



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

10:08 am, Oct 16, 2018

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

October 17, 2018
09:30 A.M.

The progress of this meeting may be monitored by visiting townofpalmbeach.com and clicking on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

- I. **CALL TO ORDER**
- II. **ROLL CALL**
Edward Austin Cooney, Chairman
Richard Rene Silvin, Vice Chairman
Jacqueline Albarran, Member
Page Lee Hufty, Member
Patrick Segraves, Member
John T. Gannon, Member
Kim Coleman, Member
Jacqueline Weld Drake, Alternate Member
Sue Patterson, Alternate Member
Anne Metzger, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES OF THE SEPTEMBER 21, 2018 MEETING**
- V. **APPROVAL OF THE AGENDA**
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- VII. **COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes):**

VIII. PUBLIC HEARINGS

1. 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: The attorney for this project has requested to defer this item to the November 16, 2018 meeting.

2. 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: The attorney for this project has requested to withdraw this item from the agenda.

3. 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.

4. 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: The architect for this project has requested to defer this item to the November 16, 2018 meeting.

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.

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.

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.

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: The attorney for this project has requested to defer this item to the November 16, 2018 meeting.

5. 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.

6. 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.

7. 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.

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

XI. ADJOURNMENT

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.