



**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<sup>WB</sup>  
Director PZ&B

SUBJECT: ARC-23-160 1246 N LAKE WAY

MEETING: DECEMBER 15, 2023

**ARC-23-160 1246 N LAKE WAY.** The applicants, Myron M. Miller, have filed an application requesting Architectural Commission review and approval for the site wide landscape and hardscape improvements to an existing residence.

Applicant: Myron M. Miller  
Professional: BGS Landscape Architecture & Engineering

**HISTORY:**

The two-story single-family residence was constructed in 1962. The property has received minor modifications including new garages doors and the installation of impact windows and doors. Staff approval A-23-03116 in July 2023 permitted the changes in roof material from a barrel tile to ultra white flat tile.

**THE PROJECT:**

The applicant has submitted plans, entitled "1246 N LAKE WAY", as prepared by BGS Landscape Architecture & Engineering, date stamped by the Town, November 09, 2023.

The following is the scope of work for the project:

- Demolition of existing pool, spa and deck, and installation of new pool and spa.
- New landscape and hardscape with landscape lighting.
- New driveway and site walls.

Site Data			
Zoning District	R-B	Lot Size (SF)	13,825 SF
Future Land Use	SINGLE FAMILY		
Lot Coverage	3,967 SF / 28.70%	Year Constructed	1962
Existing Open Space	5,810 SF / 42.03%	Proposed Open Space	6,452 SF / 46.67%
Surrounding Properties / Zoning			
North	1255 N LAKE WAY / SINGLE FAMILY / R-B		
South	1237 N LAKE WAY / SINGLE FAMILY / R-B		
East	1241 N LAKE WAY / SINGLE FAMILY / R-B		
West	INTERCOASTAL WATERWAY		

**STAFF ANALYSIS**

A preliminary review of the project indicates that the application, as proposed, appears to be in accordance with the Town code. Pursuant to the ARCOM Project Designation Matrix, the scope of work exceeds what may be reviewed and approved at the administrative level. The applicants are proposing site wide landscape and hardscape improvements. The proposed landscape plan plant list increases the Native trees to 100%, Shrubs and Vines to 31.89% and Groundcover to 54.92% which exceeds the required 30%. The proposed modifications also increase overall open space on the property with landscape buffers to the adjacent neighbors.

**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 motion 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