



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-22-126 (ZON-22-088) 240 OLEANDER AVE (COMBO)

MEETING: March 29, 2023

ARC-22-126 (ZON-22-088) 240 OLEANDER AVE (COMBO). The applicant, PTMJM Florida Investment Properties, LLC (Patricia Lambrecht), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story apartment building and the construction of a new two-story single-family residence with final hardscape, landscape and pool, requiring variances due to deficient lot area and depth in the R-C zoning district and not provide required garage enclosure for two vehicles. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-22-088 (ARC-22-126) 240 OLEANDER AVE (COMBO) – VARIANCES. The applicant, PTMJM Florida Investment Properties, LLC (Patricia Lambrecht), has filed an application requesting Town Council review and approval for variances (1) for development on a lot which is deficient in minimum lot area and (2) deficient in lot depth in the RC zoning district and (3) to eliminate the two-car garage enclosure requirement by only providing a one-car garage, in conjunction with the construction of a new two-story single-family residence. The Architectural Commission will perform design review of the application.

Applicant: PTMJM Florida Investment Properties, LLC (Patricia Lambrecht)
Professional: B1 Architect LLC | Environment Design Group
Representative: Maura Ziska, Esq.

HISTORY:

The application was originally scheduled at the August 24, 2022 ARCOM agenda and deferred several times. At the November 18, 2022 ARCOM meeting, the item was presented. A motion to deny the application was made but failed for lack of second, after which the item was deferred to the January 25, 2023 meeting. Commission members requested a substantial redesign of the residence as the proposed Bermuda style was not considered to be compatible with the streetscape and because the house was viewed as being too large with oversized proportions. Several suggestions were made including the addition of a porch, incorporating a garage on the east and west sides, proposing an architectural design which is more compatible with the street, adding additional off-street parking, and creating more of a garden. At the January 25, 2023 meeting, the item was deferred to the February 22, 2023 ARCOM meeting at the request of the applicant.

THE PROJECT:

The applicant has submitted plans, entitled "ARCOM Final Submittal 240 OLEANDER AVENUE", as prepared by **B1 Architect LLC** dated March 7, 2023.

The following is the scope of work:

- Demolition of an existing two-story 3-unit apartment building.
- Construction of a new two-story residence requiring variances.
- Site wide landscape and hardscape improvements.

The following Special Exceptions, Site Plan review and/or Variances required to complete the project, and shall be reviewed by Town Council:

- **VARIANCE 1:** Sec. 134-948(1)a.: A variance for a lot area of 8,500 SF in lieu of the 10,000 sq. ft. required, in conjunction with the construction of a new single-family dwelling in the R-C Zoning District.
- **VARIANCE 2:** Sec. 134-948(3)a.: A variance for a lot depth of 85 ft in lieu of the 100 ft required, in conjunction with the construction of a new single-family dwelling in the R-C Zoning District.
- **VARIANCE 3:** Sec. 134-2179(b)(1): ~~A variance to provide one required off-street parking space in an enclosed garage where two garage parking spaces are required for new construction on a lot over 75 feet in width.~~ *Variance request is no longer required.*

Site Data			
Zoning District	R-C Medium Density Residential	Lot Size (SF)	Required: 10,000 SF Existing/Proposed: 8,500 SF <i>Variance Requested</i>
Lot Width	Required: 75 ft Existing/Proposed: 100 ft	Lot Depth:	Required: 100 ft Existing/Proposed: 85 ft <i>Variance Requested</i>
Lot Coverage	Permitted: 30% Proposed: 29.8%	Perimeter Open Space	Required: 50% Proposed: 72.68%
Landscape Open Space (LOS)	Required: 45% Proposed: 48.09%	Front Yard Open Space	Required: 40% Proposed: 67%
Building Height	Permitted: 22'-0" Proposed: 19'-6"	Overall Building Height	Permitted: 30'-0" Proposed: 25'-6"
Crown of Road	2.39 ft NAVD	Enclosed Garage Parking	Required: 2 Spaces Previously Proposed: 1 Space Currently Proposed: 2 Spaces <i>Variance Requested</i>
Finish Floor Elevation	7'-0"		
Fill	Permitted: 2.3' Proposed: 2.3'		

Surrounding Properties	
North	1959 251 Oleander Place 4-unit Condominium

South	1924 Two-story residence 1925 Two-story residence
East	1959 6-unit Condominium
West	1928 Two-story residence

STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. A review of the project indicates that the application, as proposed, appears to be inconsistent with the abovementioned sections of the Town zoning code.

The subject property is mid-block parcel containing an existing two-story 3-unit condominium built in 1952 and designed by Maurice Weintraub. The proposal includes the demolition of the existing building and the construction of a new two-story residence requiring variances. The lot area is 8,500 which is substandard in size for the R-C zoning district that requires 10,000 SF of lot area (variance #1) for development of the site with a single-family residence. Additionally, the lot is deficient in lot depth (variance #2).

The patterning of the immediate area consists of several multifamily buildings of varying age and architectural styles. The neighboring property to the west is a single-family residence, along with four others (237 Oleander, 233 Oleander, 221 Oleander, and 217 Oleander) on the block.

Based on feedback from the November 18, 2022 ARCOM meeting, the applicant has performed a total redesign of the proposed residence incorporating comments made by the commission. The current proposal now consists of a new, two-story single-family residence with 3,685 square feet of air-conditioned space designed in the Mediterranean style, two separate single car garage enclosures on the east and west side of the building (eliminating the need for previously required variance request #3) and two curb cuts. The home is sited in an “H” shape with a central front walkway leading from the sidewalk through a courtyard garden to an unenclosed covered porch. The swimming pool is centered in the rear of the home partially within a rear courtyard. The proposal now features two driveways and two garages flanking on either side of the residence, which will provide more off-street parking and eliminates the previously requested variance to forgo two required off-street parking spaces.

Based on feedback from the February 22, 2023 meeting the applicant has submitted a new design with less symmetry and an enhanced Mediterranean style. The proposal still features two driveways and two garages flanking on either side of the residence, which will provide more off-street parking.

Approval of the project will require three separate motions to be made by the Commission: (1) for the demolition of the existing three-unit structure, (2) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions, and (3) that the implementation of the proposed variances will/will not cause negative architectural impact to the subject property.