




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 
Director PZ&B

SUBJECT: ARC-23-063 (ZON-23-059) 1265 N LAKE WAY (COMBO)

MEETING: JUNE 28, 2023 ARCOM
JULY 14, 2023 TC

ARC-23-063 (ZON-23-059) 1265 N LAKE WAY (COMBO). The applicant, 1265 N Lake Way LLC (Maura Ziska, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape and landscape on a nonconforming lot. The application shall be reviewed by the Town Council as it pertains to zoning relief/approval.

ZON-23-059 (ARC-23-063) 1265 N LAKE WAY (COMBO) – SITE PLAN REVIEW. The applicant, 1265 N Lake Way LLC (Maura Ziska, Manager), has filed an application requesting Town Council Site Plan Review for development of single-family dwelling on a lot deficient in lot width in the R-B zoning district. The Architectural Commission shall perform design review of the application.

Applicant: 1265 N LAKE WAY LLC (Maura Ziska, Manager)
Professional: LaBerge & Menard, Inc. (Chris Kidle)
Representative: Maura Ziska, Esq.

THE PROJECT:

The applicant has submitted plans, entitled "1265 N LAKE WAY NEW 2-STORY SINGLE FAMILY HOME" as prepared by **LaBerge & Menard**, dated May 16, 2023.

The following is the scope of work:

- Construction of a new two-story single-family residence
- New landscape, hardscape, and pool

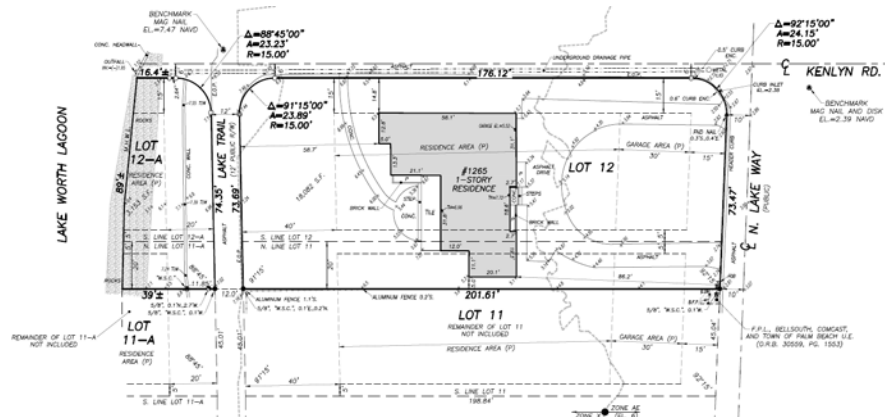
The following Special Exception, Site Plan Review and/or Variances are required to complete the project:

- **SITE PLAN REVIEW: [Sec. 134-893\(c\)](#):** Site Plan Review to permit the construction of a new single-family dwelling on an existing nonconforming lot in the R-B zoning district which is 73.47 ft in width in lieu of the 100 ft required.

| Site Data | | | |
|--|---|--|-----------------------------------|
| Zoning District | R-B | Future Land Use | SINGLE-FAMILY |
| Lot Size | 18,082 SF | Crown of Road (COR) | 3' NAVD |
| Total Enclosed SF | 6,549 | FEMA Flood Zone | ZONE X |
| Building Height from point of meas. | Permitted: 22' Proposed: 21.6' | Overall Building Height from point of meas. | Permitted: 30' Proposed: 24.5' |
| Finished Floor Elevation | 7' NAVD | Point of Measurement | 7' NAVD |
| Lot Coverage | Permitted: 30% (5,426 SF) Proposed: 26.5% (4,798 SF) | Maximum Fill | 2' |
| Landscape Open Space (LOS) | Required: 45% Proposed: 52% | Front Yard Landscape Open Space | Required: 40% Proposed: 50% |
| Surrounding Properties / Zoning | | | |
| North | Kenlyn Rd (Lake Trail) & 1978 1-story residence / R-B | | |
| South | New residence under construction / R-B | | |
| East | 1998 2-story residence / R-B | | |
| West | Lake Worth Lagoon | | |

STAFF ANALYSIS

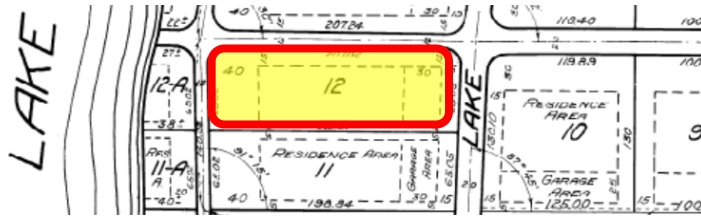
This application is presented to the Commission to consider whether all criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the following section of the Town zoning code.



Site Plan Review is required due to the nonconforming lot width. The parcel is deficient in minimum width (73.47') for the R-B Zoning district (100'), thus requires Site Plan Review and approval by Town Council. The subject property contains its original geometric configuration and dimensions as it was originally platted in 1925 as Lot '12' within the Bello Lido subdivision.

Staff has no objections to the granting of the Site Plan Review.

The application requests the construction of a new two-story residence described by the architect as being designed in a Tropical Contemporary style with landscape, hardscape, pool, and site improvements. The lot is oversized for a north end parcel at 18,000+ square feet, where only 10,000 is required. The applicant's proposed lot coverage is almost 5% less than permitted, and landscape open space exceeds minimum requirements.



The plan features a two-story residence on a corner parcel at the intersection of Kenlyn Road and North Lake Way. The Kenlyn Road ROW abutting the property is a pedestrian only access to the Lake Trail. The home features an arrival drive with a semi-detached side loaded, one story garage to the north and east, which is connected to the main home by a small open covered walk. The home spans the width of the lot with the majority of the massing being a wing running along the north setback line. The footprint of the second story is less than the first story, and features three terraces with planters off bedroom suites.

The southern portion of the site is mostly open, with a rectangular swimming pool running east to west with a small deck adjoining. The site is bound on all sides by a site wall, and the driveway is proposed to be gated. The structure is proposed to be clad in Ipe, Coral Stone, and smooth stucco, with glass railings and vertical rectilinear windows.

Conclusion

Approval of the project will require one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB:JGM:BMF