



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

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

SUBJECT: ARC-23-138 1340 S OCEAN BLVD

MEETING: NOVEMBER 20, 2023

ARC-23-138 1340 S OCEAN BLVD. The applicant, Greene Family Trust, has filed an application requesting Architectural Commission review and approval for a new exterior railing to replace an existing railing onto an existing nonconforming over-the-water boathouse and the installation of a new retractable awning on the second floor of the existing two-story carriage house.

Applicant: Greene Family Trust
Professional: Affiniti architects

HISTORY

- B-115-2014 ARCOM new sfr.
- B-030-2020 ARCOM new 1,662 SF tennis pavilion with tennis court, new 1,544 SF carriage house and renovation of existing over-the-water boathouse.
- ARC-22-170 1340 S OCEAN BLVD, approved consent SEPTEMBER 28, 2022.
- ARC-22-025 1340 S OCEAN BLVD, approved JANUARY 26, 2022.
- DENIED Staff level application A-23-03083 for the proposed scope of work.

The project was originally presented at the OCTOBER 25, 2023 ARCOM meeting. After discussion, a portion of the application was approved (7-0), specifically the retractable awning was approved in ivory or a neutral color, and the removal of the guest house's second floor balcony piers; while the balance of the application was deferred (7-0) for one month, with Commissioners requesting restudy of the railing design.

THE PROJECT:

The applicant has submitted plans, entitled "1340 S. OCEAN BLVD. ARC-23-138", as prepared by **Affiniti architects**, stamped November 06, 2023.

The following is the scope of work:

- New railings to an existing over-the-water boathouse and two-story carriage house.

Site Data			
Zoning District	R-AA	Future Land Use	SINGLE-FAMILY
Surrounding Properties / Zoning			
North	2016 Two-story residence / R-AA		
South	1955 One-story residence / R-AA		

East	1923 Two-story residence / R-AA
West	Lake Worth Lagoon

STAFF ANALYSIS

A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code. Per the Project Designation Manual Matrix, the installation and reconfiguration of railings and awnings was reviewed and denied by the Chair, during an administrative application review session. The visibility from a public right-of-way thus requires ARCOM review and approval as a Minor project.

The applicant is requesting a new railing design at the boat and carriage houses at 1340 S Ocean Blvd that differ from those approved by ARCOM (B-030-2020) on April 21, 2020. The railing at the boat house, which was being replaced as had existed, which is a concrete balustrade design does not conform to life safety code; as such, as the replacement, the applicant would prefer a revised design for the boat house railing. The proposed design is an aluminum bronze spindle with a teak wood top rail and is more transparent in view.

EXISTING



PREVIOUSLY PROPOSED



CURRENTLY PROPOSED



CONCLUSION:

This application is presented to the Architectural Commission to consider whether all of the criteria in Sec: 18-205 have been met. 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 criteria, subject to any imposed conditions.

WRB:JGM