

# TOWN OF PALM BEACH

Information for Town Council Meeting on: October 10, 2019

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To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Josh Martin, Director of Planning, Zoning & Building

Re: Appeals of Landmarks Preservation Commission's Decision to Place the "Sea" Streets Under Consideration as a Historic District (Gigi & Bill Tylander, Polly Wulsin, and Daniel Hanley)

Date: October 2, 2019

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## **BACKGROUND**

The Landmarks Preservation Commission ("LPC") voted unanimously on August 21, 2019, to place the "Sea" Streets under consideration as a historic district. After this action, numerous residents and interested parties contacted the Town regarding the LPC's decision, with most being in opposition to the historic district designation. The Town Council discussed this matter at their September 11, 2019 Development Review meeting, and unanimously voted to strongly request that the LPC remove the "Sea" Streets from consideration as a historic district. The Town Council's request was considered by the LPC at their next meeting on September 18, 2019; however, the LPC again voted to place the "Sea" Streets under consideration as a historic district, but with a 5-2 vote.

## **GENERAL INFORMATION**

On September 26, 2019, the Town received a written appeal via e-mail from Gigi and Bill Tylander (residents and property owners within the "Sea" Streets area) requesting that the Town Council review and reverse the LPC decision regarding the "Sea" Streets historic district. In their appeal, Mr. and Mrs. Tylander state that proper notice was not provided, nor was there an opportunity for interested parties and/or property owners to speak prior to the LPC rendering their decision.

On September 26, 2019, the Town received a written appeal via e-mail from Polly Wulsin (a resident within the "Sea" Streets area) requesting that the Town Council review the September 18, 2019 LPC ruling regarding the "Sea" Streets historic district, because proper notice was not given to the affected neighbors, whose properties are now encumbered.

On September 27, 2019, the Town received a written appeal from Daniel Hanley (a resident within the "Sea" Streets area) requesting that the Town Council review and reverse or override the September 18, 2019 LPC ruling regarding the "Sea" Streets historic district, because proper notice

was not provided, and those affected were not given a chance to voice their concerns to the Commission prior to their properties being encumbered (due process was not given). Furthermore, the Commission did not base their decision on competent and substantial evidence.

### **STAFF RECOMMENDATION**

Pursuant to Sec. 54-41 of the Town's Code of Ordinances, staff recommends that the Town Council hear the Tylander, Wulsin and Hanley appeals of the LPC's decision regarding the "Sea" Streets Historic District, and make a determination to either grant or deny the appeals.

Attachments – Appeal from Gigi & Bill Tylander dated September 26, 2019

Appeal from Polly Wulsin dated September 26, 2019

Appeal from Daniel Hanley dated September 27, 2019

Code Section 54-41, Appeals and Review