



**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 *WB*  
Director PZ&B

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

MEETING: AUGUST 23, 2023 ARCOM  
SEPTEMBER 13, 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.

### **HISTORY**

The application was reviewed at the June 2023 ARCOM hearing. The overall site planning and landscape plan was generally well received by the commission. The commission had mixed reactions to the previously proposed modern design of the structure and proposed materials. The application was deferred to August hearing to allow for restudy.

### **THE PROJECT:**

The applicant has submitted plans, entitled "1265 N LAKE WAY NEW 2-STORY SINGLE FAMILY HOME" as prepared by **LaBerge & Menard**, dated August 11, 2023.

The following is the scope of work:

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

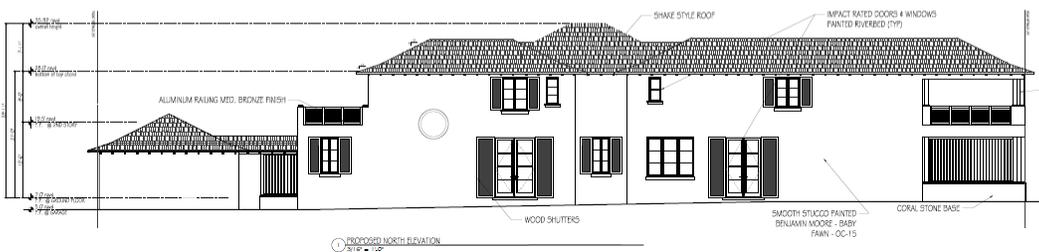
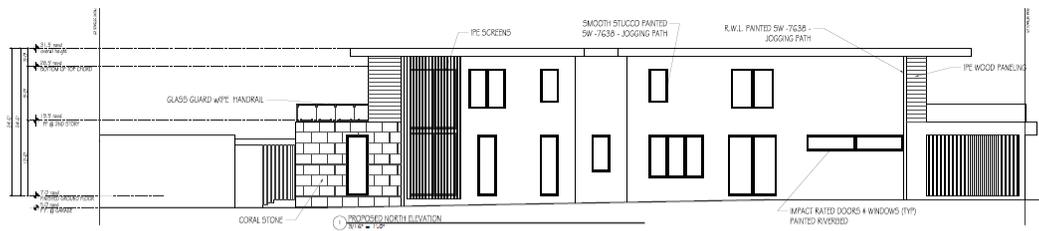
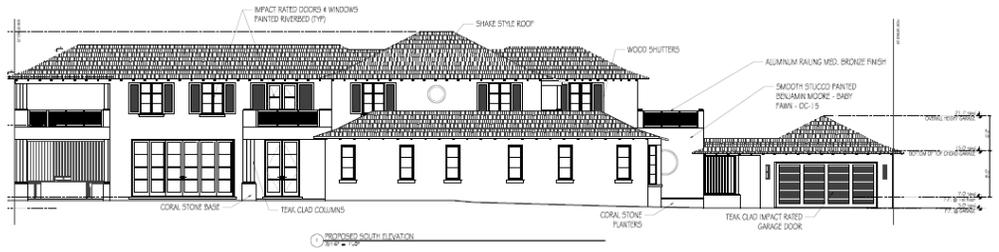
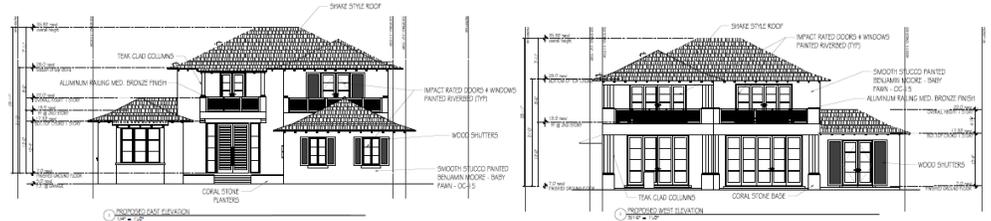
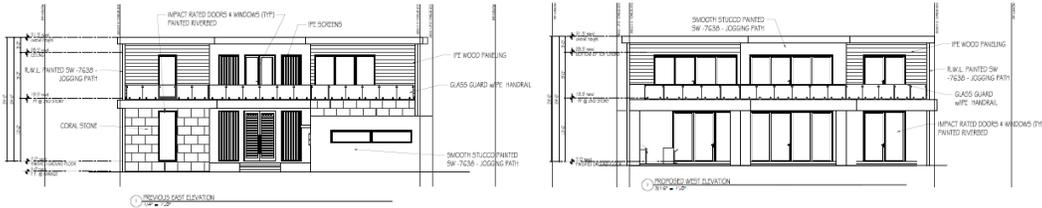
The following Special Exception, Site Plan Review and/or Variances are required to complete the project:

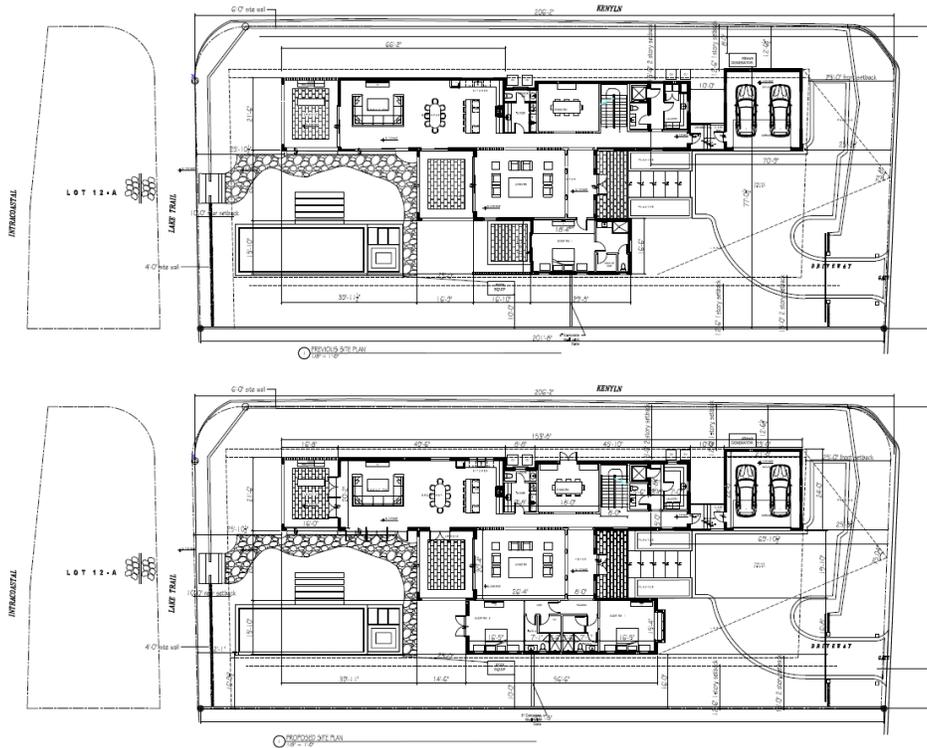
- **SITE PLAN REVIEW:** [Sec. 134-893\(c\)](#): Site Plan Review to permit the construction of a new single-family dwelling on an existing nonconforming lot in the R-B zoning district which is 73.47 ft in width in lieu of the 100 ft required.

<b>Site Data</b>			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	18,082 SF	<b>Crown of Road</b>	3' NAVD
<b>Total Enclosed SF</b>	Prev. Proposed: 6,549 SF Proposed: 6,505 SF	<b>FEMA Flood Zone</b>	ZONE X
<b>Building Height from point of meas.</b>	Permitted: 22' Prev. Proposed: 21.6' Proposed: 21'	<b>Overall Building Height from point of meas.</b>	Permitted: 30' Prev. Proposed: 24.5' Proposed: 28.9'
<b>Finished Floor Elevation</b>	7' NAVD	<b>Point of Measurement</b>	7' NAVD
<b>Lot Coverage</b>	Permitted: 30% (5,426 SF) Prev. Proposed: 26.5% (4,798 SF) Proposed: 28.8% (5,212 SF)	<b>Maximum Fill</b>	2'
<b>Landscape Open Space (LOS)</b>	Required: 45% Proposed: 52%	<b>Front Yard Landscape Open Space</b>	Required: 40% Proposed: 50%
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	Kenlyn Rd (Lake Trail) & 1978 1-story residence / R-B		
<b>South</b>	New residence under construction / R-B		
<b>East</b>	1998 2-story residence / R-B		
<b>West</b>	Lake Worth Lagoon		

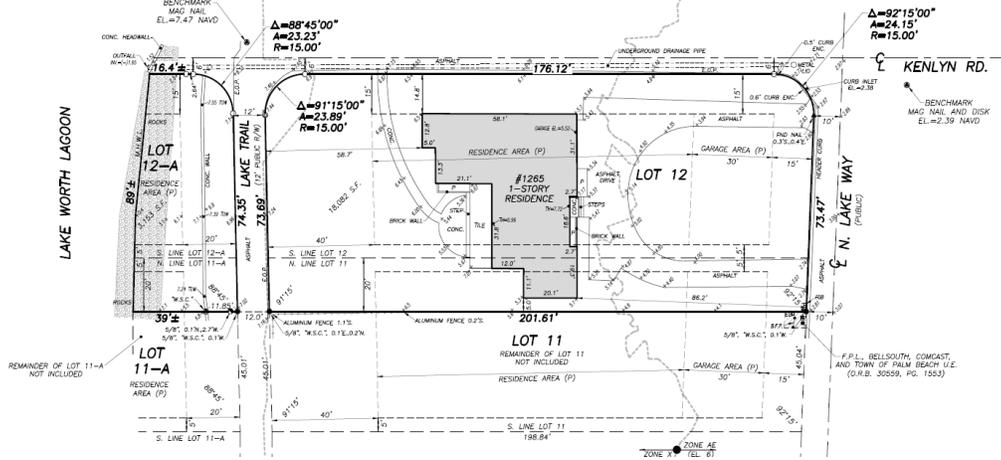
**STAFF ANALYSIS**

The applicant has resubmitted plans in response to commission comments. Major changes include a change in style from contemporary to a more traditional style, and an overall lightening of the color scheme. The site plan remains largely the same. The second story portion on the south wing has been eliminated and relocated to the first floor, expanding the first-floor footprint to provide an additional ground floor bedroom. The flat roof has been redesigned to be a pitched roof, previously proposed glass railings are now aluminum, and windows now feature divided lite patterns and shutters are incorporated.

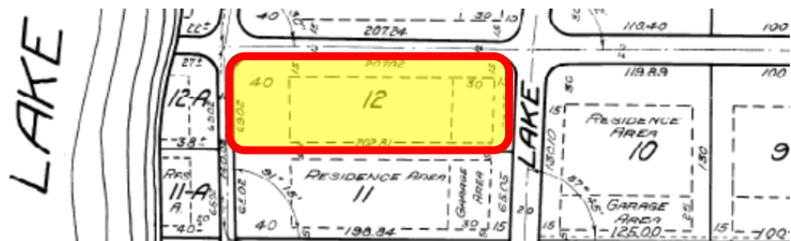




This application is presented to the Commission to consider whether all criteria in Sec. 18-205 have been met. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the following section of the Town zoning code.



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.

**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