



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

LANDMARKS PRESERVATION COMMISSION

MEETING TO BE HELD ELECTRONICALLY

Wednesday, June 17, 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, Chairman
Sue Patterson, Vice Chairman
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. RULES OF ORDER AND PROCEDURE

V. APPROVAL OF THE MINUTES OF THE MAY 28, 2020 MEETING

VI. APPROVAL OF THE AGENDA

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

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

IX. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS:

X. PUBLIC HEARINGS

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

Please note: Staff is requesting a deferral to the August 19, 2020 meeting.

2. 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.

A motion carried at the April meeting to defer the project to the May 28, 2020 meeting. A motion carried at the May 28, 2020 meeting to approve the project as presented with the exception of the round window on the north façade, which will return to the Commission at the June 17, 2020 meeting, and the balcony railing changes which will return under a separate application.

Please note: The professional for the project has requested a deferral to the July 22, 2020 meeting.

3. Application for Certificate of Appropriateness #014-2020

Address: 125 Via Del Lago

Owner/Applicant: 125 VDL, LLC (Bridget Mullaney)

Professional: Bryan Brown Architects

Project Description: Replace existing windows and doors with new steel units to match existing. Add one window North elevation. Move one window on East elevation.

Motion carried at the May 28, 2020 meeting to defer the project to the June 17, 2020 meeting.

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #018-2020

Address: 130 Barton Avenue

Owner/Applicant: Brett and Meaghan Barakett

Professional: Laura Ella Wright, AIA/Design Phase Architecture

Project Description: This application is a request for approval of proposed landscape, hardscape and associated work under COA-029-2019 and COA-005-2020. *****Please note: The applicant has requested a tax abatement for this project*****

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #019-2020

Address: 100 Bradley Place

Owner/Applicant: Town of Palm Beach

Professional: Brian Vertesch/SMI Landscape Architecture

Project Description: Requesting approval to excavate, regrade and landscape an area in the west section of Bradley Park where continuous tidal flooding is killing the existing landscaping to create a tidal garden. A portion of an existing pathway in the area of the proposed work will need to be rerouted slightly, but will look relatively the same.

Call for disclosure of ex parte communication.

6. Application for Certificate of Appropriateness #020-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 150 S. Ocean Blvd.

Owner/Applicant: Reminder Martial Trust, Created by David H. Koch 2003 u/a/d 1/24/03 Bessemer Trust Company of Delaware, NA, Trustees

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: Interior renovations to partial area of home. New windows and doors to partial area of home. Raising beam height of partial second floor by 16". Any associated changes as presented.

ZONING INFORMATION: Section 134-993(13): The owner is proposing a renovation that will increase the ceiling height in a 2nd story bedroom comprising of 1,010 square feet by approximately 1.3 feet. This will require a variance to be requested to increase the cubic content ratio to 4.70 in lieu of the 4.68 existing CCR and the 3.68 maximum allowed.

Call for disclosure of ex parte communication.

7. Application for Certificate of Appropriateness #021-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1047 S. Ocean Blvd.

Owner/Applicant: 1047 South Ocean Boulevard Trust c/o Maura Ziska

Professional: Peter Papadopoulos/Smith and Moore Architects, Inc.

Project Description: Request approval to remove two (2) rear ocean facing 2nd floor cantilevered balconies and to reconstruct the original John Volk designed 2nd floor curvilinear balcony. Other associated changes as presented.

ZONING INFORMATION: Section 134-843(11): Applicant is proposing to remove two (2) existing cantilevered balconies on the back of the residence totaling 102 square feet and replacing them with one (1) larger cantilevered 404 square foot balcony that connects to an existing second story roof deck which will require a variance for lot coverage of 43.92% in lieu of the 41.69% existing and the 25% maximum allowed in the R-A Zoning District.

Call for disclosure of ex parte communication.

8. Application for Certificate of Appropriateness #022-2020

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 800 S. County Rd.

Owner/Applicant: Ann Des Ruisseaux

Professional: Jacqueline Albarran/SKA Architect + Planner

Project Description: The original two-story residence at 800 South County Rd. was designed by Addison Mizner in 1923 and was designated a Landmark in 1980. The current elevation of the first floor of the main house is 2.38' NAVD. We are proposing to raise it, the connected two-story boathouse, a two-story generator building, and a one-story cabana to 9' NAVD. The remaining portion of the street facing one-story guest house (which was not part of the property during the Landmarking process in 1980) with a current finish floor elevation of 7.49' NAVD will also be raised to 9' NAVD. The project includes a 10,618 square-foot addition to the main house and a 1,592 square foot addition to the boat house. The guest house garage and other later additions to the original cottage will be demolished. The structure will become a partial two-story tennis pavilion with a square foot size of 3,046 in lieu of 6,309. A tennis court will be placed between the main house and tennis pavilion. A pool and pool deck will be on the West side of the main house and the entire property will be re-landscaped. *****Please note: The applicant has requested a tax abatement for this project*****

ZONING INFORMATION: The applicant is undertaking a renovation of a 2 story landmarked residence with accessory buildings and a boat house all located in the R-A Zoning District. The renovation includes raising the finished floor elevations of all of the structures to 9.0 feet NAVD. The renovation also includes a 10,590 square foot 2-story addition to the main residence; a 796 square foot addition to the boat house located at the NW corner of the property; demolition of the tennis pavilion by more than 50% of the cubic footage on the east side of the property and 200 square foot addition to the tennis pavilion; relocation of an existing 225 square foot cabana to be attached to the main residence; relocation of the 145 square foot 2-story generator building. The following variances are being requested:

1) 134-843(8): a north side yard setback of 5 feet for the boat house addition in lieu of the 30 foot minimum required; 2) 134-843(8): a north side yard setback ranging from 1.1 feet to 5.5 feet in lieu of the 30 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 3) 134-843(8): a rear yard setback of 0 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 4) 134-843(8): a rear yard setback ranging from 0 feet to 13.4 feet in lieu of the 15 foot minimum required for the existing main house when raising the finished floor thus increasing the height in the setback; 5) 134-843(9): a

rear yard setback of 12.58 feet in lieu of the 15 foot minimum required for the existing boat house when raising the finished floor thus increasing the height in the setback; 6) 134-843(8): a north side yard setback of 14.5 feet for the 2-story generator building in lieu of the 30 foot minimum required; 7) 134-843(8): a south side yard setback ranging from 9 feet to 15.5 feet in lieu of the 30 foot minimum required for the new cabana and main house addition; 8) 134-843(10): a height in the main residence and addition to main house of 26.5 in lieu of the 25 foot maximum allowed; 9) 134-843(5): a front yard setback ranging from 6.3 feet to 22.83 in lieu of the 35 foot minimum required for the tennis pavilion; 10) 134-843(5): a front yard setback of 6.3 feet in lieu of the 35 foot minimum required for the existing tennis pavilion when raising the finished floor thus increasing the height in the setback; 11) 134-843(12): a landscaped open space of 43.24% in lieu of the 71.56% existing and the 50% minimum required; 12) 134-843(6): an angle of vision and building height plane for tennis pavilion to be 144 degrees in lieu of the 120 degrees maximum allowed; and 13) 134-843(71): a building height plane setback of 6.3 feet in lieu of the 20.2 foot minimum required; and 14) 134-1759(c): a variance to not have a 10 foot high fence around the perimeter of the tennis court.

Call for disclosure of ex parte communication.

XI. DISCUSSION ITEMS

1. Benches installed at Four Arts
2. 130 Barton Avenue – Report from Wayne Bergman
3. ARCOM Project Designation Manual Proposed Changes
4. Dollar value threshold of administrative/staff approvals

XII. STAFF APPROVALS

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

XIV. 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.