

**TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING
DEPARTMENT**

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, APRIL 22, 2020.**

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Vice Chairman Silvin called the GoToWebinar meeting to order at 9:31 a.m.

Mr. Bergman announced that the meeting was being held electronically due to the CDC guidelines, and in accordance with State Executive Order 20-69. Mr. Bergman also announced that at the direction of the Town Council, the May Landmarks Preservation Commission Meeting would be moved from May 20, 2020 to May 28, 2020.

II. ROLL CALL

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

Staff Members present were:

Wayne Bergman, Acting Director of Planning, Zoning and Building

Kelly Churney, Board Secretary to the Landmarks Preservation Commission

III. ELECTION OF OFFICERS

Mr. Bergman announced that the ballots for the position of Chair were submitted electronically and tallied by Ms. Churney. Mr. Bergman announced that Rene Silvin was elected as Chairman.

Mr. Silvin thanked the Commission for their support.

Mr. Silvin announced that the ballots for the position of Vice Chair were submitted electronically and tallied by Ms. Churney. Mr. Silvin announced that Sue Patterson was elected as Vice Chairman.

IV. PLEDGE OF ALLEGIANCE

Chairman Silvin led the Pledge of Allegiance.

V. APPROVAL OF THE MINUTES OF THE FEBRUARY 19, 2020 AND MARCH 18, 2020 MEETINGS

Motion made by Mr. Segraves and seconded by Ms. Patterson to approve the minutes of the February 19, 2019 meeting. Motion carried unanimously.

Motion made by Mr. Segraves and seconded by Ms. Patterson to approve the minutes of the March 18, 2019 meeting. Motion carried unanimously.

VI. APPROVAL OF THE AGENDA

Motion made by Ms. Coleman and seconded by Ms. Patterson to approve the agenda as amended. Motion carried unanimously.

VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

Due to the fact that there would be no presentations, there was no action on this item.

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

There were no public comments heard at this time.

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.

Motion made by Mr. Segraves and seconded by Ms. Patterson to defer the application to the May 28, 2020 meeting. Motion carried unanimously.

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.

Motion made by Ms. Coleman and seconded by Ms. Patterson to withdraw the application from the agenda. Motion carried unanimously.

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.

Motion made by Mr. Segraves and seconded by Ms. Patterson to defer the application to the May 28, 2020 meeting. Motion carried unanimously.

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.

Motion made by Ms. Coleman and seconded by Ms. Patterson to defer the application to the May 28, 2020 meeting. Motion carried unanimously.

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.

Motion made by Ms. Coleman and seconded by Ms. Patterson to defer the application to the May 28, 2020 meeting. Motion carried unanimously.

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.

Motion made by Ms. Coleman and seconded by Ms. Patterson to defer the application to the May 28, 2020 meeting. Motion carried unanimously.

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.

Motion made by Ms. Coleman and seconded by Ms. Patterson to defer the application to the May 28, 2020 meeting. Motion carried unanimously.

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.

Motion made by Ms. Coleman and seconded by Ms. Patterson to defer the application to the May 28, 2020 meeting. Motion carried unanimously.

X. DESIGNATION HEARINGS

Item 1: 255 Seaspray Avenue
Owner: Julia Hansen

Motion made by Ms. Coleman and seconded by Ms. Patterson to defer the application to the November 18, 2020 meeting. Motion carried unanimously.

Item 2: 242 Jungle Road
Owner: K. Prescott and Susan T. Low

Motion made by Ms. Coleman and seconded by Ms. Patterson to defer the application to the November 18, 2020 meeting. Motion carried unanimously.

Item 3: 167 Clarendon Avenue
Owner: Alfred and Barbara Marulli

Motion made by Ms. Coleman and seconded by Ms. Patterson to defer the application to the November 18, 2020 meeting. Motion carried unanimously.

Item 4: 261 Sanford Avenue

Owner: Karen P. Restaino

Motion made by Ms. Coleman and seconded by Ms. Patterson to defer the application to the November 18, 2020 meeting. Motion carried unanimously.

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

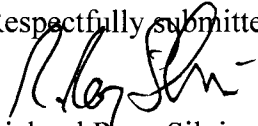
Mr. Bergman thanked the Commissioners for participating in the digital meeting.

XII. ADJOURNMENT

A motion made by Ms. Coleman and seconded by Mr. Segraves to adjourn the meeting at 9:50 a.m. Motion carried unanimously.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, May 28, 2020 at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Rd. Palm Beach.

Respectfully submitted,



Richard Rene Silvin, Chairman
LANDMARKS PRESERVATION COMMISSION

kmc