



**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-24-0100 745 N LAKE WAY

MEETING: DECEMBER 20, 2024 ARCOM

**ARC-24-0100 745 N LAKE WAY** The applicant, PB C-2022 TRUST (Madison Worth Architecture), has filed an application requesting Architectural Commission approval for exterior modifications, driveway configuration and installation of a site wall.

Applicant: PB C-2022 TRUST  
Architecture: Madison Worth Architecture  
Landscape: Nievera Williams Design

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence on North Lake Way" as prepared by Madison Worth Architecture, dated December 4, 2024.

The following scope of work is proposed:

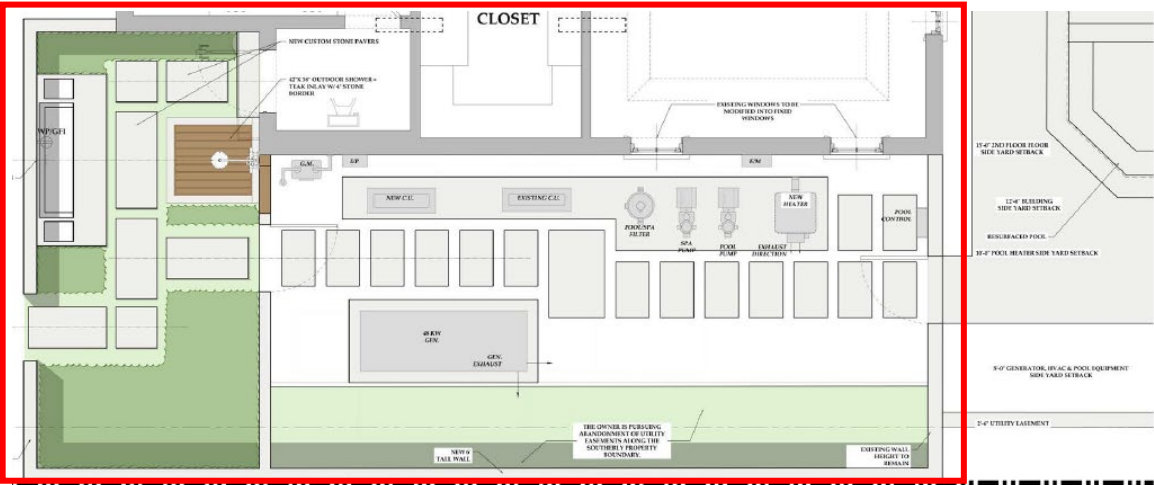
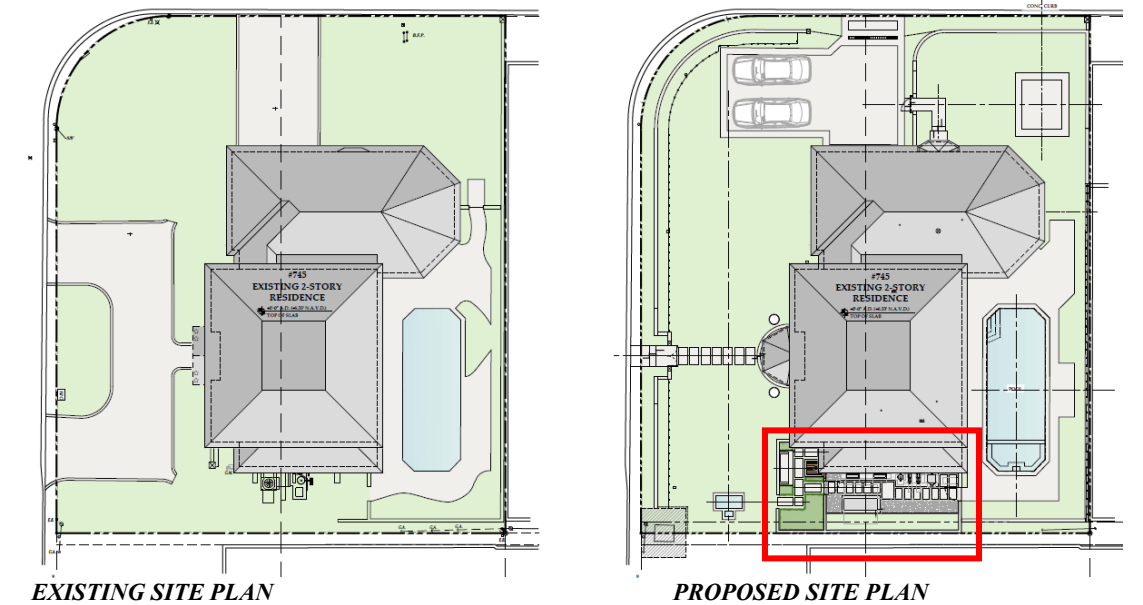
- Replacement of an existing entry portico.
- New driveway configuration.
- Replacement of an existing bay window with French doors.
- Installation of a covered walkway.
- Modification of mechanical equipment yard.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE FAMILY
Lot Size	11,366 SF	Lot Coverage	Existing: 25.39% Proposed: 25.81%
Overall Building Height	Existing: 38'2" Proposed: N/C	Cubic Content Ratio	Permitted: 3.986 Existing: 3.880 Proposed: 3.889
Finished Floor Elevation	Existing: 6.33' Proposed: 6.33'	Overall Landscape Open Space	Existing: 47% Proposed: 46.7%
Perimeter Landscape Open Space	Existing: 58% Proposed: 67.7%	Front Yard Landscape Open Space	Existing: 80% Proposed: 87%
Surrounding Properties			
North	755 N Lake Way   Residence / R-B		
South	735 N Lake Way   Residence / R-B		
East	266 Fairview Rd   Residence / R-B		

West	740 N Lake Way   Residence / R-B
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**STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code. The project involves several modifications to the existing two-story single-family residence. On the north side of the property, a new driveway configuration is proposed, from a straight access to a 'T formation'. Additionally, a window on the north elevation will be replaced with a pair of French doors, facilitating the installation of a covered walkway connecting to the driveway. The walkway will feature a stucco finish and be painted to match the existing home.

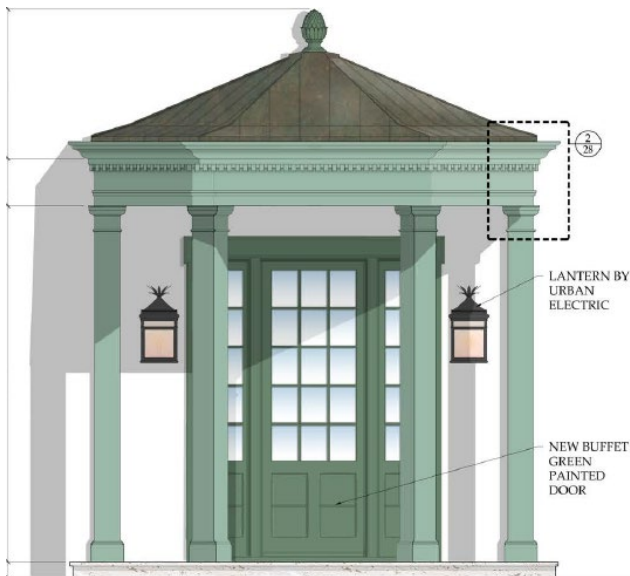


**ENLARGED VIEW OF PROPOSED EQUIPMENT YARD**

On the south side of the property, the existing mechanical yard will be updated to accommodate additional equipment, the installation of an outdoor shower, and new stone pavers. The applicant plans to retain the existing site walls while extending select sections to enhance screening.



***NEW ENTRY PEDESTRIAN GATE***



***NEW ENTRY ENTRY PORTICO***



***FRENCH DOOR ON NORTH ELEVATION***

**CONCLUSION:**

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec. 18-205 have been met. Approval of the project will require one (1) motion to be made by the Commission:

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

WRB:JGM:SCP