



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**  
**PZ&B Staff Memorandum: Landmarks Preservation Commission**

TO: LPC Chairperson and Members

FROM: Wayne Bergman, MCP, LEED-AP  
Director PZ&B

SUBJECT: COA-23-005 1095 N OCEAN BLVD.

MEETING: MARCH 22, 2023

**COA-23-005 1095 N OCEAN BLVD.** The applicants, Carl & Mary Jane Panattoni, have filed an application requesting Certificate of Appropriateness review and approval for architectural alterations including an updated balcony railing design, a new added gable roof second on the south end of the main house, and a revision to roof material. Landscape and hardscape updates include an updated driveway gate design, new entry step handrails, and revised pool terrace pavilion/pergola structure for the Landmarked property.

Applicant: Carl & Mary Jane Panattoni  
Professional: Keith Williams and Cody Sylvia | Nievera Williams Design

**HISTORY:**

The subject property was constructed circa 1925 in a Mediterranean Revival architectural style. There have been numerous alterations to the property over time, including fenestration alterations and additions approved by the Landmarks Preservation Commission in 2021.

The current application was initially reviewed by LPC at the January 2023 meeting, where the new glazed dining pavilion and kitchen were approved. The proposed changes to the roof, railing, and gate designs were deferred to the February meeting.

**THE PROJECT:**

The applicant has submitted plans, entitled "Mr. and Mrs. Panattoni", as prepared by **Nievera Williams Design**, dated March 6, 2023.

The following is the scope of work for the Project:

- Modified railing and gate designs.
- Installation of a new barrel tile roof

Site Data			
<b>Zoning District</b>	R-A Low Density Res.	<b>Lot Size (sq ft)</b>	46,300 SF
<b>Future Land Use</b>	SINGLE-FAMILY	<b>Total Building Size (sq ft)</b>	38,423 SF
Project			
	<b>Required/Allowed</b>	<b>Existing</b>	<b>Proposed</b>
<b>Lot Coverage</b>	25%	23.94% (11,086 SF)	24.49% (11,340)
<b>Landscape Open Space (LOS)</b>	Required 50% Existing 36% Proposed 42%	<b>Front Yard Landscape Open Space</b>	Required 45% Existing 27% Proposed 41%
Surrounding Properties			
<b>North</b>	1100 N Ocean Blvd.   Single Family Residence		
<b>South</b>	1075 N Ocean Blvd.   Single Family Residence		
<b>East</b>	Atlantic Ocean		
<b>West</b>	1080 N Ocean Blvd.   Single Family Residence		

### **STAFF ANALYSIS**

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met.

The application requests a series of architectural and site modifications to the Landmarked property, including roof replacement, railing replacement, and new vehicular gates. The previously proposed slate roof reviewed at the January meeting has been changed to a new barrel tile roof to match the existing material. Additionally, the proposed railing designs have been modified. The proposed vehicular gate has also been redesigned per LPC recommendation, as the applicants have removed the heavy wood surround/frame in exchange for a lighter and more transparent design with decorative metal scrollwork.

At the January 2023 LPC meeting the roof, entry step railings and pavilion was approved. The applicant is returning for approval of a modified railing design and entry gate style.

The application, as proposed, is zoning compliant and does not require zoning relief. 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.

WRB:JGM:JRH