



**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-AP *WCB*  
Director PZ&B

SUBJECT: ARC-24-0131 288 SANDPIPER DR

MEETING: FEBRUARY 26, 2025 ARCOM

**ARC-24-0131 288 SANDPIPER DR.** The applicant, Mr. Kelly Williams, has filed an application requesting Architectural Commission review and approval for modifications and additions to the previously approved design of an existing one-story guest structure.

APPLICANT: Mr. Kelly Williams  
ARCHITECT: MP Design & Architecture

#### **HISTORY**

On December 15, 2023, this applicant received approval (4-3) from ARCOM for alterations and additions to the accessory structure with the conditions of: 1. keeping the lanai, 2. keeping east glass block plus the glass block strip. Town Council reviewed and approved the rear setback variance on January 10, 2024.

#### **THE PROJECT:**

The applicant has submitted plans, entitled "Mr. & Mrs. Forsyth Williams Guest House" as prepared by **MP Design & Architecture**, uploaded February 10, 2025.

The following scope of work is proposed:

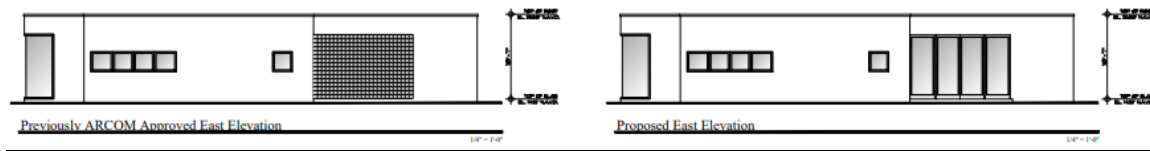
- Addition and enclosure of existing lanai to air-conditioned space
- Removal of glass block wall to be replaced with a pair of French doors and side lites

Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	Required: 10,000 SF Existing: 30,074 SF	<b>Crown of Road</b>	7.4' NAVD
<b>Lot Depth</b>	128'	<b>Lot Width</b>	233'
<b>Lot Coverage</b>	Permitted: 25% (7,518.5 SF) Existing: 23.6% (7,105 SF) Proposed: 24.74% (7,441 SF)	<b>Enclosed Square Footage</b>	Existing: 7,846 SF Proposed: 8,182 SF
<b>Cubic Content Ratio</b>	Permitted: 3.8 Existing: 2.63 Proposed: 2.68	<b>Rear Yard Setback</b>	Required: 15' Existing: 10.4' Proposed: 10.4' <b><i>Variance Approved</i></b>

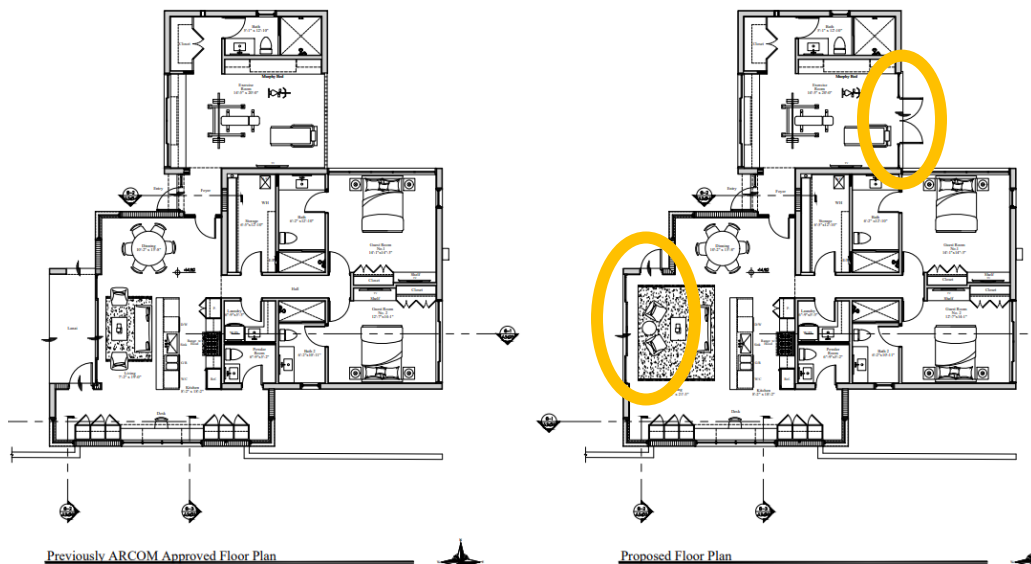
Surrounding Properties / Zoning	
North	975 N Lake Way / 289 Sandpiper Dr / 281 Sandpiper Dr   Residences / R-B
South	299 Tradewind Dr / 297 Tradewind Dr   Residence / R-B
East	280 Sandpiper Dr   Residence / R-B
West	970 N Lake Way   Residence / R-B

### **STAFF ANALYSIS**

The parcel at 288 Sandpiper Drive is a corner parcel bounded by Sandpiper Drive to the north, North Lake Way to the west, and residences to the east and south. The lot encompasses 30,000+ SF of area, an oversized parcel in the R-B zoning district. Properties over 20,000 SF in R-B zoning district are subject to more strict zoning regulations which normally apply to properties located in the Estate (R-A) or Large Estate (R-AA) residential districts. The property is currently improved with a two-story main residence, a single-story guest house, with hardscape and landscape improvements. The application seeks to modify the existing guest house by enclosing unenclosed covered portions of the structure. Previously, construction of a small (approx. 20 SF) addition was approved. Finishes on the accessory structure are proposed to match the primary residence.



The applicant is specifically seeking approval of modifications to the guest house that were not supported the last time the proposal came to ARCOM. The glass block wall on the east elevation is a unique architectural feature that relates to the one remaining vertical column of glass block on the north façade. The applicant wishes to replace the glass block wall with a pair of French Doors flanked by side lites for the gym. The west elevation would be impacted by the lanai enclosure.



**CONCLUSION:**

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require two (2) separate motions 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, and

WRB:JGM:FHM