



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**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:** APRIL 19, 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 a new glazed dining pavilion and outdoor kitchen were approved. At the February 2023 meeting, replacement of the existing barrel tile roof with a new barrel tile roof was approved. The application came back to the Landmarks Commission in March for final review and approval of the balcony railings and gates, but was deferred for restudy.

**THE PROJECT:**

The applicant has submitted plans, entitled "Mr. and Mrs. Panattoni", as prepared by **Nievera Williams Design**, dated April 3, 2023.

The following is the scope of work for the Project:

- Balcony railing replacement
- Vehicular gate replacement

Site Data			
Zoning District	R-A Low Density Res.	Lot Size (sq ft)	46,300 SF
Future Land Use	SINGLE-FAMILY	Total Building Size (sq ft)	38,423 SF
Surrounding Properties			
North	1100 N Ocean Blvd.   Single Family Residence		
South	1075 N Ocean Blvd.   Single Family Residence		
East	Atlantic Ocean		
West	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 the replacement of existing balcony railings and vehicular drive gates. The balcony railing design has been simplified since the March meeting and utilizes a decorative center panel with ornate scrollwork surrounded by vertical balusters. The applicants have provided additional designs in elevation and rendering for the proposed metal vehicular gate.

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