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, FEBRUARY 17, 2020
09:30 A.M.

****PLEASE NOTE: DEPENDING ON THE LENGTH OF THE MEETING, THE COMISSION MAY DECIDE TO DEFER ITEMS TO A SECOND MEETING DAY – THURSDAY, FEBRUARY 18, 2021 TO BEGIN AT 9:30 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
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 JANUARY 20, 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

A. HISTORICALLY SIGNIFICANT BUILDINGS – OLD BUSINESS

None

B. HISTORICALLY SIGNIFICANT BUILDINGS – NEW BUSINESS

1. Application for Historically Significant Building H-001-2021
   LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
   Address: 201 and 221 Queens Lane
   Owner/Applicant: Jon and Liza Mauck
   Professional: Daniel Kahan/Smith and Moore Architects
   Project Description: Request demolition of the existing (non-historic) house at 221 Queens Lane. Request renovation and minor additions to the existing Historically Significant Building. Request new detached guest house and pool house on the newly unified 201/221 Queens Lane property. Associated final landscape and hardscape as presented.

   ZONING INFORMATION: The applicant owns two adjacent properties (201 & 221 Queens Ln) in the R-B Zoning District and is requesting to combine the properties to add a two story guest house on the new west parcel and a two story pool cabana on the north side of the existing house. Once combined, the resulting lot would have an area of 23,140 square feet and a depth in excess of 150 feet. Furthermore, the residence at 201 Queens Lane has been designated historically significant for purposes of this application. The following variances are being requested: 1) Section 134-893 (1)c.: To allow a new two story pool cabana to have a 10.16 foot rear yard setback in lieu of the 15 foot minimum setback required for lots with an area In excess of 20,000 square feet and a depth in excess of 150 feet. 2) Section 134-893(1)d.: To allow the new two story guest house to have a building height plane setback of 35 feet in lieu of the 47 .5 foot minimum required for lots in excess of 20,000 square feet and a depth in excess of 150 feet. 3) Section 134-893 (6): To allow an angle of vision to be 130 degrees in lieu of the 120 degrees maximum allowed. 4) Section 134-893 (1)c. To allow the front yard setback to remain at 24.83 feet in lieu of the 35 foot minimum required when combining parcels to result in a lot in excess of 20,000 square feet.

   Call for disclosure of ex parte communication.

C. CERTIFICATES OF APPROPRIATENESS – OLD BUSINESS

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. A motion carried at the May meeting to defer the project to the June 17, 2020 meeting at staff's request. A motion carried at the June meeting to defer the project to the August 19, 2020 meeting at staff's request. A motion carried at the August meeting to defer the project to the October 21, 2020 meeting at staff's request. A motion carried at the October meeting to defer the project to the December 16, 2020 meeting at staff's request. This project was presented to the Commission at their December 16, 2020 meeting to receive feedback and with the intent of returning to the Commission with a final plan.

Call for disclosure of ex parte communication.

2. 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****

A motion carried at the January meeting to defer the project to the February 17, 2021 meeting at the request of staff.

Please note: Staff is requesting a one month deferral to the March 17, 2021 meeting to allow sufficient notice for new zoning requests.

3. 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;

Please note: The attorney for the owner has requested to withdraw the application from the agenda.

D. CERTIFICATES OF APPROPRIATENESS – NEW BUSINESS

1. Application for Certificate of Appropriateness #003-2021
   Address: 100 Four Arts Plaza
   Owner/Applicant: The Society of the Four Arts, Inc. (Dr. Phillip Rylands)
   Professional: Harvey E. Oyer, III, Esq.
   Project Description: A request for approval of a 7.5 foot tall x 5.3 feet wide sculpture knows as Crispina Senior II by noted sculptor Beverly Pepper to be placed in Hulitar Garden. Crispina Senior II was created for outdoor exhibition and will be located on the north side of the garden, just east of the pavilion in a planter area that is not visible from any street. It will be placed on a 5.5 foot x 5.5 foot concrete base and will be internal to the Hulitar Garden.

   Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #010-2021
   Address: 100 El Bravo Way
   Owner/Applicant: Golden Crate LLC
   Professional: Thomas M. Kirchhoff/Kirchhoff & Associates Architects
   Project Description: This request is seeking the approval of changes to the previously approved plans: 1. The addition of a bedroom and bunkroom to the second floor. 2. Slight modification of the garage and family loggia on the site.

   Call for disclosure of ex parte communication.

3. Application for Certificate of Appropriateness #011-2021
   LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
   Address: 220 Monterey Rd.
   Owner/Applicant: Peter and Beverly Broberg
   Professional: Allied Doors/H. Gilbert & Associates/Steven Bruh Architect
   Project Description: Construct a 151 square foot one-story bathroom not visible from street. Construct a 28 square foot generator pad not visible from street.

Replace two single garage doors with one double garage door that does face street.

ZONING INFORMATION: Sec. 134·893(12)(a) - A variance to add 151 square foot bathroom addition on the southeast corner of the house with a landscape open space of 41.1% in lieu of the 42.3% existing and the 45% minimum required by Code.

Call for disclosure of ex parte communication.

4. Application for Certificate of Appropriateness #012-2021
   Address: 1820 S. Ocean Blvd
   Owner/Applicant: White Birch Farm, Inc. (John Field – Secretary)
   Professional: Patrick Segraves/SKA Architect + Planner
   Project Description: Interior and exterior changes to guest house. Removal of rear loggia. Landscape and hardscape to be included which includes rose garden and pergolas.

   Please note: Staff recommends deferral to the March 17, 2021 meeting due to a defective notice.

X. DESIGNATION HEARINGS

Item 1: 223 Colonial Lane
Owner: Stephane B. Segouin

Please note: The attorney for the owner has requested to defer the hearing to the March 17, 2021 meeting.

Item 2: 256 Orange Grove Road
Owner: Allen and Peggy Tomlinson

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)

2. Revised Project Designation Manual and Guide – Wayne Bergman

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

2. Staff

3. Commission

XIII. 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.