



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**LANDMARK PRESERVATION COMMISSION
AT EMERGENCY OPERATIONS CENTER
3RD FLOOR, 355 S. COUNTY ROAD**

FEBRUARY 17, 2010

9:30 A.M.

WELCOME!

The progress of this meeting maybe monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Live Meeting Audio" 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:**
- III. **APPROVAL OF THE MINUTES OF THE JANUARY 20, 2010 MEETING:**
- IV. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
- V. **COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS:** (Please limit comments to 3 minutes)
- VI. **APPROVAL OF THE AGENDA:**

VII. PUBLIC HEARINGS:

A. Application for Certificate of Appropriateness #1-10

Owner/Applicant: Sterling Palm Beach, LLC (Lessee) and Sidney Spiegel TR #31520371 and Island Properties of Palm Beach, Inc.

Address: 340 Royal Poinciana Way, The Royal Poinciana Plaza

Architect: Ann Beha Architects

Project Description: Request approval for restoration, rehabilitation, landscape/hardscape, construction of new buildings, interior demolition, and exterior demolition which is further described as: Demolition: Based upon the existing site plan, we intend to demolish: (i) all but the eastern decorative façade of the Theatre; (ii) the Celebrity Room; (iii) the Hibel building; (iv) the Slat House* and (v) the Gucci building. *The Cupola on the Slat House will be saved and used on a gazebo elsewhere on the property. Construction: We intend to build in the location of the Theatre, Celebrity Room and Hibel buildings the following: (i) a waterfront park that will be accessible via the Volk Playhouse Gateway which utilizes the eastern façade of the existing theatre; (ii) two-five story crescent-shaped residential buildings (one of which will contain a ground level waterfront restaurant and (iii) a Banyan residential building overlooking the new Banyan Park designed around the historic Banyan tree (Mysore Fig). In the location of the Slat House, we intend to build (i) a new 350 seat performing arts venue with office space above, (ii) a multi-level parking garage with underground parking and (iii) the mixed-use Golf View building (also with underground parking). The Gucci building will be replaced with a fountain in connection with upgrading the landscape area between the two parallel buildings. The two parallel buildings will remain intact and be restored and revitalized. Applicant requests a Certificate of Appropriateness for the above-described project with conditions as referenced in the Town Attorney's memoranda to the Mayor and Town Council dated April 9, 2009 and May 7, 2009.

Please note that at the January 20, 2010 meeting, this project was deferred to the February meeting, and it was moved that the LPC approach the Town Council and ask for funds to hire an attorney, or that the LPC be allowed, under the provisions of the LPC ordinance, to raise money to hire the attorney.

PLEASE BE ADVISED THAT THE APPLICANT HAS REQUESTED DEFERRAL TO THE MARCH 17, 2010 MEETING.

Call for disclosure of ex parte communication.

B. Application for Certificate of Appropriateness #4-10

Owner/Applicant: 640 So. Ocean Blvd., LLC

Address: 640 S. Ocean Blvd.

Architect: Smith Architectural Group Inc.

Project Description: Request approval for addition to historic structure, landscape/hardscape, and demolition (exterior) which is further described as: New 132 sq. ft., one-story addition. Delete one-story pool cabana that was previously approved. Add a new via and one-story pool cabana attached to previously approved loggia addition. Proposed hardscape and planting plans. Other associated changes as presented.

At the January 20, 2010 meeting, there was a motion for approval of the architecture. There was also a motion for approval of the landscape/hardscape, conditioned upon seeing any gates, fountains, and paving, along with samples of same (which was treated as a deferral to the February meeting.) **PLEASE BE ADVISED THAT THE LANDSCAPE ARCHITECT HAS REQUESTED DEFERRAL TO THE MARCH MEETING.**

Call for disclosure of ex parte communication.

C. Application for Certificate of Appropriateness #6-10

Owner/Applicant: Jeffrey Greene

Address: 1200 South Ocean Boulevard

Architect: Portuondo Perotti Architects, Rafael Portuondo

Project Description: Request approval for addition to historic structure which is further described as: We are working with Landmarks to restore the main structure of La Bellucia to its original glory. The existing staff quarters will be remodeled to work and look more like the existing villa. The structure to the west closer to the street (guest house) will be demolished. We will remove the attached elevator which was not part of the original residence. The new construction will showcase the historic home by creating an autocourt which proudly displays the existing entrance as the main entrance of the home. The connection to the existing is a minimal, a 13'-6" Gallery which connects the new wing to the existing villa. The new wing has the larger public spaces: living room, office, wine cellar, gymnasium and guest suite. At the second floor a gallery also connects the historic portion of the second floor to the new master suite wing. The second floor of the historic villa will be remodeled, but all the existing exterior fenestration will be maintained. We are adding a courtyard to the west of the historic structure so as not to damage or encroach on this most beautiful façade. The new construction that completes this courtyard is the extension at the kitchen storage, family room, pool and further west the relocation of the tennis court. Other associated changes as presented.

At the January 20, 2010 meeting, there was a motion for approval of the project, with the understanding that the applicant returns next month with changes to the porte cocheres, and a re-study of the balcony details, which was otherwise stated that there was an approval of the project, as submitted, other than the bedroom wing and the porte cochere.

Call for disclosure of ex parte communication

VIII. **OTHER BUSINESS:**

Informal Review: Memorial Park and Fountain – Flagler Statue

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

X. **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.