



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
(561) 838-5431 • [www.townofpalmbeach.com](http://www.townofpalmbeach.com)

**PLANNING, ZONING, & BUILDING DEPARTMENT**  
**PZ&B Staff Memorandum: Landmarks Preservation Commission**

**TO:** LPC Chairperson and Members  
**FROM:** Wayne Bergman, MCP, LEED-AP  
Director PZ&B  
**SUBJECT:** HSB-22-013 249 SANDPIPER DR  
**MEETING:** NOVEMBER 16, 2022

**HSB-22-013 249 SANDPIPER DR.** The applicant, Alec Scheiner, has filed an application requesting filed an application requesting Landmarks Preservation Commission review and approval for substantial site and landscape modifications and hardscape alterations, to an existing one-story Historically Significant Building.

**Applicant:** Alec Scheiner  
**Professional:** Environment Design Group (Dustin Mizell)

**HISTORY:**

The subject property was designated 'historically significant' in August of 2021. The property is located within the Garden Conservation District. The structure was built in 1969 during Palm Beach's Contemporary Period which lasted from 1960-1979.

On January 19, 2022, the subject property was approved by the LPC for partial enclosure of existing front covered porch and new entry door and replacement of all existing doors and windows with new impact rated product, pursuant to HSB-22-001.

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 249 Sandpiper Drive", as prepared by **Environment Design Group** dated September 26, 2022.

The following is the scope of work for the Project:

- Demolition of driveway, pool deck, and east path; removal of existing landscape and the addition of new hardscape and associated landscape and new fence.

Site Data			
<b>Zoning District</b>	R-B	<b>Lot Size (SF)</b>	12,800 SF
<b>Future Land Use</b>	SINGLE-FAMILY	<b>Exist Fin. Floor Elevation</b>	6.05' (residence) 4.93' (garage)
<b>C-O-R</b>	3.01'	<b>Flood Zone</b>	AE 6

<b>Max Fill</b>	1.52'	<b>Site elevation</b>	Existing 3.88' Proposed 5.4'
<b>Year of Construction:</b>	1969	<b>Architect/Builder:</b>	E. Solkoff
<b>Project</b>			
	<b>Required/Allowed</b>	<b>Existing</b>	<b>Proposed</b>
<b>Front Yard Open Space</b> 40% OF FRONT YARD:	Required: 40% (1,000 SF) Proposed: 82% (2,084 SF)	<b>Landscape Open Space</b>	Required: 45% (5,758 SF) Proposed: 47% (6,006 SF)
<b>Surrounding Properties / Zoning</b>			
<b>North</b>	1985 Two-story residence / R-B		
<b>South</b>	1989 One-story residence / R-B		
<b>East</b>	1982 One-story residence / R-B		
<b>West</b>	2016 One-story residence / R-B		

#### **STAFF ANALYSIS**

As a HSB project the proposed changes must meet the Secretary of the Interior's Standards for Rehabilitation and Sec. 18-306, Sec. 54-122 and 54-123 of the Landmark Preservation Ordinance. A preliminary review of the project indicates that the application, as proposed, appears to be consistent with the Town zoning code.

The scope of work includes site work with no architectural changes. Specifically, the applicant is proposing front yard alterations including modifying the original circular drive configuration, relocating a specimen sized Black Olive tree and creating a tiered, flattened flat yard. The proposed motorcourt will be accessed from a singular curb cut along the western side of the site. The proposed tier work will not exceed the maximum amount of fill permitted.

WRB:JGM