



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

**September 21, 2016
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
John T. Gannon, Vice Chairman
Nikita Zukov, Member
Jacqueline Albarran, Member
Page Lee Hufty, Member
William J. Strawbridge, Jr., Member
Richard Rene Silvin, Member
Jacqueline Weld Drake, Alternate Member
Anne Fairfax, Alternate Member
Jorge Sánchez, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES OF THE AUGUST 17, 2016 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

A. Application for Certificate of Appropriateness #020-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) – DONE 5/18/16

Address: 780 S. Ocean Blvd.

Owner/Applicant: Terry Taylor

Architect: Jason P. Drobot/Brasseur & Drobot Architects, P.A.

Project Description: The project consists of partial demolition of an existing (+/-) 500 square foot cabana structure located at the northwest corner of the beachside property. A new 500 (+/-) square foot addition shall be constructed on the east side of the existing cabana structure. Existing hardscape and landscape shall be removed to accommodate the new structure.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES INFORMATION: The applicant is requesting a Special Exception with Site Plan Review to modify an existing 500 sq. ft. beach cabana with a 500 sq. ft. addition (1,000 sq. ft. total) in the Beach Area Zoning District. The following Variances are being requested in order to expand and modify the existing beach cabana: 1) to allow a front yard setback of 22.5 feet in lieu of the 35 ft minimum setback required; 2) to allow a 16.25 ft roof height in lieu of 16 ft maximum allowed, 3) to retain the existing 43 inch wall in lieu of a wall at the required height of 30 inches in the beach vista area. The vista is required to be 75% of the lot width in this case.

At the May meeting, a motion carried that the implementation of the proposed variances would not cause negative architectural impacts to the subject landmarked property. At the July meeting, the project was deferred to the September 21, 2016 meeting.

Call for disclosure of ex parte communication.

B. Application for Certificate of Appropriateness #033-2016

***LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)* - Done 7/20/16**

Address: 255 Clarke Ave.

Owner/Applicant: The Clarke Trust

Architect: M. Mark Marsh/Bridges, Marsh & Associates, Inc.

Project Description: Demolition of existing pergola and utility building on north end of property second floor, new window in bath on east façade, new window in bath on north façade, second floor. Replacement of existing wood railing on north façade of master bedroom, second floor, with metal railing to match existing historical railing. Reconstruction of 500 sq. ft. family room with addition of new elevator/cabana bath/BBQ on east side of garage building. New pavilion structure on north end of property.

VARIANCE INFORMATION: The applicant is proposing the following improvements to the existing landmarked residence: 1) demolish and rebuild a 500 square foot family room; 2) construct a two story 31 square foot elevator addition to the garage; 3) construct a one story 45 square foot cabana bathroom; 4) construct a one story 340 square foot pavilion; 5) construct a one story 60 square foot covered BBQ; 6) demolish a pergola and utility room consisting of 210 square feet; 7) demolish family room east loggia consisting of 210 square feet. A variance for cubic content ratio ("CCR") is being requested to accomplish the above improvements to allow a CCR of 4.98 in lieu of the 4.82 existing and the 3.91 maximum CCR allowed.

At the July meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impact to the subject landmarked property and to recommend to the Town Council to please note Mr. Callaway's letter. At the August meeting, this project was deferred to the September 21, 2016 meeting.

Please note: The architect has requested to defer this project to the November meeting.

C. Application of Certificate of Appropriateness #034-2016

Address: 1300 S. Ocean Blvd.

Owner/Applicant: Paul Tudor Jones II

Architect: Allan Shope

Project Description: General Building Improvements - All roofing will be repaired throughout to match existing, all exterior windows and doors will be replaced throughout to match existing but become hurricane impact-resistant, new elevator added between basement and second floor. Basement level – support walls and storage spaces added below new Dining Terrace above (See plan & East elevation), interior: laundry relocated, baths, staff areas and offices renovated (see plan). First floor – new dining terrace added – color, material and detailing to match character of existing ocean terrace (see plan & east elevation), existing exterior bronze and glass doors enlarged at existing Living, Dining and Breakfast rooms, arched area added at top – color, material and glazing to match character of existing doors at Sun Room (see east elevation), new exterior wood and glass doors added to existing arched openings at Loggia – color, material and glazing pattern to match character of existing doors in adjacent area (see east elevation), select existing windows enlarged, removed or reconfigured based on interior renovations – color, material and glazing pattern to retain character of existing (see plans & elevations), existing enclosed Garage connector expanded into planter area (see plans for extent), interior – kitchen relocated and renovated, back stair relocated, various other minor room renovations, existing living spaces converted to Guest bedrooms and baths (see plan). Second floor – new hall added, bringing together formerly disconnected areas of second floor – color, material and detailing of addition to match character of existing exterior walls, roofing and windows (See East & West Elevations), existing balcony enlarged at Master Bedroom (see plan for extent), select existing windows enlarged, removed or reconfigured based on interior renovations – color, material and glazing pattern to retain character of existing (see plans & elevations), Interior – bedroom and bath renovations throughout (see plan). Third floor – interior – minor bedroom and bath renovations

Please note: The attorney for this project has requested to withdrawn the application.

D. Application of Certificate of Appropriateness #036-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done 8/17/16

Address: 3 Four Arts Plaza

Owner/Applicant: Society of the Four Arts

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: Rehabilitate the existing The Gioconda and Joseph King Library will include the following: 1) Retain the original Fatio building while demolishing the two additions to the north of the Fatio building; 2) Retain the character of the main reading room; 3) Restore the meeting room upstairs by exposing the original heavy timber members; 4) Add a new two-story addition to the original building. This building will be Mediterranean with a pitched roof. It will be sited similarly to the existing additions, but it will be a full two story addition, satisfying the needs of the staff and the public. The rehabilitation will address accessibility, including providing accessible

toilet rooms and egress. Moisture issues will be rectified, as well as providing proper climate control for the building and specifically for the rare book room. The approval of this work will ensure that library patrons in the future will be able to enjoy charms and services of this very special library.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES: The applicant is requesting for approval to rehabilitate the Gioconda and Joseph King Library ("King Library"). The design objectives of the King Library rehabilitation are as follows: maintain the public entrance facing Four Arts Plaza, maintain the first floor of the original Fatio Building as a library reading room, provide a Rare Documents Room that has proper ventilation and humidity and security, provide a meeting space on the second floor of the original Fatio Building, restore the exposed wood roof trusses on the second floor of the original Fatio Building, provide staff work stations and work space, provide accessible restroom facilities in accordance with ADA, and provide second means of egress from second floor. The following variances are requested for the new addition to the King library: 1) To reduce the required front yard setback for the King Library to 12.0 feet in lieu of 35 feet minimum required. A variance of 23.0 feet. 2) To increase the required angle of vision to 154 degrees for the King Library in lieu of 116 degrees maximum as required. A variance of 38 degrees. 3) To increase the required building height for the addition to the King Library to be 31.0 feet in lieu of 22 feet maximum as required. A variance of 9.0 feet. 4) To allow an overall building height for the addition to the King Library to be 35.50 feet in lieu of 30 feet maximum as required. A variance of 5.50 feet. 5) To have the building height plane for the King Library to be 11.0 feet in lieu of 61.5 feet maximum as required. A variance of 50.5 feet. 6) To eliminate the requirement to provide one (1) off-street parking space required for the 649 square foot addition to the King Library.

At the August Meeting, a motion carried that the implementation of the proposed special exception, site plan and variances would not cause negative architectural impact to the subject landmarked property with the exception of the variance for the front staircase issue.

Please note: The architect has requested to defer this project to the October meeting.

E. Application of Certificate of Appropriateness #038-2016

Address: 850 S. Ocean Blvd

Owner/Applicant: The 850 Family Trust (2014) c/o Maxine Granovsky Gluskin, Trustee

Architect: Mario Nievera/Nievera Williams Design

Project Description: Front yard renovations including driveway alignment and finish materials, addition of motor court, pathways finish material improvements, front terrace material improvements, relocation of the existing fountain to be centered on the front entry, addition of hedges and screening materials, addition of palm trees, addition of understory materials, renovation of existing sod.

Call for disclosure of ex parte communication.

F. Application of Certificate of Appropriateness #040-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW* – Done 8/17/2016

Address: 100 Bradley Place

Owner/Applicant: Brian Vertesch, Agent for the Preservation Foundation of Palm Beach

Architect: Jorge Sanchez and Brian Vertesch/SMI Landscape Architecture

Project Description: Modifications to Bradley Park that include: Removal and partial relocation of existing fountain, plaza addition, demolition of existing restroom and addition of new restroom, removal of employee parking at north end of park, addition of overlook along seawall, lake trail extension, new park entry, relocation of Bradley monument plaque, addition of stabilized grass parking in place of existing asphalt, benches, low sculptures, low see through

perimeter fence, sculpture pad, new perimeter sidewalks adjacent to the park, additional plantings, landscape lighting, addition of compacted stone dust paths.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The applicant requests to modify Bradley Park public open space as follows: 1) Removal and relocation of existing fountain centerpiece, located at south west area of Bradley Park. Demolition of existing fountain basin; 2) Construction of plaza and fountain basin adjacent to south side of existing structure at north/central property, often referred to as the "Tea House"; 3) Demolition of existing one story restroom and kitchen located directly east of the Tea House and the addition of a new public restroom; 4) Removal of asphalt parking adjacent to north side of existing bathroom; 5) Removal and partial replacement of sidewalks on north property line, Sunset Ave, and east property line, Bradley Place; 6) Addition of small overlook structure to the west of the existing pump house, adjacent to the proposed lake trail; 7) Addition of Town Lake Trail extension; 8) Addition of new park entry at north east corner of park; 9) Relocation of existing Bradley Park monument; 10) Addition of stabilized grass parking adjacent to S-2 pump station; 11) Addition of site furnishings including benches, bike rack, and low train sculpture; 12) Addition of sculpture pad to south of the Tea House; 13) Addition of 30" high decorative see through fence around perimeter of park at Sunset, Bradley Place, and Royal Poinciana Way. There will be openings into park with no gates; 14) Addition of stabilized decomposed granite pathways within the park; 15) Addition of landscape lighting; 16) Landscape improvements as graphically described on the plans and specifications submitted.

At the August Meeting, a motion carried that the implementation of the proposed special exception and site plan review would not cause negative architectural impact to the subject landmarked property with the exception of the fence around the park.

Please note: The applicant has requested to defer this project to the October meeting.

G. Application of Certificate of Appropriateness #041-2016

Address: 440 Brazilian Ave.

Owner/Applicant: Robin Branstrom

Architect: Peter Papadopoulos/Smith and Moore Architects, Inc.

Project Description: Replacement of 4x existing window units with impact windows on East façade. Replacement and reconfiguration of 4x existing window units, with impact windows, also on East façade (2x units in Master Bedroom, 2x units in Living Room). Other associated changes as presented.

Call for disclosure of ex parte communication.

H. Application of Certificate of Appropriateness #042-2016

Address: 130 Brazilian Ave.

Owner/Applicant: David and Zoya Soane

Architect: Jason Drobot/Brasseur & Drobot Architects, P.A.

Project Description: The project consists of replacing the existing windows and doors with new impact windows and doors at the existing three story main residence and the existing two story guest house located south of the main residence.

Call for disclosure of ex parte communication.

I. Application of Certificate of Appropriateness #043-2016

Address: 221 Royal Palm Way

Owner/Applicant: 205 Royal Palm Way, LLC

Architect: Keith Spina/Glidden Spina + Partners

Project Description: Replace existing windows and doors with new impact rated windows and doors. Relocate existing exterior door on 2nd floor of west façade approximately 13 feet to the north.

Call for disclosure of ex parte communication.

J. Application of Certificate of Appropriateness #044-2016

Address: 1 S. County Rd.

Owner/Applicant: The Breakers Palm Beach Inc.

Architect: Steve Polio/Peacock and Lewis AIA

Project Description: Guardhouse Lighting – addition of 8 landscape lights surrounding the main guardhouse for illumination and safety. Coach Lighting – installation of (4) four pier mounted coach lights by shuttle drop off to add lighting for safety. It includes LED strip lighting on the balustrade and under the bench to match the other two flanking benches that were done previously.

Call for disclosure of ex parte communication.

K. Application of Certificate of Appropriateness #045-2016

Address: 159 Australian Ave.

Owner/Applicant: Allan and Susan Kauffman

Architect: Mario Nievera/Nievera Williams Design

Project Description: Hardscape improvements including new pool, approx. size 12' x 25', new interior yard gate, SE area of house to match existing gate.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

A. Informal Review – Application for Certificate of Appropriateness #039-2016

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

Address: 141 S. County Rd.

Owner/Applicant: Church of Bethesda-by-the-Sea, Inc.

Architect: Gene Pandula/Pandula Architects

Project Description: The Church of Bethesda-by-the-Sea proposed to add 11 parallel off-street parking spaces along the north side of the 100 block of Barton Ave. The parking spaces currently exist. The new spaces are being shifted onto the Church property to allow Barton Ave. to operate as a full time two way local street. 23 off-street parking spaces are proposed to be located on the vacant parcel directly west of the Church (across South County Rd.)

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES: The applicant is requesting for approval of a Special Exception with Site Plan Review and Variances to construct required off-street & supplemental parking spaces to accommodate 34 additional required off-street & supplemental parking, specifically 11 parallel parking spaces are proposed to be located on private property along the north side of the 100 block of Barton Avenue, adjacent to the Church. 23 parking spaces are proposed to be located on the Church's parcel directly west of the Place of Worship across South County Road. If approved, the additional 34 required off-street & supplemental parking spaces will substantially alleviate the recent loss of parking that has existed as a result of changes to the Town's parking policies. At the Town Council's direction, the applicant seeks to allow residents of the 100 & 200 block of Barton Avenue along with residents of the 200 block of Pendleton Avenue to use the 34 off-street and supplemental parking spaces by way of a Declaration of Use agreement. The following variances are requested for the 11 parallel required off-street parking

spaces to be located on the north side of the 100 block of Barton Avenue: 1) to allow the landscape open space area to be reduced from the existing 51.98% to 50.48% in lieu of 55% minimum landscape open space as required by code; 2) to allow the off-street parking with a zero setback in lieu of the 25 foot minimum setback required; 3) to allow the off-street parking spaces not to include the required screening with hedges, walls or a combination thereof as required; 4) to allow the interior off-street parking landscape open space to be reduced to zero in lieu of the minimum 10% (205.3 sq. ft.) required.

Call for disclosure of ex parte communication.

B. Informal Review

Address: 1095 N. Ocean Blvd.

Owner/Applicant: TGS Florida, LLC, c/o Jane Goldman, Manager

Architect: Mario Nievera/Nievera Williams Design

Project Description: Changes to the planting design along the north and south property lines as well as the west perimeter wall.

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.