



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**LANDMARKS PRESERVATION COMMISSION
TOWN COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH**

**Wednesday, April 22, 2020
09:30 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, Vice Chairman
 - Jacqueline Albarran, Member
 - Patrick Segraves, Member
 - John T. Gannon, Member
 - Kim Coleman, Member
 - Sue Patterson, Member
 - Anne Fairfax, Member
 - Anne Metzger, Alternate Member
 - Fernando Wong, Alternate Member
 - Brittain Damgard, Alternate Member
- III. ELECTION OF OFFICERS**
- IV. PLEDGE OF ALLEGIANCE**
- V. APPROVAL OF THE MINUTES OF THE FEBRUARY 19, 2020 AND MARCH 18, 2020 MEETINGS**
- VI. APPROVAL OF THE AGENDA**
- VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

VIII. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes):

IX. PUBLIC HEARINGS

1. Application for Certificate of Appropriateness #002-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 70 Middle Road

Owner/Applicant: Jennifer Naegele

Professional: Jacqueline Albarran/SKA Architect + Planner

Project Description: Restoration of existing Landmarked structure. Replace existing windows and doors with wood impact. Enclosure of existing cypress loggia and vaulted loggia with French doors to match existing. Small one story extension for use as a laundry room. Addition of a small covered terrace on an existing flat roof non-original structure. New pool, patios, walkways, and driveway improvement.

ZONING INFORMATION: The applicant is undertaking a renovation of a 3 story landmarked residence located in the R-B Zoning District. The renovation includes a 91 square foot laundry room addition to the northwest corner of the house; a 191 square foot covered terrace addition on the north side of the house; and a 60 KW generator proposed in the street side yard along Via Marina. The following variances are being requested:

- 1) 134-1729: a variance to allow a 60 KW generator to be placed in the street side yard along Via Marina with a setback of 8.5 feet in lieu of the 25 foot minimum required.
- 2) 134-893(11): a variance for lot coverage for the laundry room addition of 34.47% in lieu of the 33.07% existing and the 30% maximum allowed.
- 3) 134-893(13): a variance for a cubic content ratio ("CCR") for the laundry room and covered terrace of 8.85 in lieu of the 8.32 existing and the 3.95 maximum allowed.
- 4) 134-893(7): a variance for a north side yard setback of 7.6 feet in lieu of the 12.5 feet minimum required for the laundry room addition.
- 5) 134-893(7): a variance to convert the existing flat roof to a covered balcony with railing that will have a north side yard setback of 7.6 feet in lieu of the 15 foot minimum required.

A motion carried at the March meeting to defer the project to the April 22, 2020 meeting due to the COVID-19 situation.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #004-2020

Address: 345 Brazilian Avenue

Owner/Applicant: Randi & Rob Valerious

Professional: James Campany/Campany Roofing

Project Description: Replacement of shingle roofs on main house and cottage. The new roof system will be #30 felt paper mechanically attached per code, high temperature peel and stick underlayment, and a .040 aluminum 1" x 18" standing seam snap lock panel in Dove Grey.

A motion carried at the March meeting to defer the project to the April 22, 2020 meeting due to the COVID-19 situation.

Please note: The applicant has requested to withdraw the application from the agenda.

3. Application for Certificate of Appropriateness #005-2020

Address: 130 Barton Avenue

Owner/Applicant: Brett and Meaghan Barakett

Professional: Laura Ella Wright, AIA/Design Phase Architecture, LLC

Project Description: This application is a request for demolition, removal and replacement of the roof as part of the work being done under COA-029-2019 and other associated work. The replacement roof will be a gray slate roof, which includes the roof over the garage.

A motion carried at the March meeting to defer the project to the April 22, 2020 meeting due to the COVID-19 situation.

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #007-2020

Address: 1221 N. Lake Way

Owner/Applicant: Todd Glaser

Professional: Daniel Menard/LaBerge and Menard

Project Description: The owner proposed addition to the northern elevation of the existing landmarked structure at 1221 North Lake Way. The proposed addition will allow for the modernization of the floor plans on the ground floor and second floor of the structure. The proposed addition also included revisions to the northern, eastern, and western elevations involving fenestrations and opening revisions in the aforementioned elevations.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #008-2020

Address: 125 Seagrape Circle

Owner/Applicant: Cedric DuPont

Professional: M. Mark Marsh/Bridges, Marsh & Associates, Inc.

Project Description: The original pool cabana was built in 1955, with minor remodeling done in 1982. This proposal is to restore the existing pool cabana, replacing exterior windows, doors and addressing the existing building structural/component deficiencies. This will involve reconstruction where practical. The intent is to update the existing structure to reflect the current existing character/style. This is not a landmarked structure, but requires Landmark Commission review as the front façade of the main house is Landmarked.

Call for disclosure of ex parte communication.

6. Application for Certificate of Appropriateness #009-2020

LPC TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW

Address: 1100 S. Ocean Blvd.

Owner/Applicant: Mar-a Lago Club, Inc. (Harvey E. Oyer, III)

Professional: Rick Gonzalez/REG Architects, Inc.

Project Description: The applicant seeks approval to add an accessory dock for private family use only. It is to be located at the southwest corner of the site and projects 29 feet from the existing seawall into the Lake Worth Lagoon. The proposed dock will not be visible from the historic home, does not violate the preservation easement granted to the National Trust for Historic Preservation, and it purposefully located south of where the property's prior historic dock was previously located in order to keep the dock as far away from the Applicant's neighbor to the north as possible.

ZONING INFORMATION: The Applicant seeks approval to add an accessory dock for private family use only. It is to be located at the southwest corner of the site and projects 29 feet from the existing seawall into the Lake Worth Lagoon. The proposed dock will not be visible from the historic home, does not violate the preservation easement granted to the National Trust for Historic Preservation, and is purposefully located south of where the property's prior historic dock was previously located in order to keep the dock as far away from the Applicant's neighbor to the north as possible.

Call for disclosure of ex parte communication.

7. Application for Certificate of Appropriateness #012-2020

Address: 1284 N. Lake Way

Owner/Applicant: Steve Johnson

Professional: MP Design and Architecture

Project Description: Interior demolition and renovation to existing residence. Refinements to include new kitchen, laundry room and master closet/bath suite. A proposed one-story addition of 235 square feet at northeast corner of lot. This area to be developed as guest bedroom suites. The existing sitting room shall serve as new golf cart garage.

Call for disclosure of ex parte communication.

8. Application for Certificate of Appropriateness #013-2020

Address: 134 El Vedado

Owner/Applicant: Mr. and Mrs. Randolph Delano

Professional: MP Design and Architecture

Project Description: Interior demolition and renovation of two existing accessory structures. The majority of work focuses on an existing tennis pavilion which now also serves as new two-car garage. There is minor renovation proposed to the main structure. We are seeking to remove 115 square feet at an odd one-story condition.

Call for disclosure of ex parte communication.

X. DESIGNATION HEARINGS

Item 1: 255 Seaspray Avenue

Owner: Julia Hansen

Please note: The attorney for this owner has requested a deferral to the November 18, 2020 meeting for this designation hearing.

Item 2: 242 Jungle Road

Owner: K. Prescott and Susan T. Low

Call for disclosure of ex parte communication.

Item 3: 167 Clarendon Avenue

Owner: Alfred and Barbara Marulli

Please note: The owner has requested a deferral to the November 18, 2020 meeting for this designation hearing.

Item 4: 261 Sanford Avenue

Owner: Karen P. Restaino

Call for disclosure of ex parte communication.

XI. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING, ZONING & BUILDING DEPARTMENT DIRECTOR.

XII. 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.