



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

LANDMARKS PRESERVATION COMMISSION

MEETING TO BE HELD ELECTRONICALLY Via Zoom Webinar

Click this Zoom link to participate:
<https://us06web.zoom.us/j/86394991740>

WEDNESDAY, AUGUST 18, 2021
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, Chair
Sue Patterson, Vice Chair
Jacqueline Albarran, Member
Patrick Segraves, Member
Kim Coleman, Member
Anne Fairfax, Member
Brittain Damgard, Member
Anne Metzger, Alternate Member
Fernando Wong, Alternate Member
Bridget Moran, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES OF THE JULY 21, 2021 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. PRESENTATIONS

1. New Development Review Process – James Murphy

X. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS – OLD BUSINESS

1. Application for Certificate of Appropriateness #034-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 800 S. County Rd.

Owner/Applicant: Ann DesRuisseaux

Professional: Jason Drobot/Brasseur and Drobot Architects

Project Description: The original two story residence at 800 South County Road was designed by Addison Mizner in 1923 and was designated a landmark in 1980. The project consists of raising the previously approved Main House (excluding garage), the connected two story guest house, and the two story generator building to a finished first floor elevation of 11' NAVD in lieu of the previously approved finished first floor elevation of 9.0' NAVD. The pool deck shall be raised to be top at 10.33' NAVD. Steps with railings to match existing to be added where required. ****Please note: This is a tax abatement project****

A motion carried at the July meeting to defer the project for to the August 18, 2021 meeting to allow the professional to bring back details specific to the railings, grading, landscaping, the addition of the water table and additional elevations.

ZONING INFORMATION: The applicant is seeking to modify the previous approval (Z-20-00261) which allowed the renovation and additions to a 2 story landmarked residence with accessory buildings in the R-A Zoning District. The renovation is underway and the approval included raising the finished floor elevations of all of the structures to 9.0 feet NAVD. The applicant is requesting approval to modify the previous approval to raise the finished elevation of the main residence and generator building (only) another two feet to 11.0 feet NAVD to further project against flooding. The following variances are being requested to allow the new finished floor to be elevated another two feet from the previous approval: 1) Section 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) Section 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) Section 134-843(9): 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) Section 134-843(9): 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) Section 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) Section 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) Section 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)

Section 134-843(10): a height in the main residence and addition to main house of 28.5 in lieu of the 25 foot maximum allowed; 9) Section 134-847: to allow the finished floor elevation to be 3.6 feet above the crown of the road in lieu of the 18 inches maximum allowed; 10) Section 134-847: to allow the finished floor elevation at 2.66 feet above grade in lieu of the 8 inch maximum allowed; 11) Section 134-843(11): a lot coverage of 28.46% in lieu of the 25% maximum allowed for the raised terrace; 12) Section 134-843(9): a rear yard setback of 1.75 feet in lieu of the 15 foot minimum required for the raised terrace; 13) Section 134-843(8): a south side yard setback of 4.5 feet in lieu of the 30 foot minimum required for the raised terrace.

Call for disclosure of ex parte communication.

B. CERTIFICATES OF APPROPRIATENESS – NEW BUSINESS

1. Application for Certificate of Appropriateness #038-2021

Address: 127 Dunbar Road

Owner/Applicant: 127 Dunbar Trust (Maura Ziska, Trustee)

Professional: LaBerge & Menard Inc.

Project Description: Modify courtyard windows, remove projection of existing powder room, modification of windows. North elevation revision to windows, add 134 sq. ft. two-story addition for new stair and elevator. Add 204 sq. ft. one-story addition for electrical room, total 338 sq. ft. of new addition. Modification to windows throughout. Removal of existing foam garden wall on South property line. New entry door & location on South elevation.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #021-001

Address: 221 Monterey Road

Owner/Applicant: Jonathan Adler & Simon Doonan

Professional: John Lang/ Lang Design Group

Project Description: Modifications to existing hardscape, landscape and landscape lighting. Added back in the hardscape a previously approved permitted rectangle pool as the previous permit was withdrawn this year due to sale of house. Removing the semi-circle driveway and stone material change on hardscape. Landscape modifications and landscape lighting to correlate with hardscape modifications.

Call for disclosure of ex parte communication.

C. HISTORICALLY SIGNIFICANT BUILDINGS – OLD BUSINESS

None

D. HISTORICALLY SIGNIFICANT BUILDINGS – NEW BUSINESS

1. Application for Historically Significant Building H-004-2021

Address: 235 Dunbar Rd.

Owner/Applicant: David W. Levinson

Professional: LaBerge & Menard

Project Description: Remove and replace front door; new landscaping.

A motion carried at the July meeting to approve the architectural portion of the project as presented and to defer the landscape and hardscape portion to the August 18, 2021 meeting.

Call for disclosure of ex parte communication.

2. Application for Historically Significant Building H-005-2021

Address: 10 Tarpon Isle

Owner/Applicant: 10 Tarpon Island LLC (Todd Glaser)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Request to demolish a portion of the existing residence and to construct a 17,999 sf two-story addition, pool, landscaping and hardscape. The portion of the existing residence, pool, and hardscaping to remain will be renovated.

Call for disclosure of ex parte communication.

3. Application for Historically Significant Building H-006-2021

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 217 Bahama Lane

Owner/Applicant: James L. McCann and Sara B. McCann

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: This home has been designated as Historically Significant and thus will be heard before Landmarks Preservation Commission prior to being heard before Town Council. Section 134-329 and Section 134-893(b): Site Plan Review to allow the renovation and one story additions totaling 894 square feet to an existing 3,034 square foot, one story residence by demolishing more than 50% cubic footage on a lot with a depth of 91 feet in lieu of the 100 foot minimum required in the R-B Zoning District. Section 134-893(7): to allow a west side yard setback for the garage addition to remain non-conforming with a setback of 9.83 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District. Section: 50-114: a request for a flood plain variance in order to construct the a 360 square foot one story garage addition on the east side of the residence; a 200 square foot one story closet addition on the west side of the residence; and a 334 square foot loggia addition to the rear of the residence, all with a finished floor elevation of 5.82 and 6.82 feet North American Vertical Datum ("NAVD") in lieu of the 7.0 foot NAVD required. Section 134-893(6): an angle of vision of 119 degrees in lieu of 103 degrees existing and 100 degrees maximum allowed.

Call for disclosure of ex parte communication.

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

2. Staff

3. Commission

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.