



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**LANDMARKS PRESERVATION COMMISSION
TOWN COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH, FLORIDA**

**DECEMBER 19, 2012
9:30 A.M.**

The progress of this meeting maybe monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Audio (Live and Archived)" under the "Your Government" tab. 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:

Edward Austin Cooney, Chairman
William P. Feldkamp, Vice Chairman
Dudley L. Moore, Jr., Member
Jacqueline Albarran, Member
William J. Strawbridge Jr., Member
Leslie Diver, Member
Elizabeth S. Murphy, Member
Jorge Sanchez, Alternate Member
Elizabeth Marshall, Alternate Member
Anne Fairfax, Alternate Member

III. APPROVAL OF THE MINUTES OF THE OCTOBER 17, 2012 MEETING AND THE NOVEMBER 14, 2012 MEETING:

IV. APPROVAL OF THE AGENDA:

V. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:

VI. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes):

VII. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness #023-2012

Restoration/Rehabilitation

Owner/Applicant: Sterling Palm Beach LLC

Address: 340 Royal Poinciana Way, Suites 300-308

Architect: Glidden Spina & Partners

Project Description: Request approval for restoration, rehabilitation, interior demolition, sign and awning which is further described as: New restaurant of approximately 8,400 square footage going into the northeast end of Royal Poinciana Plaza. The majority of the existing windows and doors will remain as they are now, except for the curved wall at the southeast end of the building. We would like to remove the existing windows and wall and replace with a new operable Nana Wall system. New awnings and signage will be put in as allowed by Code. On the interior, some portions of the 2nd floor space will be converted to one story space to restore the high ceilings that existed previously. The 2nd floor space will remain as existing at the east end. Other associated changes as presented.

REVISED PROJECT DESCRIPTION: Request approval for restoration, rehabilitation, interior demolition, sign and awning which is further described as: New restaurant of approximately 7,700 square footage going into the northeast end of Royal Poinciana Plaza. The majority of the existing windows and doors will remain as they are now, except for the curved wall at the southeast end of the building. We would like to remove the existing windows and replace with new French doors. New awnings and signage will be put in as allowed by Code. A door has been added on the north wall to replace an existing window. The second story space will be restored back to a single story space in order to maintain the high ceiling which existed previously. The second floor space at the east end will remain unchanged as existing (space not included in this proposed submittal.)

Please be advised that this project was heard only informally at the August meeting though it had been advertised as a Certificate of Appropriateness at that time. After review, the matter was deferred to the October meeting. At the October meeting, since the matter was deferred by the Town Council to the November Town Council meeting, the matter was deferred to the December LPC meeting.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #034-2012

Landscape/Hardscape

Owner/Applicant: Thomas A. N. Miller and Catherine Marie Desser Miller

Address: 270 Queens Lane

Architect: Dustin Mizell Landscape Architecture

Project Description: Request approval for landscape/hardscape which is further described as: Applicant proposes to remove a portion of existing brick drive on southwest corner of property and to add (1) new brick drive on southeast corner of property, and (2) additional landscaping to screen and beautify new driveway. All work to be landscape/hardscape along Colonial Lane, and no changes to the existing residence are proposed, and other associated changes as presented

Please note that at the October meeting, staff reported that the project would need a variance, as designed. As such, the project was deferred to November at the request of the applicant. At the November meeting, the project was deferred to the December meeting at the request of the applicant, to allow for additional modifications in consideration of the needs of the owners and wishes of the neighbors.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #043-2012

Rehabilitation

Owner/Applicant: Palm Beach Hotel Condominium Association Inc.

Address: 235 Sunrise Avenue

Architect: Summit Engineering Inc.

Project Description: Request approval for rehabilitation which is further described as: Rebuilding southeast balcony structure to same appearance as the original design. Repairing or replacing any defective structural steel or concrete. Other associated changes as presented. **Please be advised that this is a tax abatement project.**

Call for disclosure of ex parte communication

VIII. DESIGNATION HEARINGS:

Item 1: 159 Australian Avenue

Owner: Allan & Susan Kauffman TR Titl Hldrs

Kauffman Susan M & Kauffman Susan M TR

Kauffman Allan W & Kauffman Allan W TR

Call for disclosure of ex parte communication

IX. OTHER BUSINESS:

A. Informal Review: 280 North Ocean Boulevard

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Extension of existing courtyard loggia and addition of a new pool loggia. All columns, roof, and detailing to match existing loggia. New beach cabana and pool in beach parcel. Cabana to have windows, doors, roofing, stucco, and detailing to match existing main house. Lower south 50% of existing beach wall to 30" in height as required by code. (*Voting Conflict for Mrs. Albarran*)

Call for disclosure of ex parte communication

B. Informal Review: 159 Australian Avenue

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

The property includes an existing 2-story bungalow style residence, a 2-story garage/guesthouse, and a porte-cochere. The owner proposes to demolish the existing garage guesthouse and replace it with a new garage/guesthouse. The owner also proposes to demolish the existing porte-cochere and replace it with a new porte-cochere more consistent with the bungalow style. Please refer to the demolition report attached. The main house is to have additions to the first and second floors, and interior renovations. The addition to the first floor includes a new loggia connecting the main house to the garage/guesthouse. The master bedroom suite will be enlarged on the first floor and the second floor will be increased to allow for a larger office on the second floor. Most importantly, the street view of the house will not reflect any increase in size. All doors and windows will be replaced with impact rated windows and doors. New landscape and hardscape for final approval. **Please be advised that this is a tax abatement project.**

Call for disclosure of ex parte communication

X. COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING & BUILDING DEPARTMENT DIRECTOR:

XI. 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: A 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.