



# TOWN OF PALM BEACH

**TENTATIVE AGENDA:  
SUBJECT TO REVISION**

## **LANDMARKS PRESERVATION COMMISSION**

### **MEETING TO BE HELD ELECTRONICALLY**

**Via Zoom Webinar**

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

**WEDNESDAY, JANUARY 20, 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 – FRIDAY, JANUARY 22, 2021 TO BEGIN AT 1 P.M.**

The progress of this meeting may be monitored by visiting [townofpalmbeach.com](http://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 DECEMBER 16, 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 #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.

A motion carried at the December 2020 meeting to approve the project as presented with the condition that the gate and pergola design return to the commission for approval once finalized.

Call for disclosure of ex parte communication.

**B. NEW BUSINESS**

1. Application for Certificate of Appropriateness #001-2021  
Address: 1200 S. Ocean Blvd.  
Owner/Applicant: Jeffrey & Mei S. Greene  
Professional: M. Mark Marsh/Bridges, Marsh & Associates, Inc.  
Project Description: Two-story addition on the east side of the existing residence, in place of existing patio.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #002-2021  
\*LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)\*  
Address: 500 Regents Park  
Owner/Applicant: Robert Merrill  
Professional: Jacqueline Albarran/SKA Architect + Planner  
Project Description: The project includes the raising of, and renovation to, a landmarked Clarence Mack designed home. We are requesting to raise the finished floor elevation from 6.49' to 9.0' NAVD. All windows will be replaced

with impacted-rated wood units to match existing. Non-original decorative grillwork on the north and south windows and non-original shutters on the front elevation will be removed. Awning windows on the north elevation will be changed to impact-rated windows. The existing garage doors will be replaced with new units to match the original garage doors. The later addition of a covered terrace will be reconfigured to better reflect the geometry of the original house, reusing the existing columns. Pergolas will be added to each side of the small reconfigured covered terrace. Planned interior renovations will include the updating of the kitchen and bathrooms, and other minor changes. New pool, spa, patios and landscaping will replace the existing. Pavers will replace existing asphalt at the front of steps leading to the house and at the garages.

ZONING INFORMATION: The applicant is undertaking the renovation of a landmark home and raising the finished floor of the residence and appurtenances to 9.0 feet NAVD, adding pergolas to the rear of the residence, and adding a bay window to the north of the residence. The following variances are being requested in order to raise the house above the minimum flood elevation and add three additions as follows: 1) Section 134-793 (7): a building height plane of 33.3 feet in lieu of the 40.7 minimum required; 2) Section 134-793(8): a north side yard setback for the 286 square foot pergola to be 11 feet in lieu of the 30 foot minimum required; 3) Section 134-793(8): a south side yard setback for the 276 square foot pergola to be 11.66 feet in lieu of the 30 foot minimum required; 4) Section 134-793(8): a north side yard setback for the 17.5 square foot bay window to be 28 feet in lieu of the 30 foot minimum required; 5) Section 134-793(11): a lot coverage of 41.3% in lieu of the 38% existing and the 25% maximum allowed to add the 2 pergolas to the rear of the house; 6) Section 134-1667: a height of the retaining wall/fence combination in the front yard setback of 9.7 feet in lieu of the 6 foot maximum allowed; 7) Section 134-1668: a height of the two piers to be 14.4 feet in lieu of the 8 foot maximum allowed; 8) Section 134-1667: to allow the piers in the front to not have a continuous 3 foot tall hedge in front of it.

Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #004-2021

\*LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)\*

Address: 8 S. Lake Trail

Owner/Applicant: The Lakeside Trust

Professional: Ferguson & Shamamian Architects

Project Description: Exterior and interior alterations to a two-story 1938 John Volk designed residence. Exterior alterations include minor one-story addition to the south with new doors, window, and parapet, with metal railing to match historical architectural language. Minor alterations to existing window openings, and proposed new windows and doors on the south elevation. Flat roof addition on the east elevation, and applied details to existing loggia. Interior alterations include family room, kitchen, and dining room renovations. Conversions of existing four car garage to laundry room, and office space. Renovations to second floor bedrooms and bathroom areas. Accessory building exterior alterations included new flat clay tiled roof on the south building, and north building. Conversion of the north building to three car garage with new windows and doors. Existing one-story guest house to be removed in its entirety on the west side of the residence. Alterations to hardscape and landscape.

ZONING INFORMATION: Section 134-843(8): The applicant is requesting approval to demolish the existing 442 square foot dining room and construct a new 458 square foot dining room in the same general location with a 9.5 foot south side yard setback in lieu of the 15 foot minimum required in the R-A Zoning District. Section 134-843(5): The applicant is requesting approval to replace the flat roof of the north accessory building to a pitched roof. This will result in adding height to the building in the front yard setback. A variance is being requested to increase the height in the setback resulting in a front yard setback of 25.7 feet in lieu of the 35 foot minimum required in the R-A Zoning District.

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #005-2021

\*LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)\*

Address: 127 Root Trail

Owner/Applicant: David and Cathy Brooker

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Major renovation project on Root Trail that will include a 2,351.05 two-story addition with basement, car lift and loggia. Final landscape and hardscape to be included. ***\*\*Please note: This is a tax abatement project\*\****

ZONING INFORMATION: The applicant is undertaking a major renovation project on Root Trail that will include a 2,351.05 two story addition with basement, car lift and loggia. The following variances are being requested in order to build the additions: 1) Section 134-948(5): a front yard setback of 1.1 feet in lieu of the 25 foot minimum required in the R-C Zoning District; 2) Section 134-948(6): a west side yard setback of 4.5 feet in lieu of the 10 foot minimum required in the R-C Zoning District; 3) Section 134-948(6): an east side yard setback of 1.1 feet in lieu of the 10 foot minimum required in the R-C Zoning District; 4) Section 134-948(7): a rear yard setback of 3 feet in lieu of the 15 foot minimum required in the R-C Zoning District; 5) Section 134-948(9): a lot coverage of 49.24% in lieu of the 30% maximum allowed in the R-C Zoning District; 6) Section 134-948(11): a landscaped open space of 40.79% in lieu of the 45% minimum required in the R-C Zoning District; 7) Section 134-1728: allow two air conditioning units with a west side yard setback of 1.75 feet in lieu of the 5 foot minimum required; 8) Section 134-1668: to allow a sliding driveway gate with a 0.67 foot setback from the edge of pavement in lieu of the 18 foot minimum required. 9) Section 134-1757: to allow a 3.5 foot rear yard setback for the proposed swimming pool in lieu of the 10 foot minimum required; 10) Section 134-1757: to allow a 4 foot east side yard setback for the proposed swimming pool in lieu of the 10 foot minimum required.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #007-2021

Address: 264 & 270 S. County Road

Owner/Applicant: Carriage House Properties Partners LLC

Professional: Spina O'Rourke + Partners

Project Description: Modify height of previously approved screen wall at 264 South County Road and new screen wall at 270 South County Road. ***\*\*Please note: This is a tax abatement project\*\****

Call for disclosure of ex parte communication.

6. Application for Certificate of Appropriateness #008-2021

Address: 1284 N. Lake Way

Owner/Applicant: Steve Johnson

Professional: MP Design and Architecture

Project Description: New entry door and removal of small window at front elevation. Alterations to a previously approved pergola at rear of house.

Call for disclosure of ex parte communication.

7. Application for Certificate of Appropriateness #009-2021

\*LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)\*

Address: 800 S. County Rd.

Owner/Applicant: Ann DesRuisseaux

Professional: Jason Drobot/Brasseur & Drobot Architects, PA

Project Description: The applicant respectfully requests demolition of the existing landmarked two-story residence located at the west side of the property. The applicant is undertaking a new two-story residence with existing accessory buildings all located in the R-A Zoning District. The new residence and existing structures shall have a finished floor elevation of 9.0' NAVD. The proposed residence includes a 19,812.69 s.f. two-story main residence, a 3,398 s.f. two-story guest house located at the northwest corner of the lot, and relocation of an existing 145 s.f. two-story generator building. The new residence will be located in the general location of the existing landmark to be demolished. ***\*\*Please note: This is a tax abatement project\*\****

ZONING INFORMATION: Without waiving any previous zoning approvals, the applicant is requesting to demolish and rebuild (replicate) the existing landmarked residence in generally the same location. The project includes raising the finished floor elevation of all of the new and existing structures to 9.0 feet NAVD. The new two-story residence will be 19,812.69 square feet, with a 3,398 square foot guest house located at the northwest corner of the property. The plan also includes relocation of an existing 225 square foot cabana and 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 ranging from 5.29 feet to 5.75 feet for the new reconstructed guest house (previously referred to as the boat house) in lieu of the 30 foot minimum required; 2) 134-843(8): a rear yard setback of 0 feet in lieu of the 15 foot minimum required for the new reconstructed guest house; 3) 134-843(8): a rear yard setback ranging of 0 feet in lieu of the 15 foot minimum required for the new reconstructed main house; 4) 134-843(8): a north side yard setback of 21.54 feet for the 2-story generator building in lieu of the 30 foot minimum required; 5) 134-843(10): a height in the main residence and guest house to be 26.56 in lieu of the 25 foot maximum allowed;

Call for disclosure of ex parte communication.

X. DESIGNATION HEARINGS

Item 1: 100 El Bravo Way

Owner: Golden Crate LLC

Call for disclosure of ex parte communication.

Item 2: 127 Root Trail

Owner: Catherine and David Brooker

Call for disclosure of ex parte communication.

Item 3: 127 Kings Road

Owner: Angie and James McNamara

Call for disclosure of ex parte communication.

Item 4: 137 Kings Road

Owner: Eric and Lucinda Stonestrom

Call for disclosure of ex parte communication.

**XI. OTHER**

1. Historic Site Survey Report – Environmental Services, Inc.  
(Report can be accessed by visiting [townofpalmbeach.com/471/News-and-Notes](http://townofpalmbeach.com/471/News-and-Notes))

**XII. STAFF APPROVALS**

**XIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)**

1. Public
2. Staff
3. Commission

**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.