


**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 Combination Memorandum: Architectural Commission (ARCOM) and Town Council**

**TO:** ARCOM Chairperson and Members

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

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

**MEETING:** APRIL 26, 2023 (ARCOM)  
MAY 10, 2023 (TC)

**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

applicant returned to the March 29, 2023 meeting and received comments regarding the proposed residence and how it relates to the diverse neighborhood. The project was deferred to the April 26, 2023 meeting.

This item was approved (7-0) at the 04/26/23 Architectural Commission. Additionally, the Commission motioned that the approval (7-0) of the three variances (including the reintroduced variance request #3

**THE PROJECT:**

The applicant has submitted plans, entitled "ARCOM Final Submittal 240 OLEANDER AVENUE", as prepared by **B1 Architect LLC** dated April 10, 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.

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



<b>Finish Floor Elevation</b>	7'-0"	<b>Parking</b>	Previously Proposed: 1 Space Currently Proposed: 2 Spaces
<b>Fill</b>	Permitted: 2.3' Proposed: 2.3'		

<b>Surrounding Properties</b>	
<b>North</b>	1959 251 Oleander Place 4-unit Condominium
<b>South</b>	1924 Two-story residence 1925 Two-story residence
<b>East</b>	1959 6-unit Condominium
<b>West</b>	1928 Two-story residence

### **STAFF ANALYSIS**

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.

During the revisions at multiple deferrals during the ARCOM review process, the application eliminated the originally noticed variance for one car garage by supplying a two-car garage. At the 04/26/23 ARCOM meeting, a motion was made for a one-car garage, thus reintroducing variance #3, as the Commission had concerns about the design of the two-bay garage.

WRB:JGM:BMF