



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

2:58 pm, Dec 09, 2020

LANDMARKS PRESERVATION COMMISSION

MEETING TO BE HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/98743449632>

WEDNESDAY, DECEMBER 16, 2020

09:30 A.M.

****PLEASE NOTE: DEPENDING ON THE LENGTH OF THE MEETING, THE COMMISSION MAY DECIDE TO DEFER ITEMS TO A SECOND MEETING DAY – THURSDAY, DECEMBER 17, 2020 TO BEGIN AT 9:30 A.M.**

The progress of this meeting may be monitored by visiting townofpalmbeach.com and clicking on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

I. CALL TO ORDER

II. ROLL CALL

Richard Rene Silvin, Chair
Sue Patterson, Vice Chair
Jacqueline Albarran, Member
Patrick Segraves, Member
John T. Gannon, Member
Kim Coleman, Member
Anne Fairfax, Member
Anne Metzger, Alternate Member
Fernando Wong, Alternate Member
Brittain Damgard, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES OF THE NOVEMBER 18, 2020 MEETING

V. APPROVAL OF THE AGENDA

- VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY
- VII. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS
(3 MINUTE LIMIT PLEASE)
- VIII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION
MEMBERS
- IX. PROJECT REVIEW

REGULAR AGENDA

A. OLD BUSINESS

1. Application for Certificate of Appropriateness #006-2020

Address: 320 S. Lake Dr.

Owner/Applicant: Town of Palm Beach

Professional: W.F. Baird & Associates LTD

Project Description: Rebuild the Lake Trail at a slightly higher elevation, rebuild Peruvian building in the same location, mill and resurface existing parking lots, minor landscape improvement near the three dock buildings and screening around the parking lots.

A motion carried at the March meeting to defer the project to the May 20, 2020 meeting. A motion carried at the May meeting to defer the project to the June 17, 2020 meeting at staff's request. A motion carried at the June meeting to defer the project to the August 19, 2020 meeting at staff's request. A motion carried at the August meeting to defer the project to the October 21, 2020 meeting at staff's request. A motion carried at the October meeting to defer the project to the December 16, 2020 meeting at staff's request.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #040-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 236 Phipps Plaza

Owner/Applicant: Phipps Plaza Properties Partners LLC (Joshua Levy, Director)

Professional: Keith Spina/Spina O'Rourke + Partners

Project Description: Modifications to previously approved plans including: removal of exterior stairs and construction of interior stairs and elevator; construction of new balconies with corbel and railing details to match previously approved; construction of new columns and corbels with details to match previously approved exterior; construction of new spa in courtyard. *****Please note: This is a tax abatement project*****

ZONING INFORMATION: Section 134-9452(4): Request for a modification to the existing multi-family site plan (4 units) to allow applicant to undertake a renovation of a 3 story nonconforming landmarked residence located in the R-C Zoning District in Phipps Plaza. Modifications include: Removal of existing 70 SF non-conforming bike storage shed; Removal

of existing exterior stair leading from second floor to third floor; New balconies (3) with corbel and railing details to match existing exterior stair; New infill and enclosure of existing 38 SF second floor covered porch; New infill and enclosure of existing 134 SF third floor covered porch (variance requested); New spa in existing ground level courtyard; New spa equipment (1) in housing at ground level (variance requested); New 6' tall ac units (3) at ground level (variance requested); New elevator within existing building footprint; Revised interior floor plans. The variances being requested are as follows: 1) Section 134-948(8): To allow the enclosure of a porch on the existing nonconforming third floor of a three story building in lieu of the two-story building maximum allowed in the R-C Zoning District. 2) 134-1728(0): to allow the three (3) air-conditioning units in a required rear setback to be 6 feet in height in lieu of the 4 foot maximum allowed. 3) 134-1728(a): to allow three (3) air-conditioning units in a required setback where only maximum of two are allowed. 4) 134-1728(a): to allow the west two (2) air-conditioning units to be 9 inches and 3 feet, respectively, from the rear property line in lieu of the 5 foot minimum required. 5) 134-1728(a): to allow the east air-conditioning unit and pool equipment to be 1 inch from the east side property line in lieu of the 5 foot minimum required. 6) 134-1728(a): to allow the east air-conditioning unit and pool equipment to be 9 inches and 3 feet from the rear property line, respectively, in lieu of the 5 foot minimum required. 7) 134-1729: to allow the proposed spa pump and filter equipment to be 9 inches from the rear property line in lieu of the five foot minimum setback required. 8) 134-1729: to allow the proposed spa pump and filter equipment to be 1 inch from the east property line in lieu of the five foot minimum setback required.

A motion carried at the October meeting to defer the project to the December 16, 2020 meeting at the request of the professional.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #043-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) -
DONE 11/18/20

Address: 323 Chilean Avenue

Owner/Applicant: Ambassador Mark Gilbert

Professional: Tod E. Sikkenga/Wadia Associates

Project Description: Raise house from 3.73' NAVD to 7.0' NAVD; build new poured concrete foundation. Raise grade adjacent to existing and new construction. Move house south 5' to front setback. Move house east 2' 4" to allow wider driveway at west property line. Partial demo of first and second floor at north elevation. New two-story addition at north and east elevation, including new one-story loggia. New terracotta barrel tile roofing to replace existing wood shingles. New insulated, impact-rated exterior doors and windows. New swimming pool. Convert first floor guest house to garage; recondition second floor guest suite. *****Please note: This is a tax abatement project*****

A motion carried at the November meeting that implementation of the proposed variances would not cause negative architectural impact to the subject landmarked property. A second motion carried to approve the project as presented with the following caveats: the historical photo shown by The Preservation Foundation of Palm Beach is used to redesign the southern façade and that clay tile is used to substitute cement tile for the roof material.

Call for disclosure of ex parte communication.

B. NEW BUSINESS

1. Application for Certificate of Appropriateness #051-2020

Address: 435 Seaspray Avenue

Owner/Applicant: 435 Seaspray LLC (Nicole Hanley Pickett)

Professional: Dustin Mizell/Environment Design Group

Project Description: A new driveway is being proposed. Existing concrete pavers will be removed and replaced with old, Chicago brick and Florida coral. Interior courtyard gardens to be refreshed. Associated landscape improvements will be made to accommodate proposed hardscape changes.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #052-2020

Address: 800 S. County Rd.

Owner/Applicant: Ann DesRuisseaux

Professional: Jacqueline Albarran/SKA Architect + Planner

Project Description: The client is respectfully requesting the following revisions to the previously approved site plan: A 1,464 square foot dock extending west from the seawall to replace the existing dock. A 525 square foot marginal dock located adjacent to the seawall. Rotation of the proposed pool 90 degrees and associated adjustments to the adjacent hardscape. Addition of an approximately 76'-4" long site wall along County Road to match the existing wall, extending it North and terminating it at the South entry gate post of the main driveway. The addition of steps at the tennis court and other minor hardscape revisions as shown on the plans. *****Please note: This is a tax abatement project*****

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #053-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 238 Phipps Plaza

Owner/Applicant: Phipps Plaza Properties Partners LLC (Joshua Levy, Director)

Professional: Keith Spina/Spina O'Rourke

Project Description: Modifications to previously approved plans including: revise interior floor plan to accommodate 3 bedrooms in lieu of 2 on second floor; change a window to a door. *****Please note: This is a tax abatement project*****

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #054-2020

Address: 1820 S. Ocean Blvd.

Owner/Applicant: White Birch Farm, Inc. (Peter M. Brant)

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Interior demolition and renovation. Addition of window and doors. Landscape and hardscape to remain.

Call for disclosure of ex parte communication.

X. DESIGNATION HEARINGS

Item 1: 300 Clarke Avenue

Owner: Desmond and Dorothy Ann Heathwood

Call for disclosure of ex parte communication.

Item 2: 255 Seaspray Avenue

Owner: Julia S. Hansen

Call for disclosure of ex parte communication.

XI. STAFF APPROVALS

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

2. Staff

3. Commission

XIII. ADJOURNMENT

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.