



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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: SEPTEMBER 27, 2023 ARCOM  
OCTOBER 11, 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 28, 2023 ARCOM hearing. The overall site planning and landscape plan was generally well received by the commission, but expressed mixed reactions to the previously proposed modern design of the structure and proposed materials. The application was deferred to the August 23, 2023 hearing to allow for restudy.

At the August 23, 2023 ARCOM hearing, the applicant presented a redesigned home with more classical design elements. Generally, the revised design was well received by the commission. Minor adjustments were suggested such as modifications to break up scale of the rear elevation, reevaluate how and where wood material was incorporated (rear loggia), shutter details, Lake Trail gate width, and lightening the color of the house. The commission voted unanimously to defer the project for one month to the September 27, 2023 hearing to allow for modifications.

### **THE PROJECT:**

The applicant has submitted plans, entitled "1265 N LAKE WAY NEW 2-STORY SINGLE FAMILY HOME" as prepared by **LaBerge & Menard**, dated September 5, 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.

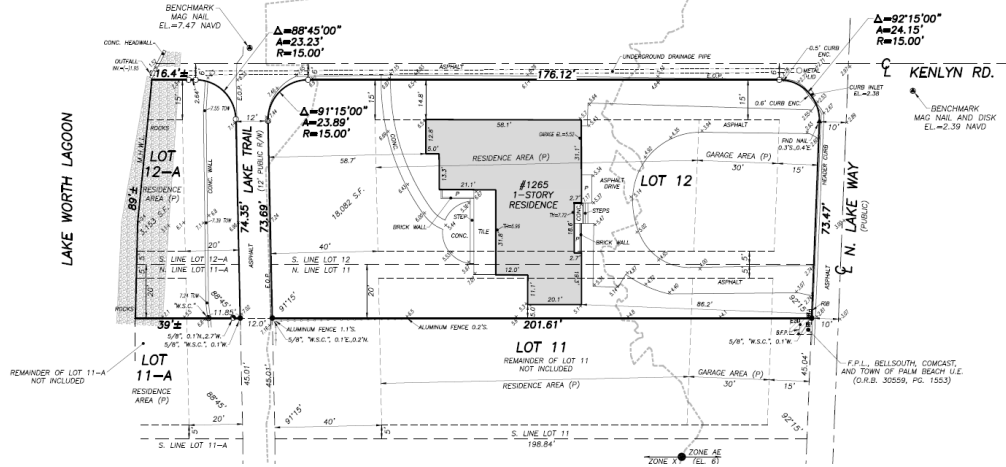
Site Data			
<b>Zoning District</b>	R-B	<b>Future Land Use</b>	SINGLE-FAMILY
<b>Lot Size</b>	18,082 SF	<b>Crown of Road</b>	3' NAVD
<b>Total Enclosed SF</b>	Prev. Proposed: 6,549 SF Proposed: 6,505 SF	<b>FEMA Flood Zone</b>	ZONE X
<b>Building Height from point of meas.</b>	Permitted: 22' Prev. Proposed: 21' Proposed: 21'-4"	<b>Overall Building Height from point of meas.</b>	Permitted: 30' Prev. Proposed: 28'-11" Proposed: 29'-4"
<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%
Surrounding Properties / Zoning			
<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**

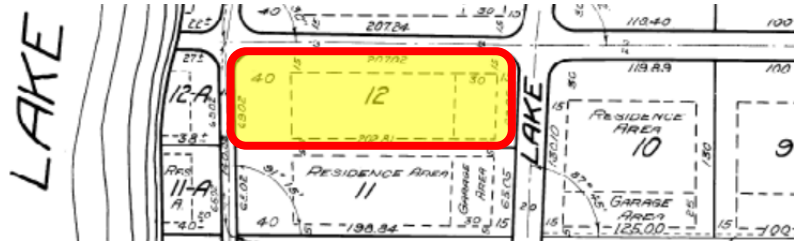
The applicant has resubmitted plans in response to commission comments. Changes include a breaking up of the roof at the rear loggia, addition of vented gables to the roof, changing shutters to louver design, darkening the wood elements, changing ground floor loggia columns from wood to masonry, reducing the size of the gate at lake trail, and raising the height of the roof.



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.

Approval of the project will require one motion to be made by the Town Council:

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

WRB:JGM:BMF