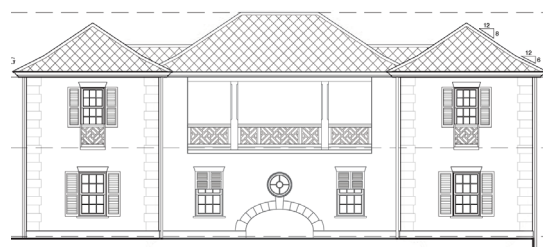
Previous Overall East Elevation



Proposed Overall East Elevation



Enlarged Previous East Guest House Elevation



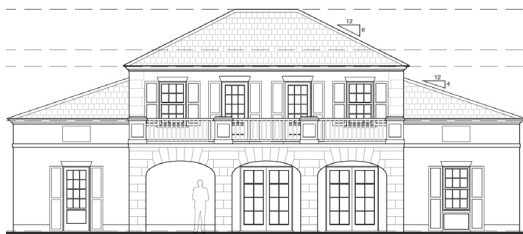
Enlarged Proposed East Guest House Elevation



Previous Overall West Elevation



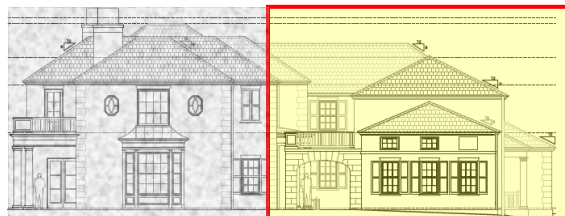
Proposed Overall West Elevation



Enlarged Previous West Guest House Elevation



Enlarged Proposed West Guest House Elevation



Previous Overall South Elevation



Proposed Overall South Elevation



Enlarged Previous South Guest House Elevation



Enlarged Proposed South Guesthouse Elevation



Previous North Guest House Elevation



Proposed North Guest House Elevation



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.