



**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 *WB*  
 Director PZ&B

SUBJECT: ARC-23-136 1350 N LAKE WAY

MEETING: JANUARY 24, 2024

**ARC-23-136 1350 N LAKE WAY.** The applicant, 1350 North Lake Way Acquisitions LLC, has filed an application requesting Architectural Commission review and approval for replacement of a vehicular gate, front door and balcony railings and landscape and hardscape modifications.

Applicant: 1350 North Lake Way Acquisitions, LLC  
 Professional: Nievera Williams Design / Smith and Moore Architects

**HISTORY:**

The single-family residence at 1350 N Lake Way was built in 2013. In September of 2023 the applicant applied for a staff level application (A-23-03281) for several site modifications including the relocation of mechanical equipment, fenestration changes and shutter removal. Staff reviewed and approved partial equipment changes and required the balance of the application to return to ARCOM for review and approval.

**THE PROJECT:**

The applicant has submitted plans, entitled "1350 N LAKE WAY", as prepared by Nievera Willaims Design, date stamped by the Town, January 4, 2024

The following is the scope of work for the project:

- Replacement of the front driveway gate and additional parking with adjacent landscape improvements.
- Construction of a second story cold plunge/spa to west balcony.
- New balcony railings and front door.

Site Data			
<b>Zoning District</b>	R-A	<b>Lot Size (SF)</b>	36,270 SF
<b>Future Land Use</b>	SINGLE FAMILY	<b>Lot Coverage (SF)</b>	10,881 SF
<b>Landscape Open Space</b>	10,879 SF / 30%		
Surrounding Properties / Zoning			
<b>North</b>	1400 N LAKE WAY / SINGLE FAMILY / R-B		
<b>South</b>	1342 N LAKE WAY / SINGLE FAMILY / R-B		
<b>East</b>	167 DOLPHIN RD / SINGLE FAMILY / R-B		
<b>West</b>	INTERCOASTAL		

**STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, appears to be in accordance with the Town zoning code. The project designation manual matrix requires building alterations that impact the façade and architectural styles be heard by ARCOM. The removal of the parapet wall, cast stone balustrade and shutters is a departure from the previously approved plans. In addition, the installation of a new entry gate will be visible from the right of way and requires board approval.

At the December 15, 2023 ARCOM meeting the applicant presented the revisions. After discussion the item was deferred with direction to the applicant to restudy the balustrade and railings. The applicant resubmitted plans with revisions to the proposed piers and railings as well as changes to the master bedroom window assembly.

**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 subject project will require one (1) separate motions to be made by the Architectural Review Commission:

- (1) that the overall design of the project is in accordance with the criteria provided below, subject to any imposed conditions.

WRB:SCP