



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**

**July 20, 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
Carol N. Wyett, Alternate Member
Jacqueline Weld Drake, Alternate Member
Anne Fairfax, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES OF THE JUNE 13, 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 #08-2016

Address: 1300 S. Ocean Blvd.

Owner/Applicant: Paul Tudor Jones II

Architect: Allan Shope

Project Description: General Building Improvements - All roofing will be replaced 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 third floor (work to be divided into 2 phases: phase 1 - 2016 & phase 2 - 2017.) Basement level - interior - various minor renovations in association with new elevator. First floor - interior - existing kitchen renovated, various other minor room renovations, existing living spaces converted to guest bedrooms and baths, existing enclosed connector between garage and house removed, replaced with more planter area, existing exterior doors relocated at guest bedroom, replacing small window at former power room, existing exterior glass doors enlarged at existing living, dining and breakfast rooms, arched area added at top-color, material and glazing pattern to match character of existing bronze & glass doors at sun room, new exterior glass doors added to existing arched openings at loggia-color, material and glazing pattern to match character of existing doors in adjacent area, new terrace added at screening room - color, material and detailing to match character of existing ocean terrace, new dining terrace added - color, material and detailing to match character of existing ocean terrace. Second floor - interior - bedroom and bath renovations, master bedroom balcony porch made deeper, existing window openings reconfigured and expanded - color, material and glazing pattern to retain character of existing windows, new hall added, bringing together disconnected areas of second floor - color, material and detailing of addition to match character of existing exterior walls, roofing and windows. Third floor - interior - bedroom and bath renovations.

At the March meeting, this project was granted a May deferral. At the May meeting, this project was granted a deferral until June.

Please note: The applicant has requested to withdraw the application for this project.

B. Application for Certificate of Appropriateness #016-2016

Address: 101 El Brillo Way

Owner/Applicant: Palm Trust

Architect: Michael J. Johnson

Project Description: Existing early to late 1920's residence to be modified as follows: 1) partial removal of existing later additions a) library at ground floor, b) master bedroom sitting room, c) tap room at ground floor, d) small wall at east terrace, e) existing garage extensions at west elevation, f) sitting room over tap room at second floor, g) removal of chimneys at guest wing, h) removal of existing wood stairs at guest wing, i) removal of existing barrel roof tiles. 2) Proposed modifications a) new ground floor loggia at east elevation, b) extension at second floor master bedroom and bath over new loggia, east elevation, c) extension of existing kitchen into west courtyard, d) addition of one story pool cabana at west elevation, e) reconfiguration of doors and windows as per drawings, f) reconfiguration of existing roof line as per drawings. New barrel clay tiles to match existing, g) reconfiguration of roof over master bedroom to hip roof.

At the June meeting, this project was granted a July deferral.

Please note: The applicant has requested a deferral until August 17, 2016.

C. Application of Certificate of Appropriateness #018-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN REVIEW – DONE 6/13/16

Address: 1095 N. Ocean Blvd.

Owner/Applicant: TGS Florida, LLC

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

Project Description: New 184 KW generator to be housed in a 279 sq. ft. enclosed building (partially below grade). Other associated changes as presented.

SITE PLAN REVIEW INFORMATION: The applicant is requesting a Site Plan Review to install a 184 KW generator that is proposed to be located in a 279 sq. ft. accessory building on the southwest area of the property below the pool terrace deck.

At the June Meeting, a motion was made by Ms. Albarran and seconded by Mr. Zukov that the implementation of the proposed site plan review will not cause negative architectural impacts to the subject landmarked property. The motion carried with all in favor.

Call for disclosure of ex parte communication.

D. Application of Certificate of Appropriateness #019-2016

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

Address: 2 Four Arts Plaza

Owner/Applicant: Harvey E. Oyer, III, Esq.

Architect: Bryan R. Donahue/WGI, Inc.

Project Description: Reconfigure the northern parking lot to install 26 additional parking spaces (24 perpendicular and 2 parallel). There are currently 66 parking spaces located within the northern parking lot (affected area). The redesign of the northern parking lot will add 26 additional parking spaces for a total of 92 parking spaces within the northern parking lot (affected area). The Four Arts campus (west of Four Arts Plaza) will now provide 181 off-street parking spaces.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES INFORMATION: The applicant is requesting a Special Exception approval with Site Plan Review to reconfigure the northern parking lot to construct 26 additional surface parking spaces (24 perpendicular, 2 parallel). There are currently 66 surface parking spaces located within the northern parking lot (affected area). The redesign of the northern lot will add 26 additional parking spaces for a total of 92 surface parking spaces within the northern parking lot (affected area). If approved, the Four Arts campus (west of Four Arts Plaza) would provide 181 permanent off-street surface parking spaces. The applicant operates a non-profit cultural use in the R-B zoning district by an existing Special Exception. The Four Arts owns and manages the Town's library and provides lectures, art viewings, concerts, films, educational classes, and live broadcasts of the Metropolitan Opera along with other cultural offerings for its members and the public. The existing fence will remain in place located along the northern property line. As proposed and shown on the revised landscape plan, new and upgraded plant, shrub, and hedge material will be planted to provide the required buffering and screening from the adjacent property owners. The following variances are being requested to redesign the north parking lot: 1. A variance to allow the landscape open space area to be reduced from the existing 29.5% to the proposed 25.5% in lieu of 55% minimum landscape open space as required by code; 2. A variance to reduce the driving isle width required for 90 degree parking spaces within the proposed redesigned northern parking lot to 24

feet in width in lieu of 25 feet in minimum width as required by code; 3. A variance to reduce the street side yard setback for the redesigned northern parking lot to seven (7) feet in lieu of thirty-five (35) foot minimum as required by code; 4. A variance to reduce the interior minimum parking area landscape open space for the redesigned northern parking lot to 5.2% in lieu of 10% minimum as required by code.

At the May meeting, a motion made by Ms. Albarran and seconded by Mr. Gannon that the implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property with the caveat that two parking spaces on the north and two parking spaces on the south are used for landscaping. Motion carried with all in favor.

Call for disclosure of ex parte communication.

E. Application of 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 made by Ms. Albarran and seconded by Mr. Gannon that the implementation of the proposed variances will not cause negative architectural impacts to the subject landmarked property. Motion carried with all in favor.

Please note: The applicant has requested a deferral until September 21, 2016.

F. Application of Certificate of Appropriateness #028-2016

Address: 200 Regents Park

Owner/Applicant: Joel Jankowsky

Architect: Steve Kvarnberg/KLVA Design, LLC

Project Description: Landscape renovations proposed to coordinate with other site improvements – drainage and site grading, hardscape modifications as designed by the project architect. Much of the existing landscape is overgrown or over mature. Landscaping renovations consist of general clean up and removal of overgrown materials and new plantings with fresh plant materials. Perimeter hedges and trees are generally untouched and shall remain.

Call for disclosure of ex parte communication.

G. Application of Certificate of Appropriateness #029-2016

Address: 350 Worth Ave.

Owner/Applicant: The Everglades Club Inc. (Scott Lese, General Manager)

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

Project Description: The project consists of removing three existing arched openings, the cast stone columns supporting them, and three French doors with arched transoms on the south side elevation of the existing Mizner Room located on the southeast side of the existing main building. The removed arches and their respective doors/transoms shall be replaced with an elliptical arch with cast stone columns similar to those removed and a new mahogany elliptical French door with sidelights.

Call for disclosure of ex parte communication.

H. Application of Certificate of Appropriateness #030-2016

Address: 14 Golfview Rd.

Owner/Applicant: Tom and Heidi McWilliams

Architect: Andrew Kirschner/Jackson Kirschner Architects

Project Description: Remove and fill in windows that interfere with the design and circulation within the interior spaces. The finish will match existing exterior color and finish. Replace the windows and doors that are in disrepair with new wood impact windows and doors that will match existing exact style and color.

Call for disclosure of ex parte communication.

I. Application of Certificate of Appropriateness #031-2016

Address: 5 Middle Rd.

Owner/Applicant: Tom and Jorden Saunders

Architect: Mario Nievera/Nievera Williams Design

Project Description: Revised front driveway gates.

Call for disclosure of ex parte communication.

J. Application of Certificate of Appropriateness #032-2016

Address: 720 S. Ocean Blvd.

Owner/Applicant: Cindy & John Sites

Architect: Michael J. Johnson

Project Description: Faux finish at existing exterior columns/sills, faux finish at existing exterior wood structure and trim, new color for existing wood windows. Color to be: Farrow & Ball, Parma Grey #27, same color for existing property gates and doors.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

A. Informal Review – Application for Certificate of Appropriateness #017-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 196 Banyan Rd.

Owner/Applicant: Robert F. Agostinelli

Architect: Michael J. Johnson

Project Description: Removing existing exterior wood stair structure and replacing it with a dog-leg shaped stair with a knee wall type guard rail.

VARIANCE INFORMATION: The applicant is requesting a variance to modify the existing exterior staircase located on the southeast side of the property from a straight staircase to a winding staircase, with a street side yard setback and building height plan of 25.1 feet in lieu of the 35 foot minimum required.

Call for disclosure of ex parte communication.

B. Informal Review – Application for Certificate of Appropriateness #25-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 9 Golfview Road

Owner/Applicant: Acroterium Group/Richard Sammons, Member

Architect: Richard Sammons/Fairfax, Sammons & Partners

Project Description: Alterations to front (south) façade with the following: replace plate glass window with two true-divided light windows; remove portion of balcony and eave; install new parapet at portion of façade; new wood shutters; new paint; new balcony railing and pickets. Interior courtyard changes include new retractable awning at second floor terrace; replace pair of double doors with true divided light doors; replace sliding glass doors with true-divided light doors. Landscape changes include new gate, new posts, new wall and removal of some impermeable surface. New landscape plan for front and inner courtyard.

VARIANCE INFORMATION: The applicant is proposing to 1) allow the proposed swimming pool to have a 9.7 foot front yard setback in lieu of the 35 foot minimum required; 2) to add a parapet onto the front of a Landmarked two story residence with an existing pitched roof that will increase the overall height in the non-conforming setback of 2.25 feet.

Call for disclosure of ex parte communication.

C. Informal Review – Application for Certificate of Appropriateness #033-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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.

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.