



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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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-24-0114 (ZON-24-0092) 1010 N LAKE WAY (COMBO)

MEETING: JANUARY 29, 2025, ARCOM
FEBRUARY 12, 2025, TC

ARC-24-0114 (ZON-24-0092) 1010 N LAKE WAY (COMBO) The applicant, 1010 North Lake Trust LLC, has filed an application requesting Architectural Commission review and approval for elevation, shifting and renovation of a two-story house, addition of a loggia, new pool, hardscape and landscape requiring variances for lot coverage, setbacks and screening. Town Council shall review the application as it pertains to zoning relief/approval.

ZON-24-0092 (ARC-24-0114) 1010 N LAKE WAY (COMBO) The applicant, 1010 North Lake Trust LLC, has filed an application requesting Town Council review and approval for five (5) variances to exceed maximum lot coverage, encroach into side setbacks and construct a lower equipment screening wall that required, as part of an application for elevation, shifting and renovation of a two-story house, addition of a loggia, new pool, hardscape. The Architectural Commission shall perform design review of the application.

Applicant: 1010 North Lake Trust (Stephanie E. Heilborn, Trustee)
Architecture: Smith & Moore Architects (Peter Papadopolous)
Landscape: Nievera Williams Design (Mario Nievera)

HISTORY:

This north end lake side house was built in 1977 and has not had any modifications recently.

THE PROJECT:

The applicant has submitted plans, entitled "Final Submittal 1/10/25 ALTERATIONS FOR 1010 NORTH LAKE TRUST" as prepared by **Smith and Moore Architects, Inc**, uploaded January 10, 2025.

The following scope of work is proposed:

- Renovation of an existing 1- and 2-story single-family, lakefront residence.
- Raising the existing structure and shifting the structure east.

The following Special Exception, Site Plan Review, and/or Variance(s) are required to complete the project:

- **VARIANCE 1:** Section 134-893 (11) (b.) Request for a variance to allow 34.1% Lot coverage in Lieu of 30% allowed by code (31.2% Existing)
- **VARIANCE 2:** Section 134-893 (7) (a.) Request for a variance to keep existing North, 1-story side yard, setback of 8'-0" in lieu of minimum 12'-6" required.

- **VARIANCE 3:** Section 134-893 (7) (a.) Request for a variance to keep existing South, 2-story side yard, setback of 10'-1-1/2" in lieu of minimum 15'-0" required.
- **VARIANCE 4:** Section 134-1729(1)(d) Request for a variance to allow a generator and pool equipment that will not be screened with a wall the height of said generator and pool equipment.
- **VARIANCE 5:** Section 134-1728(c) Request for a variance to allow pool heater without a pump house.

Site Data			
Zoning District	R-B Low Density Residential	Future Land Use	SINGLE-FAMILY
Lot Size	18,795 Sq. Ft.	Crown of Road	+3.87' NAVD
Lot Depth	171'	Lot Width	110'
Lot Coverage	Permitted: 30% (5,639 sq ft) Existing: 31.2% (5,866 sq ft) Proposed: 34.3% (6,449 sq ft) <i>Variance Requested</i>	Enclosed Square Footage	Existing: 6,739 sq ft Proposed: 6,739 sq ft
Cubic Content Ratio (CCR)	Permitted: 3.91 Existing: 3.65 Proposed: 3.79	Angle of Vision	Permitted: 100° Max. Existing: < 100° Proposed: < 100°
Building Height	Permitted: 22' Existing: 17.63' Proposed: 17.63'	Overall Building Height	Permitted: 25' Existing: 18.38' Proposed: 20.99'
Finished Floor Elevation	Required: +7' NAVD Existing: +5.8' NAVD Proposed: +7.3' NAVD	FEMA Flood Zone	ZONE AE +6' NAVD
Maximum Fill	Permitted: 1.57' Proposed: 0'	Zero Datum	+7.0' NAVD
Overall Landscape Open Space	Required: 45% Existing: 42.67% Proposed: 45.24%	Front Yard Landscape Open Space	Required: 1,091.6 Sq Ft Existing: 1,879 Sq Ft Proposed: 1,354 Sq Ft
Surrounding Properties / Zoning			
North	1020 N Lake Way Residence / R-B		
South	1000 N Lake Way Residence / R-B		
East	342 Garden Rd Residence / R-B		
West	Intracoastal waterway Lake Worth Lagoon		

STAFF ANALYSIS

The applicant is proposing to renovate a one- and two-story single-family residence, including raising the finished floor of the existing structure and shifting the structure eastward. A preliminary review of the project indicates that the application, as proposed, is inconsistent with the Town zoning code and requires five (5) variances to achieve the application as proposed.



The subject property is located on the west side of North Lake Way between Garden Road and Eden Road with frontage on the Lake Worth Lagoon. The application proposes a complete renovation to the existing Regency style structure, including elimination of the mansard roof and replacement with a flat roof, modifications to the design of the existing parapet and balustrade at the flat roof. All window and door openings are proposed to be replaced with impact rated units, with some rearrangement and adjustments proposed to fenestration on side and rear elevations. In addition to the renovation, the applicant seeks to raise the existing structure by 1.5' to meet minimum finished floor requirements, and in the process of raising the structure, shift the structure three feet to the east. New covered loggias are proposed at the rear of the structure on the north and south sides. The entry door is proposed as a solid paneled door and building finishes are in a smooth painted stucco.

Additionally, sitewide landscape and hardscape updates are proposed which will result in an increase in the amount of landscaped open space.

The design requires five (5) variances as proposed.

The first variance relates to an expansion of the lot coverage due to the proposed new loggias. It is a fairly small increase because of open air spaces.

Code Section	Permitted	Proposed	Variance
Variance 1: Sec. 134-893(11)b.	30% lot coverage	34.1% lot coverage (31.2% existing)	4.1%

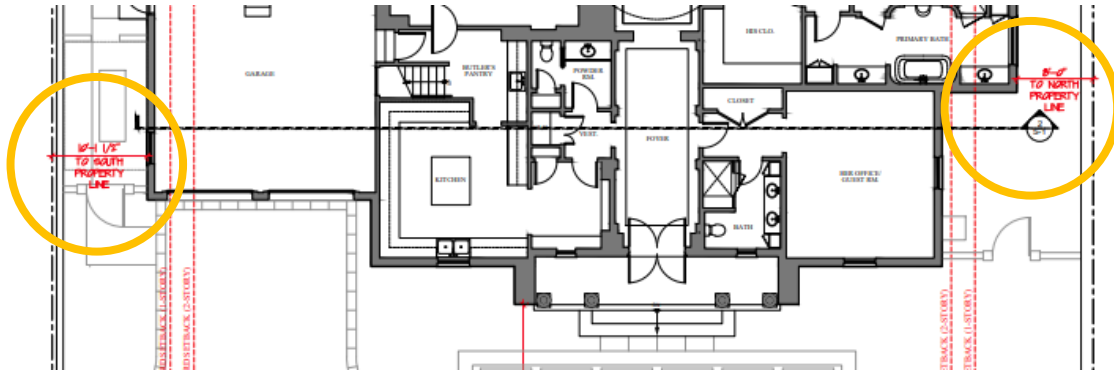
The second variance is the revesting of the north 1-story side yard setback. By lifting and relocating the structure more than 50% is being impacted and this is the mechanism to bring non-conformities compliance under the code.

Code Section	Permitted	Proposed	Variance
Variance 2: Sec. 134-893(7).	12'6" minimum one-story side yard setback	8'-0" (8' existing)	4'-6"

The third variance is similar to the second as it is the revesting of the south 2-story side yard setback.

By lifting and relocating the structure more than 50% is being impacted and this is the mechanism to bring non-conformities compliance under the code.

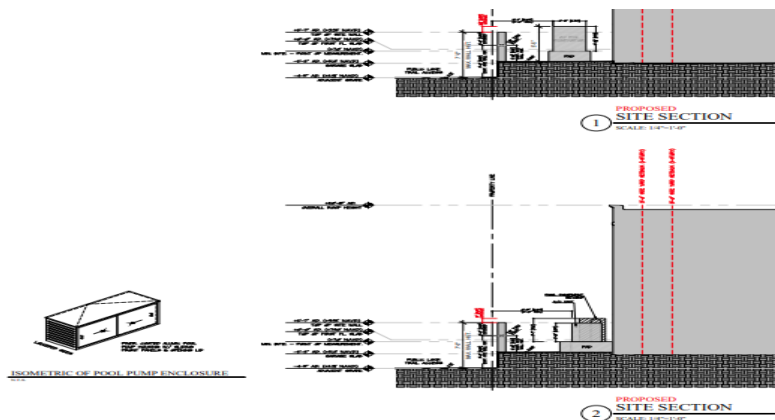
Code Section	Permitted	Proposed	Variance
Variance 3: Sec. 134-893(7) (a).	15'0" minimum two-story side yard setback	10'-1.5" (10'-1.5" existing)	3'-10.5"



The fourth variance relates to the screening of the proposed generator and pool equipment. Landscaping and a shorter a wall is proposed as the screening.

Code Section	Required	Proposed	Variance
Variance 3: Sec. 134-1729(1) (d).	Wall to screen mechanical equipment	landscaping	full

The final variance also relates to mechanical equipment, and it is that a pump house is not utilized for the pool equipment. .



Code Section	Required	Proposed	Variance
Variance 3: Sec. 134-1728(c).	Pump house	none	full

CONCLUSION:

Approval of the project will require two (2) separate motion(s) to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions, and
- (2) that the implementation of the proposed variances **will** or **will not** cause negative architectural impacts to the subject property.

Approval of the project will require one (1) separate motion(s) to be made by the Town Council:

- (1) for final determination of approval or denial of the (1) variance by the Town Council, and that the variances **shall** or **shall not** be granted that all the criteria applicable to this application as set forth in [Sec. 134-201\(a\)](#), items 1 through 7 have been met.

WRB:JGM: FHM: BMF