



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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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 Williams 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 parking with landscape improvements.
- Construction of a second story cold plunge/spa to west balcony.
- New balcony railings and front door.

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