TOWN OF PALM BEACH

Town Manager's Office

TENTATIVE - SUBJECT TO REVISION

TOWN COUNCIL MEETING

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

WEDNESDAY, DECEMBER 12, 2012

9:30 AM

For information regarding procedures for monitoring or participating in Town Council Meetings, please refer to the end of this agenda.

I. CALL TO ORDER AND ROLL CALL

Mayor Gail L. Coniglio
David A. Rosow, President
Robert N. Wildrick, President Pro Tem
William J. Diamond
Richard M. Kleid
Michael J. Pucillo

II. INVOCATION AND PLEDGE OF ALLEGIANCE

III. COMMENTS OF MAYOR GAIL L. CONIGLIO

IV. COMMENTS OF TOWN COUNCIL MEMBERS AND TOWN MANAGER

V. COMMUNICATIONS FROM CITIZENS – 3 MINUTE LIMIT PLEASE
(Another opportunity for communications from citizens will be offered immediately after the lunch break.)

Post Office Box 2029 * 360 South County Road * Palm Beach, Florida 33480
Telephone (561) 838-5410 * Facsimile (561) 838-5411 * townmanager@townofpalmbeach.com

VI. APPROVAL OF AGENDA

VII. PUBLIC HEARINGS

A. RESOLUTION NO. 171-2012 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Ratifying and Confirming the Determination of the Landmarks Preservation Commission that the Property Known as 1070 South Ocean Boulevard Meets the Criteria Set Forth in Ordinance No. 2-84, Also Known as Chapter 54, Article IV of the Code of Ordinances of the Town of Palm Beach; and Designating Said Property as a Town of Palm Beach Landmark Pursuant to Ordinance No. 2-84, Also Known as Chapter 54, Article IV of the Code of Ordinances of the Town of Palm Beach. [John Page, Director of Planning, Zoning and Building] Page 6

B. RESOLUTION NO. 172-2012 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Ratifying and Confirming the Determination of the Landmarks Preservation Commission that the Property Known as 240 Jungle Road Meets the Criteria Set Forth in Ordinance No. 2-84, Also Known as Chapter 54, Article IV of the Code of Ordinances of the Town of Palm Beach; and Designating Said Property as a Town of Palm Beach Landmark Pursuant to Ordinance No. 2-84, Also Known as Chapter 54, Article IV of the Code of Ordinances of the Town of Palm Beach. [John Page, Director of Planning, Zoning and Building] Page 32

C. RESOLUTION NO. 173-2012 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions for the Property Hereinafter Described (691 North County Road) and Stating That the Subject Property Meets the Criteria Set Forth in Chapter 54, Article V of the Code of Ordinances of the Town of Palm Beach, Relating to Landmarks Preservation and Titled "Tax Exemptions." [John Page, Director of Planning, Zoning and Building] Page 52

D. RESOLUTION NO. 174-2012 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions for the Property Hereinafter Described (Everglades Club, 350 Worth Avenue, Kitchen Renovation Phase I) and Stating That the Subject Property Meets the Criteria Set Forth in Chapter 54, Article V of the Code of Ordinances of the Town of Palm Beach, Relating to Landmarks Preservation and Titled "Tax Exemptions." [John Page, Director of Planning, Zoning and Building] Page 56

E. RESOLUTION NO. 175-2012 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions for the Property Hereinafter Described (Everglades Club, 351 Worth Avenue, Residential Restoration) and Stating That the Subject Property Meets the Criteria Set Forth in Chapter 54, Article V of the Code of Ordinances of the Town of Palm Beach, Relating to Landmarks Preservation and Titled "Tax Exemptions." [John Page, Director of Planning, Zoning and Building] Page 61

VIII. ORDINANCES

A. Second Reading

1. ORDINANCE NO. 16-2012 An Ordinance of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Amending the Town Code of Ordinances at Chapter 134, Zoning, as Follows: Sections 134-787, 134-837, 134-887, 134-942, 134-997, 134-1052, 134-1352 and 134-1393 to Eliminate Municipally Owned and Operated Parks and Recreational Areas as a Permitted Use in the R-AA, R-A, R-B, R-C, R-D(1), R-D(2), Conservation and PUD Zoning Districts; Sections 134-790, 134-840, 134-890, 134-945, 134-1000, 134-1055, 134-1354 and 134-1395 to Create Municipally Owned and Operated Parks and Recreational Areas as a Special Exception Use in the R-AA, R-A, R-B, R-C, R-D(1), R-D(2), Conservation and PUD Zoning Districts; Providing for Severability; Providing for Repeal of Ordinances in Conflict; Providing for Codification; Providing an Effective Date. [John Page, Director of Planning, Zoning, and Building] Page 66

B. First Reading

None

IX. DEVELOPMENT REVIEWS

A. Appeals

None

B. Time Extensions & Waivers

1. Request for Emergency Declaration by Town Council for Demolition of Single Family Home at 2252 Ibis Isle Road West. [John Page, Director of Planning, Zoning and Building] Page 78

C. Variances, Special Exceptions, and Site Plan Reviews

1. Old Business

None

2. New Business

a. **VARIANCE #31-2012** The application of Fred Latsko; relative to property commonly known as **320 Polmer Park Road**; described as Lot 8 of POLMER PARK, according to the Plat thereof, as recorded in Plat Book 27, Page 53 of the Public Records of Palm Beach County, Florida; located in the R-B Zoning District. The applicant is requesting a variance to build a one-story accessory pool cabana containing 520 sq. ft. which will result in a lot coverage of 35.98% in lieu of 32.67% existing and 30% maximum allowed. The proposed pool cabana would also result in a landscaped open area of 34.66% in lieu of 37.98% existing and 45% minimum required.
[Attorney: M. Timothy Hanlon]
[ARCOM Recommendation: ARCOM deferred the application to the January ARCOM meeting by a vote of 7-0.]
Request for Deferral to the January 9, 2013 Town Council Meeting.

D. Other

None

X. ANY OTHER MATTERS

XI. ADJOURNMENT

PLEASE TAKE NOTE:

- No written materials received after 5:00 p.m. on the Thursday immediately prior to a monthly Town Council meeting will be included in the back-up binders distributed to the Mayor and Town Council in preparation for that meeting. Written materials received after 5:00 p.m. on Thursday will be separately distributed to the Mayor and Town Council; however, depending upon the length of the materials, the time of submittal, and other circumstances, the Mayor and Town Council may not be able to read and consider such late submittals prior to acting upon the policy matter(s) which they address.

- The progress of this meeting may be monitored by visiting the Town's website (www.townofpalmbeach.com) and selecting "Your Government" and then selecting "Audio (Live and Archived)." If you have questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 24 hours after the conclusion of the meeting.

- If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings. For such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

- Disabled persons who need an accommodation in order to participate in the Town Council 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 two (2) working days before this meeting.

- Items listed on the Consent Agenda will be approved by one motion of the Town Council, unless the Mayor or an individual Council Member requests that any item(s) be moved to the Regular Agenda and individually considered.

- A summary of the actions taken at Town Council meetings can be viewed on the Town's website after 5 p.m. on the Friday following the Town Council meeting.

PROCEDURES FOR PUBLIC PARTICIPATION

Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you.

PUBLIC HEARINGS: Any citizen is entitled to be heard on an official agenda item under the section entitled "Public Hearings," subject to the three minute limitation.

COMMUNICATIONS FROM CITIZENS: Any citizen is entitled to be heard concerning any matter under the section entitled "Communications from Citizens," subject to the three minute limitation.

OTHER AGENDA ITEMS: Any citizen is entitled to be heard on any official agenda item when the Town Council calls for public comments, subject to the three minute limitation.

Town Council Meetings are public business meetings and, as such, the Town Council retains the right to limit discussion on any issue.

TOWN OF PALM BEACH

Town Council Meeting on: December 12, 2012

Section of Agenda

Public Hearings

Agenda Title

RESOLUTION NO. 171-2012 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Ratifying and Confirming the Determination of the Landmarks Preservation Commission that the Property Known as 1070 South Ocean Boulevard Meets the Criteria Set Forth in Ordinance No. 2-84, Also Known as Chapter 54, Article IV of the Code of Ordinances of the Town of Palm Beach; and Designating Said Property as a Town of Palm Beach Landmark Pursuant to Ordinance No. 2-84, Also Known as Chapter 54, Article IV of the Code of Ordinances of the Town of Palm Beach.

Presenter

John Page, Director of Planning, Zoning, and Building

Supporting Documents

- Memorandum dated November 28, 2012 from John S. Page
- Resolution No. 171-2012
- Designation Report for 1070 S. Ocean Blvd
- Excerpt from the Minutes of the Landmarks Preservation Commission Meeting of November 14, 2012

TOWN OF PALM BEACH

Information for Town Council Meeting on: December 12, 2012

To: Mayor and Town Council

Via: Peter B. Elwell, Town Manager

From: John S. Page, Director of Planning, Zoning and Building

Re: Landmark Designation of 1070 South Ocean Boulevard
Resolution No. 171 – 2012

Date: November 28, 2012

STAFF RECOMMENDATION

Staff recommends ratification of the property known as 1070 South Ocean Boulevard as a Town landmark.

LANDMARKS PRESERVATION COMMISSION RECOMMENDATION

At the Public Hearing for Designation held during the November 14, 2012 meeting of the Landmarks Preservation Commission, the Commission voted unanimously to recommend to the Town Council that the above mentioned property be designated as a landmark. In accordance with Section 54-164 (11) of Chapter 54 of the Town of Palm Beach Code of Ordinances, the Town Council shall hold a public hearing within ninety (90) days of the final decision of the Landmarks Commission to consider ratification of the Commission's recommendation.

GENERAL INFORMATION

- The property meets the following criteria for designation as a landmark of the Town of Palm Beach.

  Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county or town; and,

  Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen; and,

  Sec. 54-161 (4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

OWNER CONSENT

While owner consent is not required for landmarking, please be advised that the property owner supports the landmark designation of 1070 South Ocean Boulevard.

FUNDING/FISCAL IMPACT

No direct funding is needed for this action.

COMPREHENSIVE PLAN

The action proposed is consistent with the goals, objectives and policies contained in the Historic Preservation Element of the Town's Comprehensive Plan.

TOWN ATTORNEY REVIEW

Please be advised that the Town Attorney has reviewed Resolution No. 171 - 2012 relating to 1070 South Ocean Boulevard, and has approved it as to legal form and sufficiency.

attachments

JSP:cmd

cc: Thomas G. Bradford, Deputy Town Manager
John C. Randolph, Town Attorney
Susan A. Owens, Town Clerk
John Lindgren, AICP, Planning Administrator
pf

RESOLUTION NO. 171 - 2012

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, RATIFYING AND CONFIRMING THE DETERMINATION OF THE LANDMARKS PRESERVATION COMMISSION THAT THE PROPERTY KNOWN AS 1070 SOUTH OCEAN BOULEVARD MEETS THE CRITERIA SET FORTH IN ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH; AND DESIGNATING SAID PROPERTY AS A TOWN OF PALM BEACH LANDMARK PURSUANT TO ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH.

WHEREAS, pursuant to the provisions of Ordinance No. 2-84, (Chapter 54, Article IV, Code of Ordinances of the Town of Palm Beach) the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and recommended to the Town Council that certain property described herein be designated as a landmark as described in said Ordinance and Code; and

WHEREAS, after due notice to the property owner(s) affected, a public hearing was held at which all parties interested were given an opportunity to be heard and express their views and opinions with respect to the property and its designation as a landmark; and

WHEREAS, the Town Council does hereby find and determine that the property described herein meets the criteria required by the Ordinance to designate a landmark, and shall be designated as a landmark;

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The foregoing recitals are hereby ratified and confirmed.

Section 2. The recommendation and determination of the Landmarks Preservation Commission as to the property hereinafter described in Section 3 of this Resolution, being designated as a landmark is hereby ratified, approved and confirmed.

Section 3. The landmark herein designated, pursuant to the provisions of Ordinance No. 2-84, and the provisions of the Town Code described herein, is known as **1070 South Ocean Boulevard** and the property to be landmarked is legally described as follows:

Lot 1 of BOULEVARD ESTATES, an Addition to the Town of Palm Beach, Florida, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 21, Page 96.

Section 4. The Town Clerk is hereby ordered to furnish the property owner of the landmarked property a copy of this Resolution.

Section 5. Within thirty (30) days from the date of this Resolution, the Landmarks Preservation Commission shall cause to be filed in the Office of the Recorder of Deeds in and for Palm Beach County, Florida, a certificate that the above-described property comprises a landmark, as defined in and subject to the provisions of Ordinance No. 2-84 and the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 12th day of December, 2012.

_____	_____
Gail L. Coniglio, Mayor	David A. Rosow, Town Council President
	_____
	Robert N. Wildrick, Council President Pro Tem
	_____
	William J. Diamond, Town Council Member
	_____
ATTEST:	Richard M. Kleid, Town Council Member
_____	_____
Susan A. Owens, MMC, Town Clerk	Michael J. Pucillo, Town Council Member

1070 South Ocean Boulevard

DESIGNATION REPORT

Wednesday, November 14, 2012

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

1070 South Ocean Boulevard

Table of Contents

I.	General Information	3
II.	Architectural Information	4
III.	Historical Information	8
IV.	Statement of Significance	8
V.	Criteria for Designation	9
VI.	Architect's Biography	10
VII.	Selected Bibliography	10
VIII.	Location Map	11
IX.	Florida Site File Form	14

Report produced by Jane S. Day, Ph.D., Research Atlantica, Inc. with the Palm Beach Preservation Foundation's Anthony K. Baker Interns: Matthew W. Cohen and Kristin H. Kellogg.

I. GENERAL INFORMATION

Location:	1070 South Ocean Boulevard Palm Beach, Florida
Date of Construction:	1952
Principal Architect:	Belford Shoumate
Present Owner:	Carole Weitzman
Present Use:	Residential
Present Zoning:	RA
Palm Beach County Tax Folio Number:	50-43-43-35-04-000-0010
Current Legal Description:	Boulevard Estates- Palm Beach LT 1

Evaluation in the "Historic Building Survey of Palm Beach, 2010": This is an excellent example of a unique Bermuda style house by Belford Shoumate in 1952. It is worthy of local protection.

II. ARCHITECTURAL INFORMATION

Located on the northwest corner of Kings Road and South Ocean Boulevard, 1070 South Ocean Boulevard is part of the Boulevard Estates Subdivision of the Town of Palm Beach. Built in 1952, the asymmetrical five bedrooms, five and a half bathroom house is a good example of the architect Belford Shoumate's interpretation of the Bermuda style.[1]

The Bermuda style, also sometimes called the British Colonial style, was inspired by the traditions of English colonists in North American and the West Indies. This architectural heritage kept ornamental detailing to a minimum (a response to the softness of Bermuda's Aeolian limestone), allowing the sun and shadows to play on the subtle details of the structure. In Palm Beach the style was popularized by Howard Major and John Volk beginning with Major's design for Major Alley in 1925. It is interesting to note that Shoumate was comfortable enough with the form to use the Bermuda style for his own residence in Phipps Plaza in 1940.

In accordance with the Bermuda style, the house at 1070 South Ocean Boulevard features arched openings and a welcoming arms staircase that rises to the second floor entrance. There is a prominent curvilinear parapet at the roof line and the entry structure has a flat roof. The exterior of the house is primarily white with the subtle contrast of beige stone infill at the balcony and entrance stairs. The high pitched roof was originally covered with white barrel tiles with exposed rafters. (Figure 1) Today the house has a flat white cement tile roof covering. A wide chimney sits on the central ridge line of the roof. Another important design detail of the house at 1070 South Ocean Boulevard, as influenced by the West Indies, is the long second floor veranda that stretches across the entire east façade placed to catch the ocean breezes across the street.

Figure 1: Southeast view of the entry and veranda from 1959

[1] Jane S. Day, ""Historical Structure Form." December 9, 2010, House File Folder: 1070 South Ocean Boulevard, Preservation Foundation Archives, Palm Beach, Florida.
[2] Unknown photographer, "Palm Beach Oceanfront Residence", *Previews Incorporated and the National Real Estate Clearing House*

This large veranda was originally surrounded with a delicate diamond patterned wooden railing between larger column supports. A French Fleur de Lis was placed in the center of each bay of the diamond design. (Figure 2) Today this Fleur de Lis has been removed and the diamond plan changed to a picket design that meets present code. The veranda itself sits on top of an enclosed lower story that is fenestrated with five equal-sized openings of French door leading to a pool in the east yard of the property. A photograph from 1959 taken from the veranda shows that the original windows were fixed glass and jalousies. These windows could not be viewed today from public access to see how they might have changed.

Figure 2: View across the veranda from 1959

The main detail on the southern façade of the house consists of the entrance structure. This parapet topped structure has a single elongated arched opening to match the entry arch on the door. The opening is centered on the south. (Figure 3) A large window faces

Figure 3: View of the entry and curved staircase

[3] Unknown photographer, "Palm Beach Oceanfront Residence", *Previews Incorporated and the National Real Estate Clearing House*

[4] Unknown photographer, "Palm Beach Oceanfront Residence", *Previews Incorporated and the National eal Estate Clearing House*

the balcony on the second story. Below the veranda, a door with windows on either side provides an entrance into the recreation room from the street level.

The western and northern facades were not visible from the public right of way and could not be evaluated.

As the main entrance stair suggests and architectural drawings confirm, 1070 South Ocean Boulevard has its main living spaces on the second floor. In this case, because of the reversal of the usual floor plan, the house built has been referred to as an "upside-down house." [5] The first floor features servants' bedrooms, a two-car garage, laundry room, and an expansive recreation room.[6] The main living areas are above.

Across the street from this house at 1080 South Ocean Boulevard, Belford Shoumate designed another house for the same owner, Arthur Octavius Edwards. This house, originally mirrored 1070 South Ocean Boulevard, with the exception of the parapet entry structure (Figure 4, 5, and 6). Shoumate used the same "upside-down" technique to design 1080 South Ocean Boulevard and actually built the houses from the same plans.[7] The integrity of 1080 South Ocean Boulevard, however, was compromised when it was remodeled by Smith and Moore Architects, Inc.

Figure 4: Aerial view of 1070 South Ocean Boulevard (right) with twin (left), 1080 South Ocean Boulevard

[5] "Kings Road & 850 South Ocean Boulevard, Walking Tour, 2011" February 3, 2011, Preservation Foundation of Palm Beach.
[6] Town of Palm Beach, Florida. Planning, Zoning, and Building Department Records.
[7] With the exception, as mentioned before, of the parapet entry. Plans on file with the Preservation Foundation of Palm Beach.
[8] Bing Images Bird's Eye View. Microsoft Corporation.

Figure 5: 1070 South Ocean Boulevard

Figure 6: 1080 South Ocean Boulevard

Unlike its twin 1070 South Ocean Boulevard has experienced relatively few exterior changes throughout its history. The earliest documented change was made in 1960 when, with the help of Belford Shoumate himself, the second owners decided to enclose the recreation room below the main veranda. Later in 1964, some windows were altered and replaced. A private swimming pool and cabana were added in 1966. In 1968, a second story addition on the north side of the kitchen was built. Hurricane shutters were added in 1993. Other changes made over time include the addition of a metal decorative screen in the opening below the parapet on the southern facade, a ground floor entry to the original recreation room, and a gutter on the eastern roof. Overall, however, the house has retained its architectural character from the original Shoumate design and its historic integrity. The massing of the house, overall detailing, roof, and fenestration closely resemble the original plans and elevations. The stone railing design is original, as well as the entire veranda, stair design, and decoration below the balcony on the eastern façade. The shape of the parapet and roof are all original.[9]

III. HISTORICAL INFORMATION

The house at 1070 South Ocean Boulevard and the one directly to the south at 1080 South Ocean Boulevard were designed by Belford Shoumate and built for Arthur Octavius Edwards in 1952. Their importance lies not only in their unique "upside-down" floor plan which allowed the houses to catch ocean breezes but also their orientation, placing the main rooms of the house above the road, A1A. The house was originally called "Four Seasons" but a real estate transaction later referred to the house as "Villa Bonheur." It is not known when the name changed.

The importance of 1070 South Ocean Boulevard is further strengthened but its association with Cielito Lindo the James P. Donahue estate that was designed by Marion Sims Wyeth in 1927. Cielita Lindo was sold for development in 1946 by Jesse Woolworth Donahue for a mere $101,000. It was the first grand mansion in Palm Beach to be dismantled. Much of the mansion was saved and divided into individual homes. Kings Road was built through the property and the rest of the estate was separated into lots. 1070 South Ocean Boulevard was the first of the new homes built after the estate was subdivided. It was built on Lot #1 of the street, and was designed simultaneously with a twin house for the same owner at Lot #19, across Kings Road.

IV. STATEMENT OF SIGNIFICANCE

The house at 1070 South Ocean Boulevard is an important example of Belford Shoumate's Bermuda style of architecture. It is also the first house developed after Jessie Woolworth Donahue sold her grand ocean to lake estate, Cielito Lindo for development at the Boulevard Estates.[10] Along with the twin house across Kings Road, 1080 South

[9] Town of Palm Beach, Florida. Planning, Zoning, and Building Department Records.
[10] " Kings Road & 850 South Ocean Boulevard, Walking Tour 2011," February 3, 2011, Preservation Foundation of Palm Beach.

Ocean Boulevard, which was commissioned simultaneously, 1070 South Ocean Boulevard marks the entrance to the old Cielito Lindo estate.[11] The Bermuda Style of this home is representative of Shoumate's work during a high point in his career, and has been well-preserved throughout the years despite minor expansions and restorations.

V. CRITERIA FOR DESIGNATION

Chapter 54 of the Code of Ordinances of the Town of Palm Beach (Historic Preservation Ordinance) outlines the criteria for designation of historic structures and districts, and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

1) **Sec. 54-161(1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county, or town.**

The house is an important example of the history of Palm Beach, as a part of the first subdivision of one of the most renowned estates on the island, Cielito Lindo. When the entire estate was split into nineteen lots and a road was built, 1070 and 1080 South Ocean Boulevard, the twin Belford Shoumate houses, marked the entrance into the neighborhood. These houses are the earliest remaining buildings to be built after the subdivision of the estate.

3)**"Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen."**

1070 South Ocean Boulevard is a good example of the Bermuda style of architecture as developed in Palm Beach during the 1950s. The sparse ornamental detailing, the curvilinear parapet and welcoming arms at the entrance are all characteristic of the style as found in Palm Beach. Additionally the house is designed for its environment: both to catch ocean breezes and to avoid the traffic on A1A. The long veranda on the second floor is particularly important to the style of this house and its influence from the West Indies.

4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

The house at 1070 South Ocean Boulevard shows the skill of master architect Belford Shoumate in adapting a Bermuda style design from the 1950s to take advantage of the environmental conditions of a lot close to the Atlantic Ocean. Shoumate, one of the top architects in the history of Palm Beach, completed hundreds of projects over the 54 years of his career. As one of the architects who ushered in other styles of architectural design to Palm Beach, such as Art Deco, Colonial, and Bermuda styles, Shoumate influenced his age and helped turn a page in the architectural history of Palm Beach.

---

[11] The twin house, 1080 South Ocean Boulevard, has been heavily modified since its construction.

VI. ARCHITECT'S BIOGRAPHY

Belford W. Shoumate was born in 1903 in Aberdeen, Ohio into a family of French decent. He claimed that his ancestors fought in the American Revolution and that he was related to the Shawnee Indian Chief, Tecumseh. He was raised in Mobile, Alabama. Shoumate graduated from Barton Academy and received a degree in architecture from the University of Pennsylvania.

For four years after his graduation, Shoumate worked for Joseph Urban in New York City. Urban was the Palm Beach Architect responsible for much of the work at Marjorie Merriweather Post's Mar-a-lago. But when Shoumate moved to Florida in 1936 he originally settled in Miami and worked for the firm of Carlos B. Schoeppl. In 1937, Shoumate married Betsy Owen and moved to Palm Beach.

Upon his arrival in Palm Beach, Shoumate built a home for himself in Phipps Plaza. Over the course of a fifty year career, Shoumate left his imprint on over 1500 structures either by way of design or restoration. In 1939, he won the "House of the Future Award" at New York's World Fair. Although he designed in many different styles, he is best known for his Art Deco and Art Moderne structures.

Belford Shoumate was listed in *Who's Who in America* and was active in the National Committee for the Preservation of Historical Buildings, representing the local chapter of the A.I.A. Shoumate is quoted as saying, "Our American Heritage is being challenged in many ways. It's time to wake up and realize that we have a wonderful history for such a young country and we should preserve its form of government as well as its representative buildings for posterity!" Shoumate died in 1991 on his 88th birthday.

VII. SELECTED BIBLIOGRAPHY

Day, Jane S., "Historical Structure Form," December 9, 2010, House File Folder: 1070 South Ocean Boulevard, Preservation Foundation Archives, Palm Beach, Florida.

Day, Jane S. *Landmark Manual,* Town of Palm Beach, Florida, Landmarks Preservation Commission and The Preservation Foundation of Palm Beach, 2009.

Kelly, Patrice. "Villa Bonheur, Palm Beach, Florida," N.D. Photographs Sotheby's International Realty, Palm Beach.

"Kings Road and 850 South Ocean Boulevard Walking Tour, 2011," Preservation Foundation of Palm Beach, 2011. Print.

Microsoft Corporation. N.D. Photograph. Bing Images Bird's Eyeview, Palm Beach.

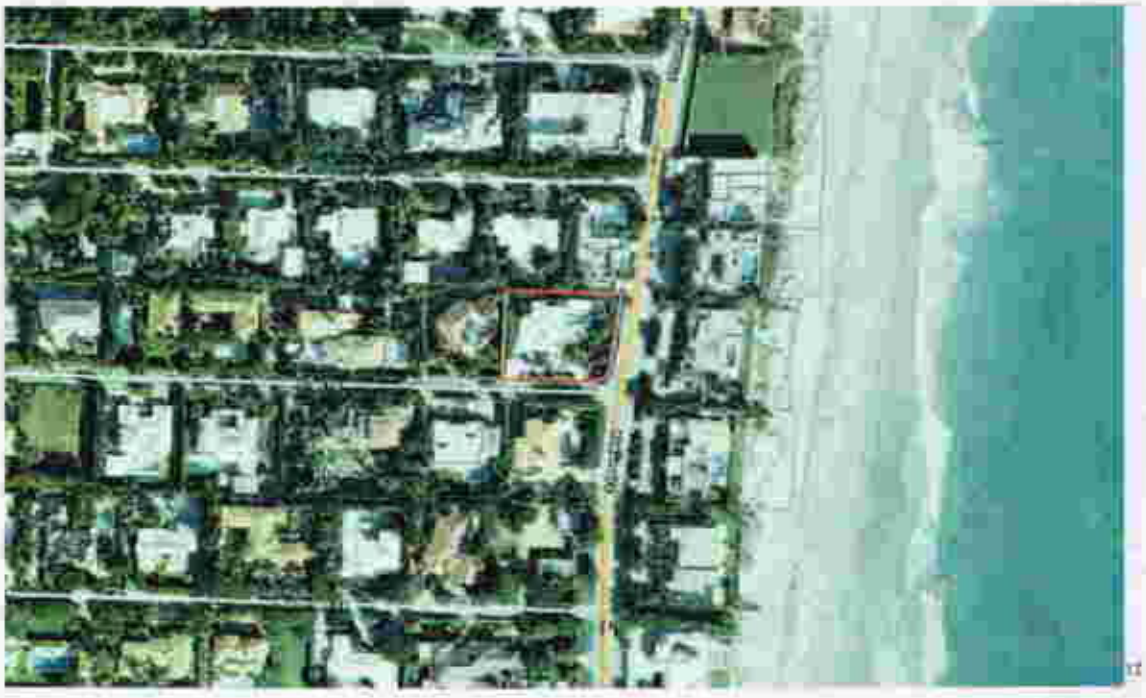
"Property Appraiser, Palm Beach County, Florida, USA." *Property Appraiser, Palm Beach County, Florida, USA*. N.P., N.D. Web. 1 July 2012. <http://www.co.palm-beach.fl.us/papa/>.

Shoumate, Belford, Architectural Plans on file with the Preservation Foundation of Palm Beach.

Town of Palm Beach, Florida. Planning, Zoning, and Building Department Records.

Unknown photographer, "Palm Beach Oceanfront Residence," *Previews Incorporated and the National Real Estate Clearing House*

VIII. LOCATION MAP



[12] "Property Appraiser, Palm Beach County, Florida, USA." *Property Appraiser, Palm Beach County, Florida, USA*. N.P., N.D. Web. 1 July 2012. <http://www.co.palm-beach.fl.us/papa/>.

Supplemental Photographs

Figure 2: View from the veranda towards the ocean

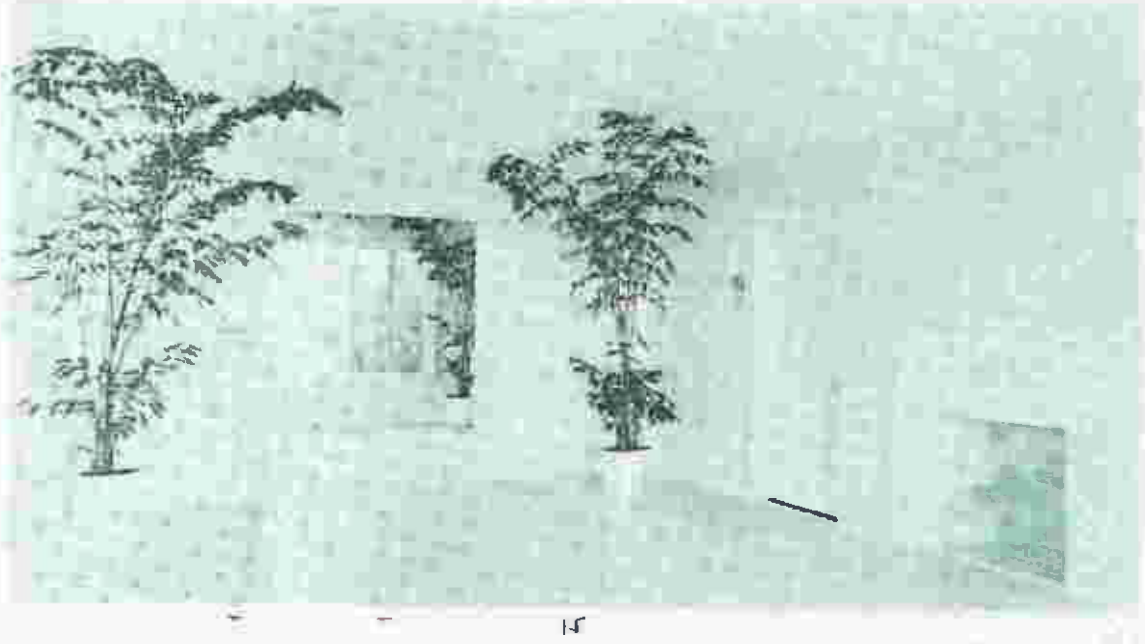


Figure 5: Living room and dining room

[13] Unknown photographer, "Palm Beach Oceanfront Residence", *Previews Incorporated and the National Real Estate Clearing House*
[14] Unknown photographer, "Palm Beach Oceanfront Residence", *Previews Incorporated and the National Real Estate Clearing House*

Figure 6: Recreation Area at Ground level

Figure 7: Landscaped Grounds

[15] Unknown photographer, "Palm Beach Oceanfront Residence", *Previews Incorporated and the National Real Estate Clearing House*

[16] Unknown photographer, "Palm Beach Oceanfront Residence", *Previews Incorporated and the National Real Estate Clearing House*

[17]

Figure 8: Entry and curved staircase

[18]

Figure 9: Pool Area and eastern facade

[17] Patrice Kelly, "Villa Bonheur, Palm Beach, Florida", *Sotheby's International Realty*
[18] Patrice Kelly, "Villa Bonheur, Palm Beach, Florida", *Sotheby's International Realty*

[19]

Figure 10: Living room with view of veranda through window

[19] Patrice Kelly, "Villa Bonheur, Palm Beach, Florida", *Sotheby's International Realty*

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site # PB12903
Recorder # Day, Jane S.
Field Date 10/6/2010
Form Date 12/9/2010
FormNo 201010
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) carole Weitzman, House
Multiple Listing (DHR only)
Other Names >> 105 Kings Rd.
Survey or Project Name Palm Beach Historic Sites Survey, Phase V
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
1070	South	Ocean	Boulevard	

Cross Streets (nearest/ between) Kings Rd. & Algoma Rd.
City / Town (within 3 miles) Town of Palm Beach
In Current City Limits? YES
County Palm Beach
Tax Parcel #(s) 50-43-43-35-04-000-0010
Subdivision Name Boulevard Estates
Block
Lot 1
Ownership Private Individual
Name of Public Tract (e.g., park)
Route to (especially if no street address) On the northwest corner of South Ocean Blvd. and Kings Rd.

MAPPING

USGS 7.5' Map Name
Publication Date >> PALM BEACH;1946 pr 1983
Township:
Range:
Section:
1/4 section:
>> 43S ;43E ;35;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style British Colonial
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Concrete block
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Hip
Other Roof Type(s)
Roof Material(s) >> Concrete tile
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Flat extension
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s) stucco on exterior
Chimney Location(s) central ridge

HISTORICAL STRUCTURE FORM

8PB12909

DESCRIPTION (continued)

Window Descriptions 3/3 DHS, fixed, French doors, sliding

Main Entrance Description (stylistic details)

Porches: #open 2 **#closed** ____ **#incised** 1 **Location(s)** entry - s, screened - e, pool patio - e

Porch Roof Types(s) flat on entry, screened porch is incised under main roof

Exterior Ornament exposed rafters, parapet, welcoming arms staircase, cast stone

Interior Plan Irregular **Other Interior Plan**

Condition Excellent

Structure Surroundings

Commercial: NONE of this category **Residential:** ALL this category

Institutional: NONE of this category **Undeveloped:** NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none observed

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1952

Architect (last name first): Shoumate, Belford **Builder (last name first):** Ford, D.W.

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
Unspecified			

>> Unspecified;1987;;address change

Structure Use History

Use Private residence **Year Use Started** ____ **Year Use Ended** ____ >> Private residence;1952;

Other Structure Uses

Ownership History (especially original owner, dates, profession, etc.) this house was built for A.O. Edwards

RESEARCH METHODS

Research Methods >> Examine local property records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES **Name of Local Register if Eligible** Palm Beach Landmarks

Individually Eligible for National Register? INSUFF. INFO

Potential Contributor to NR District? NO

Area(s) of historical significance >> Architecture

Other Historical Associations

Explanation of Evaluation (required) This is an excellent example of a unique Bermuda style house by Belford Shoumate in 1952. It is worthy of local protection.

PB12909-201010

Supplementary Printout

> **USGS map name/year of publication or revision:**
PALM BEACH;1946 pr 1983

> **Township/Range/Section/Qtr:**
43S ;43E ;35;UNSP

> **Structural system(s):**
Concrete block

> **Foundation types:**
Continuous

> **Foundation materials:**
Concrete Block

> **Exterior fabrics:**
Stucco

> **Roof types:**
Hip

> **Roof materials:**
Concrete tile

> **Roof secondary structures (dormers etc):**
Flat extension

> **Change status/year changed/date noted/nature:**
Unspecified;1987;;address change

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1952;

> **Research methods:**
Examine local property records
Sanborn maps
Informal inspection
Examine local tax records

> **Area(s) of historical significance:**
Architecture

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**
105 Kings Rd.

EXCERPT FROM THE MINUTES
OF THE LANDMARKS PRESERVATION COMMISSION MEETING
OF NOVEMBER 14, 2012

VIII. DESIGNATION HEARINGS:(11:36:06 a.m.)

Item 1: 1070 South Ocean Boulevard
Owner: Carole Weitzman

Mrs. Delp verified proof of publication and proper legal service. Dr. Day noted that she had worked with the Preservation Foundation interns on this designation report. Kristin Kellogg, one of those interns, was present for the hearing today.

Dr. Day testified to the history, architecture, and architect for this 1952 Belford Shoumate designed home. She stated that the property meets the following criteria for landmark designation:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, county, or town; and,

Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen; and,

Sec. 54-161 (4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

MOTION BY MR. FELDKAMP THAT THE DESIGNATION REPORT BE MADE PART OF THE RECORD.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

Let the record show that Ms. Diver left the meeting at 12:05 p.m. Mr. Sanchez will vote in her stead.

Commission comments relative to this designation are available in the audio of this hearing.

MOTION BY MR. FELDKAMP THAT 1070 SOUTH OCEAN BOULEVARD BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE PART OF THE RECORD.
MOTION SECONDED BY MS. MURPHY.
MOTION CARRIED UNANIMOUSLY.

TOWN OF PALM BEACH

Town Council Meeting on: December 12, 2012

Section of Agenda

Public Hearings

Agenda Title

RESOLUTION NO. 172-2012 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Ratifying and Confirming the Determination of the Landmarks Preservation Commission that the Property Known as 240 Jungle Road Meets the Criteria Set Forth in Ordinance No. 2-84, Also Known as Chapter 54, Article IV of the Code of Ordinances of the Town of Palm Beach; and Designating Said Property as a Town of Palm Beach Landmark Pursuant to Ordinance No. 2-84, Also Known as Chapter 54, Article IV of the Code of Ordinances of the Town of Palm Beach.

Presenter

John Page, Director of Planning, Zoning, and Building

Supporting Documents

- Memorandum dated November 28, 2012 from John S. Page
- Resolution No. 172-2012 for 240 Jungle Road
- Designation Report for 240 Jungle Road
- Excerpt from the Minutes of the Landmarks Preservation Commission meeting of November 14, 2012

TOWN OF PALM BEACH

Information for Town Council Meeting on: December 12, 2012

To: Mayor and Town Council

Via: Peter B. Elwell, Town Manager

From: John S. Page, Director of Planning, Zoning and Building

Re: Landmark Designation of 240 Jungle Road
Resolution No. 172 – 2012

Date: November 28, 2012

STAFF RECOMMENDATION

Staff recommends ratification of the property known as 240 Jungle Road as a Town landmark.

LANDMARKS PRESERVATION COMMISSION RECOMMENDATION

At the Public Hearing for Designation held during the November 14, 2012 meeting of the Landmarks Preservation Commission, the Commission voted unanimously to recommend to the Town Council that the above mentioned property be designated as a landmark. In accordance with Section 54-164 (11) of Chapter 54 of the Town of Palm Beach Code of Ordinances, the Town Council shall hold a public hearing within ninety (90) days of the final decision of the Landmarks Commission to consider ratification of the Commission's recommendation.

GENERAL INFORMATION

- The property meets the following criteria for designation as a landmark of the Town of Palm Beach.

  Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen; and,

  Sec. 54-161 (4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

OWNER CONSENT

While owner consent is not required for landmarking, please be advised that the property owner's legal representative, Harvey E. Oyer, III, has submitted a letter dated November 12, 2012 providing written confirmation that "the property owner is not in favor of the landmark designation, but will not object to the landmarking process."

FUNDING/FISCAL IMPACT

No direct funding is needed for this action.

COMPREHENSIVE PLAN

The action proposed is consistent with the goals, objectives and policies contained in the Historic Preservation Element of the Town's Comprehensive Plan.

TOWN ATTORNEY REVIEW

Please be advised that the Town Attorney has reviewed Resolution No. 172 - 2012 relating to 240 Jungle Road, and has approved it as to legal form and sufficiency.

attachments

JSP:cmd

cc: Thomas G. Bradford, Deputy Town Manager
John C. Randolph, Town Attorney
Susan A. Owens, Town Clerk
John Lindgren, AICP, Planning Administrator
pf

RESOLUTION NO. 172 - 2012

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, RATIFYING AND CONFIRMING THE DETERMINATION OF THE LANDMARKS PRESERVATION COMMISSION THAT THE PROPERTY KNOWN AS 240 JUNGLE ROAD MEETS THE CRITERIA SET FORTH IN ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH; AND DESIGNATING SAID PROPERTY AS A TOWN OF PALM BEACH LANDMARK PURSUANT TO ORDINANCE NO. 2-84, ALSO KNOWN AS CHAPTER 54, ARTICLE IV OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH.

WHEREAS, pursuant to the provisions of Ordinance No. 2-84, (Chapter 54, Article IV, Code of Ordinances of the Town of Palm Beach) the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and recommended to the Town Council that certain property described herein be designated as a landmark as described in said Ordinance and Code; and

WHEREAS, after due notice to the property owner(s) affected, a public hearing was held at which all parties interested were given an opportunity to be heard and express their views and opinions with respect to the property and its designation as a landmark; and

WHEREAS, the Town Council does hereby find and determine that the property described herein meets the criteria required by the Ordinance to designate a landmark, and shall be designated as a landmark;

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The foregoing recitals are hereby ratified and confirmed.

Section 2. The recommendation and determination of the Landmarks Preservation Commission as to the property hereinafter described in Section 3 of this Resolution, being designated as a landmark is hereby ratified, approved and confirmed.

Section 3. The landmark herein designated, pursuant to the provisions of Ordinance No. 2-84, and the provisions of the Town Code described herein, is known as **240 Jungle Road** and the property to be landmarked is legally described as follows:

Beginning at a point on the center line of a private road known as Jungle Road five hundred twenty nine and seventy-two one hundredths (529.72) feet West of the intersection of the center line of the County Road as now laid out and in use with the center line of the private road known as Jungle Road, said center line of the private road being parallel to and five hundred seventy-seven and five tenths (577.5) feet South of, measured at right angles to the south line of El Bravo Park, according to the plat thereof now on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 8, Page 9; thence South at right angles to the center line of the private road known as Jungle Road one hundred seventy-five (175) feet; thence East at ninety degrees (90) from the last line one hundred twenty-five (125) feet; thence North at right angles to the last line one hundred seventy-five (175) feet to the center line of the private road; thence West along the center line of the private road one hundred twenty-five (125) feet to the point of beginning.

Section 4. The Town Clerk is hereby ordered to furnish the property owner of the landmarked property a copy of this Resolution.

Section 5. Within thirty (30) days from the date of this Resolution, the Landmarks Preservation Commission shall cause to be filed in the Office of the Recorder of Deeds in and for Palm Beach County, Florida, a certificate that the above-described property comprises a landmark, as defined in and subject to the provisions of Ordinance No. 2-84 and the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 12th day of December, 2012.

_____	_____
Gail L. Coniglio, Mayor	David A. Rosow, Town Council President
	_____
	Robert N. Wildrick, Council President Pro Tem
	_____
	William J. Diamond, Town Council Member
	_____
ATTEST:	Richard M. Kleid, Town Council Member
_____	_____
Susan A. Owens, MMC, Town Clerk	Michael J. Pucillo, Town Council Member

240 Jungle Road

DESIGNATION REPORT

Wednesday, March 21, 2012

Landmarks Preservation Commission
Palm Beach, Florida

DESIGNATION REPORT

240 Jungle Road

Table of Contents

I.	General Information	2
II.	Architectural Information	3
III.	Historical Information	4
IV.	Statement of Significance	4
V.	Criteria for Designation	5
VI.	Architect's Biography	5
VII.	Selected Bibliography	6
VIII.	Location Maps	7

Report produced by Jane S. Day, Research Atlantica, Inc.

I. GENERAL INFORMATION

Location:	240 Jungle Road Palm Beach, Florida
Date of Construction:	1928
Principal Designer:	Treanor & Fatio
Present Owner:	Elizabeth P. Miller Gina D. Silvestri Trust
Present Use:	Private Residence
Present Zoning:	RA
Palm Beach County Tax Folio Number:	50-43-43-26 00-002-0350
Current Legal Description:	26-43-43, W 125 ft of E 515 ft of 175 ft of N 752.5 ft of S ½ of Gov LT 2 W of County Road

Evaluation in the "Historic Building Survey of Palm Beach, 2010": The half-timbered facade is an unusual feature in this house. It was designed by Maurice Fatio, a noted Palm Beach architect who owned the house at the time of construction.

II. ARCHITECTURAL INFORMATION

The house at 240 Jungle Road was designed by Maurice Fatio of the Palm Beach firm Treanor and Fatio in the Mediterranean Revival style in 1928. This style of architecture was inspired by European structures that were built around the basin of the Mediterranean Sea. Borrowing themes from Spanish, Italian, North African and Moorish examples, the style was used widely in California and Florida during the 1920s and 1930s, and adapted well to Florida's climate. This example of the Mediterranean Revival style is an outstanding design by one of Palm Beach's most prominent architects.

The two most striking design elements on this house are visible from Jungle Road on the north elevation of the structure. The first is the iconic tower that rises three stories on the western end of the central block of the house. It is typical of the Mediterranean Revival style of architecture at its most elaborate, and although not the entry to the house, the feature gains prominence both with its height and the fact that it is the closest part of the structure to the street. On the tower, a pair of first floor casement windows are topped with a cantilevered balcony on the second floor. This balcony is a substantial element with wooden pickets, floor beams, exposed rafters, and a hipped roof covered with barrel tile. A pair of french doors gives access to the balcony from the interior. The third floor is designed as a mirador surrounded with casement windows and fanlights. This substantial third floor fenestration lightens the tower while giving a view to the Atlantic Ocean to the east and Lake Worth to the west.

The other distinguishing feature of this house is the half-timbering on the second floor. This element is usually associated with a Medieval Norman Tudor tradition in which the framing of a house was filled in with wattle and daub. In the United States, the half-timbered tradition "persisted as applied surface decoration on 19th and 20th century houses that mimic the earlier technique."[1] It is an interesting use of ornamentation here, especially since Fatio used it in the same year for the design of the house at 210 Via Del Mar. This adds to its value as a house that is worthy of study and comparison to other designs by architectural historians of the future.

The roof of the house is hipped and covered with barrel tile. Exposed rafters are seen on the second floor. The windows are casements. Those on the first floor have a fixed transom above. Decorative shutters are on the first floor windows. The front door is placed off-center next to the tower with engaged columns and a cast stone surround. A chimney is place on the eastern wall and the entire structure is clad in rusticated stucco. Although barely visible from the street, a one story wing of the house was placed to the west. The two story garage with staff quarters above is to the rear. Although there have been some alterations over time and routine maintenance, a comparison of the present conditions with Maurice Fatio's drawings indicate that the house maintains its architectural integrity.

---

[1] Virginia and Lee McAlester. A Field Guide to American Houses. (New York: Alfred A. Knopf, 1984) page 41-42.

III. HISTORICAL INFORMATION

The building permit for 240 Jungle Road was issued to the contractor R.C. McNeil for a residence and garage for Mr. George Lowther on March 14, 1928. Maurice Fatio was listed as the architect and the three story house was estimated to cost $31,000.[2] A review of Fatio's plan indicate that the project was Commission Number 132 for the firm of Treanor and Fatio who had offices at 11 Phipps Plaza, Palm Beach.[3]

Since the house was completed eighty-four years ago, there have been very few alterations and none of them have taken away from the architectural integrity of the original design. In 1930, Fatio himself completed an addition to the house, and in 1954 the swimming pool was added. The roof was repaired in 1960. [4] The most questionable alteration to 240 Jungle Road took place in 1973. In that year eighteen steel windows and three casement windows were replaced with aluminum awning windows. The permit, however, notes that there were "no structural alterations" to the structure during that project. An evaluation of the windows today from public access, however, indicate that the aluminum awning windows have since been replaced with more appropriate casement windows, undoing the harm caused in 1973.[5] The building does maintain its architectural integrity and thus qualifies as a Landmark of the Town of Palm Beach.

IV. STATEMENT OF SIGNIFICANCE

The house at 240 Jungle Road is a good example of the work of master architect Maurice Fatio in the Mediterranean Revival style. Built in 1928, the house represents the extraordinary development of the Estate section in Palm Beach. This is the location of many of the finest examples of boom times Mediterranean Revival architecture in the Town of Palm Beach. It is an important part of the fabric of the neighborhood and a good example of the work of Maurice Fatio. As such the house deserves protection under Chapter 54 of the Code of Ordinances of the Town of Palm Beach.

---

[2]Building Permit #2928. On file with the Town of Palm Beach. Please note that this permit was inadvertently filed with the records for 250 Jungle Road and can be accessed under the neighboring address.

[3]As listed on Drawing Number 105, "Residence for Mr. George Lowther at Jungle Point, Palm Beach." Plans on file with the Town of Palm Beach.

[4]Building Permit # 12030 and # 46554. On file with the Town of Palm Beach.

[5]Building Permit # 93-73. On file with the Town of Palm Beach.

V. CRITERIA FOR DESIGNATION

Chapter 54 of the Code of Ordinances of the Town of Palm Beach (Historic Preservation Ordinance) outlines the criteria for designation of historic structures and districts, and suggests that at least one criterion must be met to justify the designation. Listed below are criteria which relate to this property and justification for designation:

3) "Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen."

Maurice Fatio completed the house at 240 Jungle Road in 1928 in the Mediterranean Revival style using half-timbering as a design elements on the second floor. This distinguishing characteristic of the house, along with the tower element help make it an outstanding example of the style and valuable for future study.

(4) "Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age."

Maurice Fatio was one of the most influential architects to practice in the Town of Palm Beach during the twentieth century. His designs range from the Mediterranean Revival style of the boom times of the 1920s to the Norman Tudor style, and the Monterey and Georgian style works of the 1930s and 1940s. This house is an important work of a master architect from 1928 and is a good example of the Mediterranean Revival style with eclectic details.

VI. ARCHITECT'S BIOGRAPHY

Maurice Fatio

Maurice Fatio was one of the Palm Beach's top architects from the 1920s to the early 1940s. His firm, Treanor & Fatio, was one of the largest architectural firms in Palm Beach and Fatio's distinctive designs can be seen throughout Palm Beach, Boca Raton and Miami, Florida.

Fatio was born in 1897 in Geneva, Switzerland. He studied architecture under Karl Moser at the Zurich Polytechnical. After graduation in 1920, Fatio came to America and apprenticed with Harris T. Lindeberg, a prominent New York architect of Norman and English style country houses.

In 1921, Fatio formed a partnership with William A. Treanor, another architect in Lindeberg's firm. They quickly achieved a great deal of success, constructing numerous houses, primarily Colonial, on Long Island as well as buildings in Manhattan, including Beekman Tower on the East River.

Fatio's association with Florida can be traced to his employment with Lindeberg, when he received

the commission for eight small houses in New Symrna, Florida. In October, 1923, Treanor and Fatio were asked to be the architects for the Olympia Beach development, now Jupiter Island. The next year Fatio opened an office in the Town of Palm Beach.

Fatio's many commissions for houses and commercial buildings in Palm Beach were based on his reputation in New York as well as his charm, good looks, and European manner. During his career in Florida, Fatio designed in many diverse styles. Mediterranean Revival, more specifically, Italianate houses incorporating tower blocks, were designed for William McAneeny (195 Via Del Mar), the Coopers (801 South County Road), Mortimer Schiff (920 South Ocean Boulevard), and Daniel McCarthy (550 South Ocean Boulevard). More horizontal, symmetrical and formal Florentine houses were designed for Otto Kahn (690 North County Road) and Joseph Widner (1500 South Ocean Boulevard). In the mid-30s, Fatio began designing in the Georgian and British Colonial styles. Large commissions were designed for Albert Worswick (1860 South Ocean Boulevard), E. F. Hutton (1768 South Ocean Boulevard), and Wolcott Blair (1960 South Ocean Boulevard). With their simple materials and uncluttered lines these homes reflected the sober economic climate and set the pace for the smaller Colonial and Regency commissions that followed them.

During this time, Fatio also worked in the modern style, producing such modern masterpieces as "The Reef" built for Mrs. Barclay Douglas (Jo Hartford). Other modern houses were designed for Messmore Kendall, aviator pioneer Grover Loening, and Prince and Princess Zalstem-Zalessky (Evangeline Johnson Merrill).

World War II brought a halt to construction in Palm Beach. Although Fatio was already beginning to suffer from cancer, he entered the Office of Strategic Services in June of 1943. He died of cancer later that same year, on December 2, 1943.

VII. SELECTED BIBLIOGRAPHY

Calloway, Stephen, and Elizabeth Crowly. The Elements of Style. New York: Simon and Schuster, 1991.

Ceravolo, Robert J. "Maurice Fatio: Palm Beach Society Architect," Master of Arts in Architecture Thesis, University of Florida, 1977.

Fatio, Alexandra, editor, Maurice Fatio, Architect. Stuart, Florida: Southeastern Printing, 1992.

Harris, Cyril M. editor, Dictionary of Architecture and Construction, New York: McGraw-Hill, Inc. 1975.

Johnson, Shirley, Palm Beach Houses. New York: Rizzoli, International Publications, Inc, 1991.

"Jungle Road: Annual Walking Tour, 1999," Preservation Foundation of Palm Beach. Brochure on file at the Preservation of Palm Beach.

McAlester, Virginia and Lee McAlester, A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

Mockler, Kim I., Maurice Fatio, Palm Beach Architect. New York: Acanthus Press, 2010.

Palm Beach County Property Appraiser

Town of Palm Beach Building and Zoning Department.

VIII. LOCATION MAPS

Palm Beach County Property Appraiser Map - 2011

TOPO! map printed on 03/15/10 from "Florida.tpg" and "untitled.tpg"
Palm Beach
LAKE WORTH
ATLANTIC OCEAN
Map created with TOPO!® ©2001 National Geographic (www.nationalgeographic.com/topo)

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 PB06552
Recorder # Day, Jane S.
Field Date 7/17/2010
Form Date 9/24/2010
FormNo 201007
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) Elizabeth D. Miller, House
Multiple Listing (DHR only)
Other Names >>
Survey or Project Name Palm Beach Historic Site Survey, Phase V
Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
240		Jungle	Road	

Cross Streets (nearest/ between) S. County Road and Lake Worth
City / Town (within 3 miles) Town of Palm Beach
In Current City Limits? YES
County Palm Beach
Tax Parcel #(s) 50-43-43-26-00-002-035
Subdivision Name Jungle Point
Block
Lot 35
Ownership Private Individual
Name of Public Tract (e.g., park)
Route to (especially if no street address) On the south side of Jungle Road between South County Road and Lake Worth

MAPPING

USGS 7.5' Map Name
Publication Date >> PALM BEACH;1986
Township:
Range:
Section:
1/4 section:
>> 43S ;43E ;26;UNSP
Irregular Section Name:
Landgrant
UTM: Zone
Easting
Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Mediterranean Revival
Other Style
Exterior Plan Irregular
Other Exterior Plan
Number of Stories 2
Structural System(s) >> Masonry - General
Other Structural System(s)
Foundation Type(s) >> Unspecified by recorder
Other Foundation Types
Foundation Material(s) >> Unspecified
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Hip
Other Roof Type(s) gable
Roof Material(s) >> Barrel tile
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Not applicable
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Other
Other Chimney Material(s) stucco
Chimney Location(s) east exterior

HISTORICAL STRUCTURE FORM

8PB06552

DESCRIPTION (continued)

Window Descriptions Casement, fixed fanlight & multiple light transoms

Main Entrance Description (stylistic details) inset wooden door at edge of tower

Porches: #open 1 #closed ____ #incised ____ Location(s) balcony second floor tower

Porch Roof Types(s) shed

Exterior Ornament shutters, exposed rafters, halftimbered, brick

Interior Plan Irregular Other Interior Plan ____

Condition Excellent

Structure Surroundings

Commercial: NONE of this category Residential: MOSTly this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features)

Archaeological Remains (describe): none observed

If archaeological remains are present, was an Archaeological Site Form completed? ____

Narrative Description (optional)

HISTORY

Construction year 1929

Architect (last name first): Treanor and Fatio Builder (last name first): Harrison Construction Company

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use ____ Year Use Started ____ Year Use Ended ____ >> Private residence;1929;

Other Structure Uses ____

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >> Examine local property records

Other research methods

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible ____

Idividually Eligible for National Register? INSUFF. INFO

Potential Contributor to NR District? NO

Area(s) of historical significance >> Architecture

Other Historical Associations

Explanation of Evaluation (required) The half-timbered facade is an unusual feature in this house. It was designed by Maurice Fatio, a noted Palm Beach architect, who owned the house at the time of construction.

HISTORICAL STRUCTURE FORM

8PB06552

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>>

RECORDER INFORMATION

Recorder Name (Last, First) Day, Jane S.

Recorder Address / Phone 728 Granada Dr., Boca Raton, FL 33432 561-362-4473

Recorder Affiliation Research Atlantica Other Affiliation Town of Palm Beach

Is a Text-Only Supplement File Attached (Surveyor Only)? _____

****** MASTER SITE FILE USE ONLY ******

SHPO's Evaluation of Resource

Date

Cultural Resource Type:

Electronic Form Used:

Form Type Code:

Form Quality Ranking:

Form Status Code:

Supplement Information Status: FMSF Staffer:

Supplement File Status: Computer Entry Date:

Form Comments:

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED (2) LARGE SCALE STREET OR PLAT MAP (3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

EXCERPT FROM THE MINUTES
OF THE LANDMARKS PRESERVATION COMMISSION MEETING
OF NOVEMBER 14, 2012

VIII. DESIGNATION HEARINGS:(11:36:06 a.m.)

Item 2: 240 Jungle Road
Owner: Gina D. Silvestri, Trustee of the Frank A. Miller Qualified Personal Residence Trust

Dr. Day read a letter into the record from Attorney Harvey Oyer III, on behalf of the owner, stating that the owner is not in favor of the designation, but will not object to it either. She stated that she, along with Mr. Lindgren, had looked into the lot and lot coverage at this property, and soon determined that this house could not be replicated on this lot, without many variances. "It is a lot of house that's placed on a relatively narrow site on Jungle Road."

Dr. Day testified to the history, architecture, and architect for this 1928 Fatio designed Mediterranean Revival home. She stated that the property meets the following criteria for landmark designation:

Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable for the study of a period, style, method of construction or use of indigenous materials or craftsmen; and,

Sec. 54-161 (4) Is representative of the notable work of a master builder, designer or architect whose individual ability has been recognized or who influenced his age.

Mrs. Delp verified proof of publication and proper legal service with regard to this hearing.

MOTION BY MS. FAIRFAX THAT THE DESIGNATION REPORT BE MADE PART OF THE RECORD.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

Commission comments relative to this designation, and several benefits and exemptions available to landmarked properties are available in the audio of this hearing.

MOTION BY MS. FAIRFAX THAT 240 JUNGLE ROAD BE RECOMMENDED TO THE TOWN COUNCIL FOR DESIGNATION AS A LANDMARK OF THE TOWN OF PALM BEACH, AND THAT THE CRITERIA, AS PRESENTED, BE MADE PART OF THE RECORD.
MOTION SECONDED BY MRS. ALBARRAN AND MS. MURPHY SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.

TOWN OF PALM BEACH

Town Council Meeting on: December 12, 2012

Section of Agenda

Public Hearings

Agenda Title

RESOLUTION NO. 173-2012 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions for the Property Hereinafter Described (691 North County Road) and Stating That the Subject Property Meets the Criteria Set Forth in Chapter 54, Article V of the Code of Ordinances of the Town of Palm Beach, Relating to Landmarks Preservation and Titled "Tax Exemptions."

Presenter

John Page, Director of Planning, Zoning, and Building

Supporting Documents

- Memorandum Dated November 28, 2012 from John Page
- Resolution No. 173-2012

TOWN OF PALM BEACH

Information for Town Council Meeting on: December12, 2012

To: Mayor and Town Council

Via: Peter B. Elwell, Town Manager

From: John Page, Director, Planning, Zoning & Building

Re: Tax Abatement: 691 North County Road
Resolution No. 173-2012

Date: November 28, 2012

STAFF RECOMMENDATION

Staff recommends that the Town Council approve Resolution No. 173-2012, granting Tax Abatement to the property at 691 North County Road.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission has approved all changes to this property using the Secretary of Interior (Federal) Standards for rehabilitation as required in the Tax Abatement program.

GENERAL INFORMATION

1. Project Summary: The above-mentioned applicant applied for participation in the Town's Tax Abatement Program.

   691 North County Road was designated as a Landmark of the Town of Palm Beach on May 22, 1980.

2. Town Council Approval is required to grant this abatement and forward same to Palm Beach County.

FUNDING/FISCAL IMPACT

Action will abate ad-valorem Town of Palm Beach property tax increase (new incremental additions to value only) for a period of ten years. Full value assessment will be applicable after the ten year program.

TOWN ATTORNEY REVIEW

Resolution No.173-2012 has been approved by the Town Attorney for legal form and sufficiency.

Attachment

JP:jl

cc: John Lindgren, AICP, Planning Administrator
Jane S. Day, PhD, Research Atlantica, Inc.

RESOLUTION NO. 173-2012

691 North County Road

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, where those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by Harriet S. Cohen, James S. Cohen & Robert B. Cohen and is located at 691 North County Road, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-10-05-000-0010

Legal Description: LEIGHTONS SUB LT 1 & N 9.5 FT LT 2 IN OR2962 PI694 E CO RD & 11-43-43, S 140.12 FT OF NLY 990 FT OF GOV LT 2 LYG E OF CO RD

Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Section 4. By March 1, a copy of this Resolution with completed application for Ad Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 12th day of December 2012.

_____	_____
Gail L. Coniglio, Mayor	David A. Rosow, Town Council President
	_____
	Robert N. Wildrick, President Pro-Tem
	_____
	William J.Diamond, Town Council Member
ATTEST:	_____
	Richard M. Kleid, Town Council Member
_____	_____
Susan A. Owens, MMC Town Clerk	Michael J. Pucillo, Town Council Member

TOWN OF PALM BEACH

Town Council Meeting on: December 12, 2012

Section of Agenda

Public Hearings

Agenda Title

RESOLUTION NO. 174-2012 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions for the Property Hereinafter Described (Everglades Club, 350 Worth Avenue, Kitchen Renovation Phase I) and Stating That the Subject Property Meets the Criteria Set Forth in Chapter 54, Article V of the Code of Ordinances of the Town of Palm Beach, Relating to Landmarks Preservation and Titled "Tax Exemptions."

Presenter

John Page, Director of Planning, Zoning, and Building

Supporting Documents

- Memorandum Dated November 28, 2012 from John Page
- Resolution No. 174-2012

TOWN OF PALM BEACH

Information for Town Council Meeting on: December12, 2012

To: Mayor and Town Council

Via: Peter B. Elwell, Town Manager

From: John Page, Director, Planning, Zoning & Building

Re: Tax Abatement: The Everglades Club, 350 Worth Avenue: Kitchen Renovation, Phase I
Resolution No: 174-2012

Date: November 28, 2012

STAFF RECOMMENDATION

Staff recommends that the Town Council approve Resolution No. 174-2012, granting Tax Abatement to the property at The Everglades Club , 350 Worth Avenue - Kitchen Renovation, Phase 1.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission has approved all changes to this property using the Secretary of Interior (Federal) Standards for rehabilitation as required in the Tax Abatement program.

GENERAL INFORMATION

1. Project Summary: The above-mentioned applicant applied for participation in the Town's Tax Abatement Program.

   The Everglades Club was designated as a Landmark of the Town of Palm Beach on May 22, 1980.

2. Town Council Approval is required to grant this abatement and forward same to Palm Beach County.

FUNDING/FISCAL IMPACT

Action will abate ad-valorem Town of Palm Beach property tax increase (new incremental additions to value only) for a period of ten years. Full value assessment will be applicable after the ten year program.

TOWN ATTORNEY REVIEW

Resolution No.174-2012 has been approved by the Town Attorney for legal form and sufficiency.

Attachments

JP:jl

cc: John Lindgren, AICP, Planning Administrator
Jane S. Day, PhD, Research Atlantica, Inc.

RESOLUTION NO. 174-2012

Everglades Club, 350 Worth Avenue
Kitchen Renovation, Phase I

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, where those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned by The Everglades Club and is located at 350 Worth Avenue, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-23-05-019-0010

Legal Description: ROYAL PARK ADD LTS 1 TO 18 & UNMBRD LT W OF LT1/LESS TR IN OR786P535/BK 19

Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Section 4. By March 1, a copy of this Resolution with completed application for Ad

Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of

Palm Beach assembled this 12th day of December 2012.

_____	_____
Gail L. Coniglio, Mayor	David A. Rosow, Town Council President
	_____
	Robert N. Wildrick, President Pro-Tem
	_____
	William J.Diamond, Town Council Member
	_____
ATTEST:	Richard M. Kleid, Town Council Member
_____	_____
Susan A. Owens, MMC, Town Clerk	Michael J. Pucillo, Town Council Member

TOWN OF PALM BEACH

Town Council Meeting on: December 12, 2012

Section of Agenda

Public Hearings

Agenda Title

RESOLUTION NO. 175-2012 A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, Authorizing Ad Valorem Tax Exemptions for the Property Hereinafter Described (Everglades Club, 351 Worth Avenue, Residential Restoration) and Stating That the Subject Property Meets the Criteria Set Forth in Chapter 54, Article V of the Code of Ordinances of the Town of Palm Beach, Relating to Landmarks Preservation and Titled "Tax Exemptions."

Presenter

John Page, Director of Planning, Zoning, and Building

Supporting Documents

- Memorandum Dated November 28, 2012 from John Page
- Resolution No. 175-2012

TOWN OF PALM BEACH

Information for Town Council Meeting on: December12, 2012

To: Mayor and Town Council

Via: Peter B. Elwell, Town Manager

From: John Page, Director, Planning, Zoning & Building Department

Re: Tax Abatement: The Everglades Club, 351 Worth Avenue: Via Parigi Apartment Renovation
Resolution No. 175-2012

Date: November 28, 2012

STAFF RECOMMENDATION

Staff recommends that the Town Council approve Resolution No. 175-2012, granting Tax Abatement to the property at The Everglades Club, 351 Worth Avenue -Via Parigi Apartment Renovation.

BOARD OR COMMISSION RECOMMENDATION

The Landmarks Commission has approved all changes to this property using the Secretary of Interior (Federal) Standards for rehabilitation as required in the Tax Abatement program.

GENERAL INFORMATION

1. Project Summary: The above-mentioned applicant applied for participation in the Town's Tax Abatement Program.

The Everglades Club was designated as a Landmark of the Town of Palm Beach on May 22, 1980. Via Parigi was designated on April 12, 1983.

2. Town Council Approval is required to grant this abatement and forward same to Palm Beach County.

FUNDING/FISCAL IMPACT

Action will abate ad-valorem Town of Palm Beach property tax increase (new incremental additions to value only) for a period of ten years. Full value assessment will be applicable after the ten year program.

TOWN ATTORNEY REVIEW

Resolution No. 175-2012 has been approved by the Town Attorney for legal form and sufficiency.

Attachment

JP:jl

cc: John Lindgren, AICP, Planning Administrator
Jane S. Day, PhD, Research Atlantica, Inc.

RESOLUTION NO. 175-2012

Everglades Club, 350 Worth Avenue
Via Parigi Apartment Renovation
(347 Worth Avenue)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AUTHORIZING AD VALOREM TAX EXEMPTIONS FOR THE PROPERTY HEREINAFTER DESCRIBED AND STATING THAT THE SUBJECT PROPERTY MEETS THE CRITERIA SET FORTH CHAPTER 54, ARTICLE V OF THE CODE OF ORDINANCES OF THE TOWN OF PALM BEACH, RELATING TO LANDMARKS PRESERVATION AND TITLED "TAX EXEMPTIONS."

WHEREAS, pursuant to the provisions of Chapter 54, Article V, Code of Ordinances of the Town of Palm Beach the Landmarks Preservation Commission of the Town of Palm Beach held public hearings and approved Certificates of Appropriateness for renovations and improvements of the certain property described herein; and

WHEREAS, where those improvements are consistent with the United States Secretary of Interior's Standards for Rehabilitation and were made in accordance with the guidelines developed by the Department of State, they will qualify for said tax exemption; and

WHEREAS, the property owner agrees to enter into a covenant of agreement with the Town for the ten year term for which the exemption is granted.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, as follows:

Section 1. The property hereinafter described in Section 2 of this Resolution, being listed as a Landmark of the Town of Palm Beach, is hereby approved for the Ad Valorem Tax Exemptions for Historic Properties, pursuant to the provisions of Chapter 54, Article V.

Section 2. The landmark is owned byThe Everglades Club and is located at 350 Worth Avenue, Palm Beach, Florida. The property is legally described as follows:

Tax Folio Number: 50-43-43-23-05-014-0510

Legal Description: ROYAL PARK ADD LTS 51 TO 56 INC/LESS TR IN DB792P345 & DB934P422/ BLK 14

Section 3. The Town Clerk is hereby ordered to furnish the owner of the property a copy of this Resolution.

Section 4. By March 1, a copy of this Resolution with completed application for Ad

Valorem Tax Exemptions will be filed with the Property Appraiser's Office as defined in and subject to the provision of Chapter 54 of the Code of Ordinances of the Town of Palm Beach, Florida.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of

Palm Beach assembled this 12th day of December 2012.

_____	_____
Gail L. Coniglio, Mayor	David A. Rosow, Town Council President
	_____
	Robert N. Wildrick, President Pro-Tem
	_____
	William J.Diamond, Town Council Member
	_____
ATTEST:	Richard M. Kleid, Town Council Member
_____	_____
Susan A. Owens, MMC, Town Clerk	Michael J. Pucillo, Town Council Member

TOWN OF PALM BEACH

Town Council Meeting on: December 12, 2012

Section of Agenda

Ordinances - Second Reading

Agenda Title

ORDINANCE NO. 16-2012 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 134, Zoning, As Follows: Sections 134-787, 134-837, 134-887, 134-942, 134-997, 134-1052, 134-1352 And 134-1393 To Eliminate Municipally Owned And Operated Parks And Recreational Areas As A Permitted Use In The R-AA, R-A, R-B, R-C, R-D(1), R-D(2), Conservation And PUD Zoning Districts; Sections 134-790, 134-840, 134-890, 134-945, 134-1000, 134-1055, 134-1354 And 134-1395 To Create Municipally Owned And Operated Parks And Recreational Areas As A Special Exception Use In The R-AA, R-A, R-B, R-C, R-D(1), R-D(2), Conservation And PUD Zoning Districts; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

Presenter

John Page, Director of Planning, Zoning, and Building

Supporting Documents

- Ordinance No. 16-2012

ORDINANCE NO. 16-2012

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT CHAPTER 134, ZONING, AS FOLLOWS: SECTIONS 134-787, 134-837, 134-887, 134-942, 134-997, 134-1052, 134-1352 AND 134-1393 TO ELIMINATE MUNICIPALLY OWNED AND OPERATED PARKS AND RECREATIONAL AREAS AS A PERMITTED USE IN THE R-AA, R-A, R-B, R-C, R-D(1), R-D(2), CONSERVATION AND PUD ZONING DISTRICTS; SECTIONS 134-790, 134-840, 134-890, 134-945, 134-1000, 134-1055, 134-1354 AND 134-1395 TO CREATE MUNICIPALLY OWNED AND OPERATED PARKS AND RECREATIONAL AREAS AS A SPECIAL EXCEPTION USE IN THE R-AA, R-A, R-B, R-C, R-D(1), R-D(2), CONSERVATION AND PUD ZONING DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

WHEREAS, after a public hearing pursuant to notice as required by law, the Town's Local Planning Agency has recommended that the Town Council amend Chapter 134, Zoning, of the Code of Ordinances, as herein set forth;

WHEREAS, after public hearing pursuant to notice as required by law, the Town Council does hereby find, determine, and declare that the public health, safety, morals and general welfare of the citizens of the Town of Palm Beach require that the aforesaid Chapter 134, Zoning, of the Code of Ordinances, be amended as hereinafter set forth.

Section 1. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-787, Permitted uses, to read as follows:

Sec. 134-787. Permitted uses.

The permitted uses in the R-AA large estate residential district are as follows:

(1) Single-family dwellings.

(2) Essential services.

Section 2. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-837, Permitted uses, to read as follows:

Sec. 134-837. Permitted uses.

The permitted uses in the R-A estate residential district are as follows:

(1) Single-family dwellings.

(2) Essential services.

Section 3. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-887, Permitted uses, to read as follows:

Sec. 134-887. Permitted uses.

The permitted uses in the R-B low density residential district are as follows:

(1) Single-family dwellings.

(2) Essential services

Section 4. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-942, Permitted uses, to read as follows:

Sec. 134-942. Permitted uses.

The permitted uses in the R-C medium density residential district are as follows:

(1) Single-family dwellings.

(2) Two-family dwellings.

(3) Townhouses.

(4) Multi-family dwellings. (Site plan review shall be required. See article III of this chapter.)

(5) Essential services

Section 5. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-997, Permitted uses, to read as follows:

Sec. 134-997. Permitted uses.

The permitted uses in the R-D(1) moderate density residential district are as follows:

(1) Single-family dwellings.

(2) Two-family dwellings.

(3) Townhouses.

(4) Multi-family dwellings. (Site plan review shall be required. See article III of this chapter.)

(5) Essential services

Section 6. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-1052, Permitted uses, to read as follows:

Sec. 134-1052. Permitted uses.

The permitted uses in the R-D(2) high density residential district are as follows:

(1) Single-family dwellings.

(2) Two-family dwellings.

(3) Townhouses.

(4) Multi-family dwellings. (Site plan review shall be required. See article III of this chapter.)

(5) Essential services

Section 7. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-1352, Permitted uses, to read as follows:

Sec. 134-1352. Permitted uses.

There are no permitted uses in the C Conservation district.

Section 8. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-1393, Permitted uses, to read as follows:

Sec. 134-1393. Permitted uses.

The permitted uses in the PUD planned unit development district are as follows:

(1) Planned unit development, as provided in article V of this chapter.

(2) Golf course.

(3) Single-family dwellings.

(4) Essential services.

Section 9. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-790, Special exception uses, to read as follows:

Sec. 134-790. Special exception uses.

The special exception uses require a site plan and review as provided in article III of this chapter. The special exception uses in the R-AA large estate residential district are as follows:

(1) Planned unit development, PUD-4 (see article V of this chapter for standards).

(2) Public structures.

(3) Beach houses intended for the use of family and guests.

(4) Municipally owned and operated parks and recreation areas.

(5) Private social, swimming, golf, tennis and yacht clubs, and houses of worship in existence prior to January 1, 1996.

(6) Reserved.

(7) Supplemental parking, allowed only in a manner consistent with the zoning of the district in which it is located.

(8) Museums occupying buildings of unique value as historical landmarks, as determined by the landmarks preservation commission and the town council, and for which it is demonstrated that no permitted use is economically viable.

(9) Group home with up to six occupants.

(10) Foster care facility with up to six occupants.

(11) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental agencies having jurisdiction.

Section 10. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-840, Special exception uses, to read as follows:

Sec. 134-840. Special exception uses.

The special exception uses require a site plan and review as provided in article III of this chapter. The special exception uses in the R-A estate residential district are as follows:

(1) Planned unit development (see article V of this chapter for standards).

(2) Public structures.

(3) Beach houses intended for the use of family and guests.

(4) Municipally owned and operated parks and recreation areas.

(5) Private social, swimming, golf, tennis and yacht clubs, and houses of worship in existence prior to January 1, 1996.

(6) Reserved.

(7) Supplemental parking, allowed only in a manner consistent with the zoning of the district in which it is located.

(8) Museums occupying buildings of unique value as historical landmarks, as determined by the landmarks preservation commission and the town council, and for which it is demonstrated that no permitted use is economically viable.

(9) Group home with up to six occupants.

(10) Foster care facility with up to six occupants.

(11) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental agencies having jurisdiction.

Section 11. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-890, Special exception uses, to read as follows:

Sec. 134-890. Special exception uses.

The special exception uses require a site plan and review as provided in article III of this chapter. The special exception uses in the R-B low density residential district are as follows:

(1) Planned unit development, PUD(1) (see article V of this chapter for standards).

(2) Public structures.

(3) Beach houses intended for the use of family and guests.

(4) Public and private academic schools.

(5) Private social, swimming, golf, tennis and yacht clubs, and houses of worship in existence prior to January 1, 1996.

(6) Churches and synagogues and other houses of worship.

(7) Required off-street parking in accordance with section 134-2177(3) and supplemental parking, allowed only in a manner consistent with the zoning of the district in which it is located.

(8) Nonprofit cultural centers.

(9) Municipally owned or operated parking areas.

(10) Museums occupying buildings of unique value as historical landmarks, as determined by the landmarks preservation commission and the town council, and for which it is demonstrated that no permitted use is economically viable.

(11) Group home with up to six occupants.

(12) Foster care facility with up to six occupants.

(13) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental.

(14) Municipally owned and operated parks and recreation centers.

Section 12. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-945, Special exception uses, to read as follows:

Sec. 134-945. Special exception uses.

The special exception uses require a site plan and review as provided in article III of this chapter. The special exception uses in the R-C medium density residential district are as follows:

(1) Planned unit development, PUD-2, PUD-3.

(2) Public structures.

(3) Public or private academic schools.

(4) Churches, synagogues and other houses of worship.

(5) Supplemental parking.

(6) Nonprofit cultural centers.

(7) Municipally owned or operated parking areas.

(8) Beach houses intended for the use of family and guests only.

(9) Museums occupying buildings of unique value as historical landmarks as determined by the landmarks preservation commission and the town council and for which it is demonstrated that no permitted use is economically viable.

(10) Roof-deck automobile parking.

(11) Group home.

(12) Foster care facility.

(13) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental agencies having jurisdiction.

(14) Municipally owned and operated parks and recreation areas.

Section 13. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-1000, Special exception uses, to read as follows:

Sec. 134-1000. Special exception uses.

The special exception uses require a site plan and review as provided in article III of this chapter. The special exception uses in the R-D(1) moderate density residential district are as follows:

(1) Planned unit development, PUD-2, PUD-3.

(2) Public structures.

(3) Public or private academic schools.

(4) Churches, synagogues and other houses of worship.

(5) Supplemental parking.

(6) Roof-deck automobile parking.

(7) Municipally owned or operated parking areas.

(8) Beach houses intended for the use of family and guests only.

(9) Group home.

(10) Foster care facility.

(11) Municipally owned and operated parks and recreation areas.

Section 14. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-1055, Special exception uses, to read as follows:

Sec. 134-1055. Special exception uses.

The special exception uses require a site plan and review as provided in article III of this chapter. The special exception uses in the R-D(2) high density residential district are as follows:

(1) Planned unit development, PUD-2, PUD-3.

(2) Public structures.

(3) Public or private academic schools.

(4) Churches, synagogues and other houses of worship.

(5) Supplemental parking.

(6) Accessory commercial uses to hotel uses.

(7) Municipally owned or operated parking areas.

(8) Beach houses intended for the use of family and guests only.

(9) Hotels.

(10) Timesharing uses.

(11) Roof-deck automobile parking.

(12) Group home.

(13) Foster care facility.

(14) Pedestrian access tunnel to the beach as an accessory use provided that the applicant owns the land on both sides of the roadway, provides unity of title, and provides prior written approval from all governmental agencies having jurisdiction.

(15) Outdoor seating for dining purposes related to hotels where administrative approval is not being requested. See section 134-1056 for additional conditions.

(16) Condo-hotels in accordance with section 134-2110.

(17) Municipally owned and operated parks and recreation areas.

Section 15. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-1354, Special exception uses, to read as follows:

Sec. 134-1354. Special exception uses.

The special exception uses require a site plan and review as provided in article III of this chapter. The special exception uses in the C conservation district are as follows:

(1) Municipally owned and operated parks and recreations areas.

(2) Essential services, excluding wireless telecommunication towers and distribution electrical substations.

Section 16. Amend ARTICLE VI, DISTRICT REGULATIONS, Section 134-1395, Special exception uses, to read as follows:

Sec. 134-1395. Special exception uses.

The special exception uses require a site plan and review as provided in article III of this chapter. The special exception uses in the PUD planned unit development zoning district are as follows:

(1) Private social, swimming, golf, tennis and yacht clubs.

(2) Municipally owned and operated parks and recreations areas.

Section 17. **Severability.**

If any provision of this Ordinance or the application thereof is held invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid provisions or applications, and to this end the provisions of this Ordinance are hereby declared severable.

Section 18. **Repeal of Ordinances in Conflict.**

All other Ordinances of the Town of Palm Beach, Florida, or parts thereof which conflict with this or any part of this Ordinance are hereby repealed.

<u>Section 19.</u> Effective Date.

This Ordinance shall take effect 31 days subsequent to its passage on second and final reading.

PASSED AND ADOPTED in regular, adjourned session assembled on first reading this 15th day of November 2012, and second and final reading on this 11th day of December 2012.

_____
Gail L. Coniglio, Mayor

_____
David A. Rosow, Town Council President

_____
Robert N. Wildrick, Council President Pro Tem

_____
William J. Diamond, Town Council Member

_____
Richard M. Kleid, Town Council Member

_____
Michael J. Pucillo, Town Council Member

ATTEST:

_____
Susan A. Owens, MMC, Town Clerk

TOWN OF PALM BEACH

Town Council Meeting on: December 12, 2012

Section of Agenda

Time Extensions

Agenda Title

Request for Emergency Declaration by Town Council for Demolition of Single Family Home at 2252 Ibis Isle Road West

Presenter

John Page, Director of Planning, Zoning, and Building

Supporting Documents

- Memorandum dated November 20, 2012 from John S. Page
- E-Mail Dated November 15, 2012 from Guy Rabideau
- 2252 Ibis Isle Photograph
- 2252 Ibis Isle Photograph
- 2252 Ibis Isle Photograph
- 2252 Ibis Isle Photograph
- 2252 Ibis Isle Photograph
- 2252 Ibis Isle Photograph
- 2252 Ibis Isle Photograph
- 2252 Ibis Isle Photograph

TOWN OF PALM BEACH

Information for Town Council Meeting on: December 12, 2012

To: Mayor and Town Council

Via: Peter B. Elwell, Town Manager

From: John S. Page, Planning, Zoning & Building Director

Re: Single Family Home Demolition at 2252 Ibis Isle Road West:
Town Council Emergency Determination

Date: November 20, 2012

STAFF RECOMMENDATION

Staff recommends that the Town Council determine that an emergency situation exists warranting the immediate demolition of the home located at 2252 Ibis Isle Road West. Further, demolition should be completed in accordance with all applicable provisions of the Building Code.

GENERAL INFORMATION

Code Enforcement personnel became aware of a pressing structural problem at 2252 Ibis Isle Road West in the fall of this year. A hole in the roof exists, causing significant water-related damage to the structural components of the home. The owner no longer occupies the property. See attached photographs depicting the hole and related damage. The home is non-habitable in its present condition.

Sale of the property to a new owner is expected to close on December 3, 2012. The purchasers intend to demolish the home as soon as possible following acquisition. In June of 2009, the Town Council amended the local Building Code to prohibit the demolition of structures between December 1 and March 1 each season. Contained within Section 18-112, however, is an exception to the seasonal prohibition in cases determined to be an emergency by the Town Council.

The structure is non-habitable, structurally at-risk, and creates a nuisance. The attached emailed communication from attorney Guy Rabideau, on behalf of his clients the new owners, concurs with the staff opinion that the home should be demolished as quickly as possible.

SPECIAL CONSIDERATIONS

It should be noted that the demolition of any home on the Island is normally reviewed and approved by ARCOM, with notification to abutting owners. That process becomes unnecessary in emergency situations.

As required per the Building Code, the owner(s) shall satisfy all applicable demolition requirements found in Section 18-242.106.3.5.3.1 (utility service disconnections, exterminating, etc.) with the exception of obtaining ARCOM approval.

Attachments

cc: Guy Rabideau, Esquire
Jeff Taylor, Building Official
Major Richard Howe

2252 Ibis Isle Road West, Palm Beach, Florida
Guy Rabideau
to:
jpage
11/15/2012 10:04 AM
Cc:
"'Bruce Watkins'"
Hide Details
From: "Guy Rabideau" <guy@guyrabideau.com>
To: <jpage@townofpalmbeach.com>,
Cc: "'Bruce Watkins'" <watkinsmad@gmail.com>
History: This message has been replied to.

Mr. Page:

I am the attorney for Bruce and Tamara Watkins who are under contract to purchase the above-referenced property. The closing of the purchase will take place on December 3, 2012. My clients are aware that the house on the subject property is in terrible condition and that the Town of Palm Beach, through a Town Council meeting to be held on December 11 or 12, 2012, may want to allow/require such house to be demolished as quickly as possible. My clients are in 100% agreement with the need for the house to be demolished as quickly as possible, and if given permission or if required by the Town, will promptly accomplish such demolition in accordance with the rules and regulations of the Town.

Should you have any questions, or should you need anything further from either my clients or me, please let me know and I will do what I can to promptly supply that to you. Thank you.

Guy Rabideau, Esq.
Florida Bar Board Certified in Real Estate Law
Rabideau Law
400 Royal Palm Way, Suite 204
Palm Beach, Florida 33480
Phone: 561.655.6221
Fax: 561.655.3221
e-mail: guy@guyrabideau.com

This message may contain confidential information or attorney work product. If you receive this in error, any review, dissemination or copying is strictly prohibited. Please contact me immediately by return email or phone and delete this message and any attachments from your system. Thank you.

Tax Advice Disclosure: To ensure compliance with requirements imposed by the IRS under Circular 230, we inform you that any U.S. federal tax advice contained in this communication (including any attachments), unless otherwise specifically stated, was not intended or written to be used, and cannot be used, for the purpose of: (1) avoiding penalties under the Internal Revenue Code; or, (2) promoting, marketing or recommending to another party any matters addressed herein.

TOWN OF PALM BEACH

Town Council Meeting on: December 12, 2012

Section of Agenda

New Business - > 15 Minutes

Agenda Title

VARIANCE #31-2012 The application of Fred Latsko; relative to property commonly known as **320 Polmer Park Road**; described as Lot 8 of POLMER PARK, according to the Plat thereof, as recorded in Plat Book 27, Page 53 of the Public Records of Palm Beach County, Florida; located in the R-B Zoning District. The applicant is requesting a variance to build a one-story accessory pool cabana containing 520 sq. ft. which will result in a lot coverage of 35.98% in lieu of 32.67% existing and 30% maximum allowed. The proposed pool cabana would also result in a landscaped open area of 34.66% in lieu of 37.98% existing and 45% minimum required. [Attorney: M. Timothy Hanlon]
[ARCOM Recommendation: ARCOM deferred the application to the January ARCOM Meeting by a vote of 7-0]
Request for Deferral to the January 9, 2013 Town Council Meeting

Presenter

John Page, Director of Planning, Zoning, and Building

Supporting Documents

- Letter received on November 30, 2012, from A. Edward Allinson
- Letter Dated December 5, 2012, from M. Timothy Hanlon

Palm Beach Town Council
360 South County Road
Palm Beach, Fl 33480

As the owner of the property next to 320 Polmer Park, I am writing in support of application to construct a pool cabana

T. Elwood Allenson
310 Polmer Park
Palm Beach, Fl

TOWN OF PALM BEACH
NOV 30 2012
Town Manager's Office

LAW OFFICES
ALLEY, MAASS, ROGERS & LINDSAY, P.A.
340 ROYAL POINCIANA WAY, SUITE 321
POST OFFICE BOX 431
PALM BEACH, FLORIDA 33480-0431
(561) 659-1770
FACSIMILE (561) 833-2261

DOYLE ROGERS
ALAN LINDSAY
PAUL B. ERICKSON
DAVID H. BAKER
WILLIAM W. ATTERBURY III
LOUIS L. HAMBY III
ROBB R. MAASS
M. TIMOTHY HANLON
WARREN D. HAYES, SR.
STUART J. HAFT
BRUCE A. McALLISTER

RAYMOND C. ALLEY (1893-1975)
HAROLD G. MAASS (1923-2006)
DWIGHT A. MILLER (1945-2010)
KAREN S. MARX (1964-1984)

EDWARD D. LEWIS (OF COUNSEL)

CAROL S. WAXLER
1331 SE OCEAN BOULEVARD
STUART, FLORIDA 34996
P (772) 287-4404
F (772) 287-4044

December 5, 2012

RECEIVED
DEC - 6 2012
TOWN OF PALM BEACH
PZB DEPT

VIA FACSIMILE – 835-4621 &
U.S. MAIL
Paul Castro, AICP
Zoning Administrator
Town of Palm Beach
360 So. County Road
Palm Beach, FL 33480

Re: Variance #31-2012
320 Polmer Park Road

Dear Paul:

On behalf of the property owner and due to a deferral at the November 28, 2012 ARCOM meeting, we hereby request deferral of Variance #31-2012, until the January 11, 2013 Town Council meeting.

If you have any questions, do not hesitate to contact me.

Sincerely,

M. Timothy Hanlon

MTH/cac
cc: Fred Latsko
Robert Bell

353886