



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION MEETING HELD ON WEDNESDAY, OCTOBER 17, 2018.

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Chairman Cooney called the meeting to order at 9:32 a.m.

II. ROLL CALL

Edward Austin Cooney, Chairman	PRESENT
Richard Rene Silvin, Vice Chairman	PRESENT
Jacqueline Albarran, Member	PRESENT
Page Lee Hufty, Member	ABSENT (unexcused)
Patrick Segraves, Member	PRESENT
John T. Gannon, Member	PRESENT
Kim Coleman, Member	PRESENT (arrived at 9:36 a.m.)
Jacqueline Weld Drake, Alternate Member	ABSENT (unexcused)
Sue Patterson, Alternate Member	PRESENT
Anne Metzger, Alternate Member	PRESENT

Staff Members present were:

John Lindgren, Planning Administrator
Josh Martin, Director of Planning, Zoning and Building
Kelly Churney, Secretary to the Landmarks Preservation Commission
John Randolph, Town Attorney
Emily Stillings, Preservation Consultant for the Town of Palm Beach
Janet Murphy, Preservation Consultant for the Town of Palm Beach

Please note: Mr. Cooney stated that Ms. Patterson would be voting in the absence of Ms. Hufty.

III. PLEDGE OF ALLEGIANCE

Chairman Cooney led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES OF THE SEPTEMBER 21, 2018 MEETING

Motion made by Mr. Silvin and seconded by Mr. Gannon to approve the minutes of the September 21, 2018 meeting. Motion carried unanimously.

V. APPROVAL OF THE AGENDA

Mr. Lindgren requested to defer the following projects to the November 16, 2018 meeting: COA-041-2018, 241 Seaview Avenue, COA-044-2018, 240 Jungle Road and COA-048-2018, 1100 S. Ocean Boulevard. He also asked to withdraw the following project from the agenda: COA-042-2018, 240 Worth Avenue.

Mr. Lindgren asked to move COA-053-2018, 150 Bradley Place, #805 to be heard first on the agenda.

Motion made by Mr. Silvin and seconded by Mr. Segraves to approve the agenda as amended. Motion carried unanimously.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

Ms. Churney administered the oath at this time and throughout the meeting as necessary.

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

There were no comments heard at this time.

VIII. PUBLIC HEARINGS

1. Informal Review - Application for Certificate of Appropriateness #053-2018
Address: 150 Bradley Place #805
Owner/Applicant: S. Daniel and Ewa Abraham
Professional: James A. "Blu" Minges/Blu Minges Architect
Project Description: Installation of 2 (two) retractable awnings on the 8th floor.

Call for disclosure of ex parte communication: None.

Maura Ziska, attorney for the owner, presented the proposed awnings for the condominium.

Mr. Silvin asked if the proposal was for more than one awning. Ms. Ziska further clarified the proposal.

Mr. Cooney confirmed that the proposed awnings were retractable. Ms. Ziska provided confirmation.

Mr. Segraves asked about other awnings on the building. Ms. Ziska responded.

Motion made by Mr. Segraves and seconded by Mr. Silvin that implementation of the proposed site plan review and variances will not cause negative architectural impact to the subject landmark property. Motion carried unanimously.

2. Application for Certificate of Appropriateness #041-2018
*LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL
EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)* - Done
9/21/18
Address: 241 Seaview Avenue
Owner/Applicant: Palm Beach Day Academy, Inc.
Professional: Nievera Williams Design
Project Description: Addition of paved parking lot, landscape improvements
and drainage improvements.

Please note: This item was deferred at the approval of the agenda, Item V.

3. Application for Certificate of Appropriateness #042-2018
Address: 240 Worth Avenue
Owner/Applicant: Lilly Pulitzer on behalf of Palm V Assoc Ltd.
Professional: Mario Nievera/Nievera Williams Design
Project Description: The LPC previously approved a courtyard design in the
Via, which included a pergola and wall fountain. Due to unforeseen
underground conflicts, utilities, soil conditions, etc., we are requesting removal
of the pergola. Additionally we are requesting to change the previously
approved wall fountain to a low circular fountain basin with a central fountain
feature.

Please note: This item was withdrawn at the approval of the agenda, Item V.

4. Application for Certificate of Appropriateness #043-2018
Address: 89 Middle Rd.
Owner/Applicant: Larry Morassutti, C/O The Cury Group
Professional: Jose Luis Gonzalez-Perotti/Portuondo Perotti Architects
Project Description: Modifications to previously approved project to include
minor aesthetic elements (including exterior railing design, cast stone profiles,
deletion of windows at pool cabana), revision to site walls and other
miscellaneous items.

Call for disclosure of ex parte communication: Disclosure by Mr. Cooney.

Rafael Portuondo, Portuondo Perotti Architects, presented the architectural
modifications proposed to the previously approved project. Mr. Portuondo
presented a large rendering to the Commission. Mr. Lindgren requested that
Mr. Portuondo email the rendering to the Town for the project record file.

Mr. Segraves was in favor of the gothic windows and trellis proposed. He
inquired about the size of the wood beam where the corbels were located. Mr.
Portuondo responded and discussed his design.

Mr. Silvin thought the changes were subtle and elegant. He asked about the restoration of the surrounds. Mr. Portuondo responded and stated he intended to replace them.

Mr. Cooney was in favor of many of the elements proposed. He was not in favor of the proposed tiling in the arches on the main home but thought the tile was acceptable on the addition. He questioned the color scheme of the tile proposed and asked to see a tile sample.

Ms. Stillings reminded the Commission that the project was a tax abatement project. She stated that all of the proposed changes should meet the Secretary of Interior Standards. She believed that the majority of the changes met the standards with the exception of the addition of the tile in the gothic arches on the main house. Ms. Stillings added that the tile proposed for the addition was acceptable.

Ms. Albarran questioned the addition of the proposed tile on the main house but was in favor of the rest of the proposals. Mr. Portuondo responded.

Ms. Patterson agreed with her Commissioners and requested to see a tile sample if the Commission approved the proposal.

Motion made by Ms. Albarran and seconded by Ms. Coleman to approve the project as presented with the caveat that the tile work is not added to the arches on the main house, only to the addition. Motion carried unanimously.

Ms. Ziska inquired if they would need to return with a tile sample.

Motion amended by Ms. Albarran and seconded by Ms. Patterson to approve the project as presented, with the exception of the tile work in the arches, which is deferred for one month to the November 16, 2018 meeting. Motion carried unanimously.

5. Application for Certificate of Appropriateness #044-2018
Address: 240 Jungle Rd.
Owner/Applicant: Jungle Road LLC, C/O Gina D. Silvestri
Professional: LeBerge & Ménard, Inc.
Project Description: Reconfigure interior rooms, ground floor and second floor addition, new accessory building, new trellis at pool area.

Please note: This item was deferred at the approval of the agenda, Item V.

IX. OTHER BUSINESS

1. Informal Review - Application for Certificate of Appropriateness #045-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW

Address: 360 S. County Rd.

Owner/Applicant: Palm Beach Centennial Commission, Inc. on behalf of the Town of Palm Beach

Professional: Brian Vertesch/SMI Landscape Architecture

Project Description: Proposed addition of steps to south blank wall of existing Mizner Memorial Fountain. Addition of steps will require a 12' wide x 27" tall section of wall at the rear (south) side of the upper terrace to be removed in order to extend the terrace onto the proposed steps. The steps and wall repair will match the existing cast stone wall facade. One landscape down light is proposed to be added to an existing Tabebuia tree where 2 landscape down lights currently exist. Addition of 21 parking spaces and travel lane adjustments within the Town Hall Square Historic District and associated infrastructure adjustments. The parking on west side of S.R. A1A as well as add parking along the Memorial Fountain area will be adjusted. The parking modifications require travel lane modifications including: The dedicated right turn lane on northbound S.R. A 1A to eastbound Brazilian will be eliminated: however the ability to make a right turn at this intersection will be preserved. A traffic study is contained in the record file for this application that provides justification for removal of the dedicated right turn lane. The length of the lane shift on the northbound and southbound just south of Brazilian Avenue will be extended. However, the deflection angle of the lane shift will remain the same as the existing conditions in both cases. This will reduce the aggressiveness of the maneuver by lengthening the distance between the jogs in lanes. Signage to control traffic and parking will be implemented in accordance with FOOT and Town of Palm Beach Public Works requirements.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: A special exception with site plan review request to modify Town Hall public open space as identified below. Applicable Zoning sections - Section 134-1109, Section 134-229, Section 134-327, Section 134-329. 1. Construction of stairs onto the south side of the Memorial Park Fountain area as geographically described on the plans and specifications submitted with this application. 2. Repair of any existing landscaping disturbed by the construction process.

Call for disclosure of ex parte communication: Disclosure by several members.

Bill Bone, 322 Pendleton Lane, provided an overview of the renovation of Town Hall Square and Memorial Fountain and discussed the new modifications proposed for the fountain area.

Jorge Sanchez, SMI Landscape Architecture, presented the modifications proposed for the landscape and hardscape.

Mr. Silvin asked Mr. Bone to speak about the financing of the project. Mr. Bone responded. Mr. Silvin stated that he was in favor of the proposed stairs. He expressed concern for the proposed parking and inquired about the accessibility of the fountain. Mr. Sanchez responded and explained the design.

Mr. Coleman stated she thought the steps would enhance the beauty of the fountain. She thought the proposed parking would encourage use of the fountain as well as providing additional parking for the merchants in the Town.

Mr. Gannon was happy to see the proposal for the stairs and expressed his support.

Ms. Patterson agreed with Mr. Gannon and added that she in favor of the proposed parking as well.

Ms. Albarran was in support of the proposed stairs as well as the extra parking spaces.

Ms. Coleman thought the material in the existing planters around the fountain needed to be increased. Mr. Sanchez responded.

Ms. Metzger was in favor of the project and thought the proposal would increase the use of the park.

Mr. Segraves was in favor of the proposed stairs but was undecided on the parking spaces. He suggested adding a green island in between the spaces to soften the impact of the spaces.

Mr. Cooney expressed concern about the proposed stairs and parking spaces and stated he was not in favor of the proposal.

Mr. Cooney asked if there were any public comments on the project.

Jeff Smith, 241 Sanford Avenue, expressed concern about the proposed parking spaces.

John Eubanks, attorney representing some residences on Brazilian Avenue, provided his arguments in opposition to the proposed parking spaces.

Alexander Ives, 237 Jamaica Lane, expressed concern for the proposed parking spaces and fountain steps.

Patty Sans, President of the South County Road Business Association, spoke in favor of the proposed steps and parking spaces.

Ms. Murphy stated she was in favor of the proposed steps but did not support the additional parking. She reminded the Commission that the State would have the final approval in whether the Town would need to return the grant money they received if the project was approved. Mr. Cooney provided further explanation on the grant monies received for the restoration.

Mr. Bone further discussed the grant money received.

Ms. Coleman suggested restricting the parking spaces if they were approved.

Mr. Gannon stated he was undecided on the proposed parking spaces but was in favor of the proposed steps.

A discussion ensued among the Commissioners about the proposed parking spaces.

Mr. Sanchez pointed out to the Commission that the proposed parking spaces were not included in the zoning requests. Mr. Cooney responded.

Motion made by Mr. Gannon and seconded by Ms. Coleman that implementation of the proposed special exception with site plan review will not cause negative architectural impact to the subject landmarked property. Motion carried 5-2, with Messrs. Cooney and Segraves opposed.

Please note: A short break was taken at 11:17 a.m. The meeting resumed at 11:30 a.m.

2. Informal Review - Application for Certificate of Appropriateness #046-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S)
Address: 212 Seaspray Ave.
Owner/Applicant: 212 Seaspray LLC, C/O Guy Rabideau, Manager
Professional: Patrick Segraves/SKA Architect + Planner
Project Description: Selective demolition, renovation and reconstruction to existing 4,200 sq. ft. home. Home will consist of four bedrooms, four and one half bathrooms, kitchen, family room, living room, dining room, laundry room, loggia and balcony; new pool and patios; new porte cochère or awning on west front; garden patio on North side; new windows and doors throughout. Landscape and hardscape to be included.

SITE PLAN REVIEW WITH VARIANCE(S) INFORMATION: Site Plan Review to allow the redevelopment of a landmarked house on a non-conforming lot which is 50 feet in width in lieu of the 100-foot depth required in the R-B Zoning District. Because the house is being redeveloped in excess of 50% of its current value, the following variance is being requested: 1) Section 50-114: Request to develop the property in excess of 50% of its current value, including the raising of the rear (south side) of the house, such that the entire house will have an elevation of 5.9 N.A.V.D. in lieu of the minimum 7.0 N.A.V.D. required by Code. In addition, the following variances are requested in connection with the redevelopment: 2) Section 134-893(7)b): Request to raise the rear (south side) of a landmarked house with a west second story side yard setback of 3.0 feet in lieu of the 15-foot minimum required. 3) Section 134-893(9)b): Request to raise the rear (south side) of a landmarked house with a second story rear yard setback of 4.7 feet in lieu of the 15-foot minimum required. 4) Section 134-893(13): Request to raise the rear (south side) of a landmarked house, thereby increasing the cubic content ratio from 6.89 to 7.11 in lieu of the 4.39 maximum allowed. 5) Section 134-893(7)b): Request to add an awning to the house with an east side yard setback of 0.0 feet in lieu of the 12.5-foot minimum required.

Call for disclosure of ex parte communication: Disclosure of several members.

Please note: Mr. Segraves declared a conflict with the project.

Daniel Clavijo, SKA Architect + Planner, provided an overview of the project.

David Klein, attorney for the owner, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Mr. Cooney explained the new variance requests that the Commission would be seeing due to the change in the flood plain requirements. Mr. Klein agreed and he further explained the action needed from the Commission.

Mr. Clavijo continued with the proposed architectural modifications for the residence.

Mr. Cooney asked about the integrity of the structure of the home. Mr. Clavijo responded. Mr. Cooney inquired about the proposed window product to be used as well as the existing louvers. Mr. Clavijo responded.

Ms. Albarran asked about the existing window material. Mr. Clavijo responded and stated he would update the Commission at the next meeting.

Ms. Metzger asked about the preservation of cast stone surround. Mr. Clavijo responded.

Matt Jackman, Nievera Williams Design, presented the proposed landscape and hardscape modifications. Mr. Jackman presented a sample of the hardscape material.

Mr. Cooney asked if the white fly affected the Gumbo Limbo trees. Mr. Jackman responded. Mr. Cooney inquired about the landscape open space calculations. Mr. Jackman responded.

Mr. Clavijo presented a rendering of the rear yard on the overhead projector.

Mr. Cooney stated he supported the changes and added it was a nice preservation project. He expressed concern for the awning proposed for the carport.

Mr. Silvin offered his support for the project.

Ms. Albarran agreed and was in support of the proposed carport.

Mses. Metzger and Patterson stated they were in support of the project.

Mr. Cooney called for public comment. There were no comments heard at this time.

Motion made by Ms. Albarran and seconded by Mr. Gannon that implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject landmarked property. Motion carried unanimously.

A second motion made by Ms. Albarran and seconded by Mr. Silvin that the proposed development will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. Motion carried unanimously.

3. Informal Review - Application for Certificate of Appropriateness #047-2018

LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S)

Address: 400 Regents Park Rd.

Owner/Applicant: Lara J. Coraci as Trustee of the Anthony Coraci Martial Trust

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Selective demolition, renovation, reconstruction, and addition to existing home of approximately 12,000 sq. ft. Work will include elevator, living room, dining room, Florida room, library, kitchen, butlers pantry, family room, breakfast room, laundry room, powder room, six bedrooms, six bathrooms, two half bathrooms, master suite; his and hers closets; guest house with living room, kitchen, two bedrooms, two baths; cabana with pool bath, barbeque and storage. Landscape and hardscape to be included.

SITE PLAN REVIEW WITH VARIANCE(S) INFORMATION: Site Plan Review to allow the redevelopment of a house on a non-conforming lot which is 137 feet in depth in lieu of the 150-foot depth required in the R-AA Zoning District. Because the house is being redeveloped in excess of 50% cubic volume, the following variances are being requested 1) Sections 50-114 and 134-419: Request to develop the property in excess of 50% of its current value, requiring a variance for the first-floor elevation of the main house of 6.26 N.A.V.D. in lieu of the minimum 7.0 N.A.V.D. required by Code. In addition, the following variances are requested in connection with the redevelopment: 2) Section 134-793(a)5: Request to expand the guest house with a front yard setback (north side) of 10 feet in lieu of the 35-foot minimum required. 3) Section 134-793(0)8: Request to expand the guest house with a side yard setback (east side) of 9.3 feet in lieu of the 30-foot minimum required. 4) Section 134-793(0)8: Request to expand the main house with a side yard setback (north side) of 4.5 feet in lieu of the 30-foot minimum required.

Call for disclosure of ex parte communication: Disclosure by several members.

Daniel Clavijo, SKA Architect + Planner, provided an overview of the project.

David Klein, attorney for the owner, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Mr. Clavijo continued with the proposed architectural modifications for the residence. Mr. Clavijo presented alternate changes on the overhead projector.

Matt Jackman, Nievera Williams Design, presented the proposed landscape and hardscape modifications. Mr. Jackman presented a hardscape material.

Mr. Silvin was in favor of the motor court, guesthouse and pool modifications. Mr. Silvin asked about a modification to the roof. Mr. Clavijo responded.

Mr. Cooney asked about the addition's height increase. Mr. Clavijo responded. Mr. Cooney stated he could not support the additional height on the addition.

Ms. Albarran addressed the addition's height increase. She thought the main house should appear superior to the addition. She suggested a restudy of the north section of the addition. She supported the connection to the guesthouse, the awnings and the pool orientation change.

Mr. Cooney agreed that he did not want the addition to increase in height. He was supportive of the guesthouse changes and the west façade. He expressed concern with the columns and the awning. He provided a suggestion for the awning design.

Ms. Patterson was in favor of the changes. She was in favor of the additional height over the windows on the addition.

Ms. Coleman asked how much height was being added on to the addition. Mr. Clavijo further explained his design.

Ms. Metzger asked about a change on the west elevation. Mr. Clavijo responded and explained the design by showing an alternate design on the overhead projector.

Motion made by Ms. Albarran and seconded by Mr. Silvin that implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject landmarked property. Motion carried unanimously.

A second motion made by Ms. Albarran and seconded by Mr. Silvin that the proposed development will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. Motion carried unanimously.

4. Informal Review - Application for Certificate of Appropriateness #048-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW
Address: 1100 S. Ocean Blvd.
Owner/Applicant: Harvey E. Oyer, III on behalf of Mar-a-Lago Club, Inc.
Professional: Rich Gonzalez/REG Architects, Inc.
Project Description: The Applicant seeks approval to add an accessory dock. It is to be located at the northwest corner of the site and projects 25 feet from the existing seawall into the Lake Worth Lagoon. The proposed dock will not be visible from the historic home, does not violate the preservation easement granted to the National Trust for Historic Preservation, and is generally located where the property's prior historic dock was previously located.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: 1. The Applicant seeks approval of a Special Exception with Site Plan Review to add an accessory dock to the property in the approximate location of the prior historic dock. The dock is to be located at the northwest corner of the site and projects 25 feet from the existing seawall into the Lake Worth Lagoon.

Please note: This item was deferred at the approval of the agenda, Item V.

5. Informal Review - Application for Certificate of Appropriateness #050-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 16 Golfview Rd.
Owner/Applicant: 16 Golfview Rd, LLC
Professional: Richard Sammons/Fairfax, Sammons and Partners
Project Description: Additions and renovations to the property located at 16 Golfview Rd. All additions to occur on the west and north sides of the existing structure. Landscape & hardscape changes to occur at the south and west sides of the property and at the courtyard.

VARIANCE(S) INFORMATION: The Applicant is proposing to construct a 1,625.5 square foot, two story addition consisting of a garage and kitchen on the first floor and a master bedroom suite with office on the second floor that will require the following variances: 1) West street side yard setback of 15 feet in lieu of the 35 foot minimum required; 2) Rear yard setback of .4 feet in lieu of the 15 foot minimum required; 3) Lot coverage of 32.2% in lieu of the 25.1% existing and the 25% maximum allowed; 4) Landscaped open space of 40% in lieu of the 43% existing and the 50% minimum required.

Call for disclosure of ex parte communication: Disclosure by several members.

Maura Ziska, attorney for the owner, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Mr. Sammons presented the proposed architectural modifications for the residence.

Mario Nievera, Nievera Williams Design, presented the proposed hardscape and landscape modifications for the residence.

Mr. Segraves asked if the wall on the west side was required to be 6 feet high due to the location of the pool. A short discussion ensued about the wall height and the code requirement for the wall. Mr. Nievera stated he would look into the requirements.

Mr. Silvin thought the changes would enhance the entry to the street. Mr. Silvin asked if the Everglades Club had any comments to the proposed changes.

Paul Shiverick, owner, stated he had reached out to the Everglades Club but had not received a response.

Mr. Silvin asked about the neighbor's concern. Mr. Shiverick stated that the issue had been resolved. Mr. Silvin stated he was very happy with the changes proposed.

Mr. Cooney expressed appreciation for the changes proposed as well as the details. He added that he initially had concern for the deletion of the double stair in the courtyard but now was more accepting of change.

Many of the Commissioners were in full support of the changes.

Mr. Segraves questioned the addition of the shutters and the change of windows from double hung to casement. Mr. Sammons responded.

Mr. Cooney suggested adding a weather vane on the residence.

Mr. Lindgren stated that the wall adjacent to the pool was required to be 6 feet in height along with a 6-foot hedge. A discussion ensued regarding the wall height.

Motion made by Ms. Albarran and seconded by Mr. Silvin that implementation of the proposed variances will not cause negative architectural impact to the subject landmarked property. Motion carried unanimously.

6. Informal Review - Application for Certificate of Appropriateness #049-2018
*LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN
REVIEW WITH VARIANCE(S)*
Address: 280 Sunset Ave.
Owner/Applicant: Bradley Park Owner LLC
Professional: Keith Spina/Glidden Spina + Partners
Project Description: The Bradley Park Hotel, also known as Bradley House and originally built under the name The Algomac Hotel, was constructed in

1923 by Colonel F.T. Bradley. The architect is unknown. The Hotel was constructed immediately adjacent to F.T. Bradley's famous Beach Club gambling casino as a private hotel for his friends and guests. The hotel is now separated from Bradley Park where the casino stood. It is one of the earliest hotels designed in the Mediterranean motif in Palm Beach. The building is "U" shaped with the center being 4 stories and the wings three stories with a Belvedere on the northwest wing. Site improvements include: Reconfiguration of the central courtyard to accommodate a new pool and patio; redesign of the parking lot; relocated exterior approach to entrance. Parking lot improvements include new landscaping, paving materials and drainage. The proposed changes to the building interior include: Demolition of interior partitions, as required, to accommodate the reconfiguration of guest rooms, support space and lobby. Proposed exterior alterations include replacement of doors and windows; removal of wall mounted A/C units; reinstallation of rooftop equipment and removal of adjacent unsightly metal mesh screen; and alteration to elevator penthouse. Redesign of these roof elements results in a well-balanced architectural treatment to the top of the building and can be seen as one enters into Palm Beach. All mechanical equipment will be screened from view. ****Please note this is a tax abatement project****

SITE PLAN REVIEW WITH VARIANCE(S) INFORMATION: The property owner is requesting Site Plan Review with Variances, including a variance to modify an existing, nonconforming Landmarked hotel. The renovations include relocating the hotel entrance and lobby east into the space currently occupied by C'est Si Bon Gourmet Grocery, adding a swimming pool and pool deck in the north courtyard area, renovation of all rooms, improvement of the parking lot by replacing asphalt with pavers, construction of a pergola connecting the new entrance to the street, and the modification of an existing rooftop utility structure by adding roof tiles and decorative elements. The new hotel lobby will include 18 accessory bar or dining seats based on the principle of equivalency from the former C'est Si Bon Gourmet Grocery retail space. The existing restaurant, Trevini, is not being changed at this time, and the number of hotel rooms will remain at 32. In addition to the modification of the variance for hotel use in the C-TS district, which is required by 134-387, other variances are requested, including: 1. A variance from Chapter 50, Flood Damage Prevention, requesting relief from the requirement to raise the finish floor elevation of the hotel to 7.0 NAVD. 2. A variance from Chapter 134, Article IV, Nonconformities, to allow the height of the nonconforming hotel to be increased by 4.25' to accommodate a new decorative roof element. 3. A variance from Chapter 134, Sec. 1113(11)b., that requires a minimum of 25% landscaped open space. The existing landscaped open space is 15.26% and proposed is 14.70%, for a reduction of 0.56%. 4. A variance from Chapter 134, Sec. 1113(11)c., that requires a minimum of 35% landscaped open space in the front yard. The existing front yard landscaped open space is 9.32% and proposed is 6.63%, for a reduction of 2.69%. 5. A variance from Chapter 134, Sec. 1113(5)b. that requires a minimum front yard setback for unattached accessory structures, to allow a front setback of 1.75' in lieu of the 5' minimum required for a pergola connecting the new front lobby entrance to the public sidewalk on Sunset Avenue.

Call for disclosure of ex parte communication.

Ned Grace, Ausmerica, LLC, introduced the design team for the project.

James Crowley, attorney for the project, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Stephen Karp, New England Development, provided an overview of the development.

Douglas Karp, New England Development, provided an overview of the projects they had completed in the New England area.

Mr. Spina presented the architectural modifications proposed for the commercial building.

Steve Dube, Elkus Manfredi Architects, presented additional architectural modifications proposed for the commercial building. They presented material samples to the Commission.

Ms. Albarran suggested using the CGI Estate Series for the window product.

Mark Jacobsen, Elkus Manfredi Architects, presented the proposed landscape and hardscape modifications for the commercial space.

Mr. Silvin was in favor of the changes. Mr. Silvin asked the preservation consultants if the proposed changes were acceptable with the Secretary of Interior Standards due to the tax abatement application.

Ms. Stillings stated the changes, in general, met the standards. She questioned the metal awnings and thought canvas awnings would be more appropriate. She questioned the feature leading to the restaurant and stated she felt the metal was out of place. She questioned the metal pergola leading to the lobby and felt a wood pergola would be more appropriate. She believed that these items were minor.

Mr. Cooney asked Ms. Stillings her opinion on the tower element on the roof. Ms. Stillings thought the design was acceptable since the item was set back.

Mr. Metzger asked Mr. Jacobsen inquired about the parking lot design. Mr. Jacobsen and Mr. Grace responded.

Mr. Gannon expressed his enthusiasm for the project.

Ms. Coleman was in favor of the project and stated she appreciated any effort to improve the Bradley Park side of the hotel. She questioned whether the Bougainvillea would grow over the trellis as well as the gold fabric proposed. Mr. S. Karp responded.

Mr. Segraves was in favor of the project and was in favor of adding the landscaping on the street side. He questioned the railings proposed on the top of the building. Mr. Dube responded.

Mr. Albarran stated that she was in favor of the project. Her concerns were with the railings on the top of the building as well as the metal structure in front of the restaurant.

Mr. Cooney asked about the window boxes to be removed on the first floor loggia. Mr. Dube responded. Mr. Cooney inquired about the roof equipment and railing design. Mr. Dube responded. Mr. Cooney questioned the metal pergola as well as the metal feature at the front of the restaurant. He suggested using clear glass rather than low energy glass. Mr. Dube responded. Mr. Cooney discussed the west entrance and questioned whether the existing door was an original design. Mr. Dube responded. Mr. Cooney asked if it was possible to find more greenspace on the site. Mr. Dube responded. Mr. Cooney stated that the item he was struggling most with was the pool and the loss of the open courtyard.

Jeff Smith, 241 Sanford Avenue, expressed his objections to the pool and the loss of the open courtyard. He also expressed his objections to the proposed metal windows as well as the metal railings.

Mr. S. Karp discussed his reasons for the proposed pool in the hotel design.

A discussion ensued about the pool design.

Ms. Albarran suggested using wood windows to replace existing wood windows. Mr. Spina responded.

Motion made by Ms. Albarran and seconded by Mr. Silvin that implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject landmarked property. Motion carried 6-1, with Mr. Cooney opposed.

Ms. Albarran suggested that the architects restudy the metal awning as well as the metal railing prior to the next meeting.

A second motion made by Mr. Gannon and seconded by Ms. Albarran that the proposed development will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. Motion carried unanimously.

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

Mr. Silvin reviewed the Landmark issues at the October Town Council meeting.

Mr. Martin discussed the progress of the parking lot proposed at the Palm Beach Day Academy.

Mr. Cooney congratulated the Preservation Foundation on the acquisition of the John Volk Achieves.

Mr. Lindgren stated that Ms. Patterson declared a conflict for the Landmark Designation of 241 Seaview Avenue at the September 21, 2018 meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Lindgren stated that Ms. Metzger declared a conflict for the Landmark Designation of 241 Seaview Avenue at the September 21, 2018 meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Lindgren stated that Mr. Gannon declared a conflict for the Landmark Designation of 241 Seaview Avenue at the September 21, 2018 meeting and had correctly completed the 8B form in accordance with State Law.

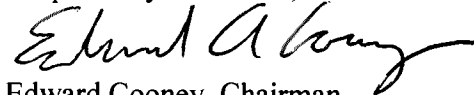
Ms. Metzger asked the Town Attorney if a member could discuss a project once a recusal was made at a meeting. Mr. Randolph responded.

XI. ADJOURNMENT

The meeting was adjourned at 2:49 p.m. without the benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on Friday, November 16, 2018 at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Rd. Palm Beach.

Respectfully submitted,



Edward Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

kmc

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Segraves, Patrick W.	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Landmarks Preservation Commission
MAILING ADDRESS 2500 S. Ocean Blvd., #2A1	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ Town OTHER LOCAL AGENCY
CITY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
DATE ON WHICH VOTE OCCURRED October 17, 2018	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Patrick Segraves, hereby disclose that on October 17, 20 18 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

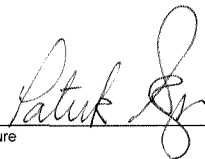
Informal Review - Application for Certificate of Appropriateness #047-2018
400 Regents Park Road

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

10-17-18

Signature



NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

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MAILING ADDRESS 2500 S. Ocean Blvd., #2A1		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ Town OTHER LOCAL AGENCY	
CITY Palm Beach	COUNTY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach	
DATE ON WHICH VOTE OCCURRED October 17, 2018		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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* * * * *

ELECTED OFFICERS:

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WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

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APPOINTED OFFICERS (continued)

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- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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Informal Review - Application for Certificate of Appropriateness #046-2018
212 Seaspray Avenue

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Date Filed

10-17-18

Signature

Patrick Segraves

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