



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

REVISED

2:56 pm, Jun 19, 2017

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

**June 21, 2017
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
Anne Fairfax, Member
Patrick Segraves, Member
John T. Gannon, Member
Jacqueline Weld Drake, Alternate Member
Kim Coleman, Alternate Member
Sue Patterson, Alternate Member
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF THE MINUTES OF THE MAY 17, 2017 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. INFORMAL REVIEW

1. Update on Wells Fargo Coquina (COA-026-2015) – Keith Spina

IX. PUBLIC HEARINGS

- A. Application for Certificate of Appropriateness #003-2017
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
- Done 1/18/17

Address: 101 El Brillo Way

Owner/Applicant: The Palm Trust, c/o Maura Ziska Trustee

Architect: Jose Luis Gonzalez-Perotti/Portuondo Perotti Architects, Inc.

Landscape Architect: Fernando Wong/Fernando Wong Outdoor Living Design

Project Description: Proposed improvements include demolition of existing two-story kitchen, staff and laundry portion of residence. This area will be replaced with proposed two-story kitchen, family room and guest wing as well as basement storage. The existing residence will also be remodeled in interiors. Landscape improvements are also proposed. Other associated changes as proposed. ***Please note: this is a tax abatement project***

At the January meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impact to the subject landmarked property. At the February meeting, a motion carried to defer the project for one month to the March, 16, 2017 meeting. At the March meeting, a motion carried to approve the project as presented with the caveat for the architect to bring back details for the gates and fountains. At the April meeting, the project was deferred for one month to the May 17, 2017 meeting. At the May meeting, the project was deferred for one month to the June 21, 2017 meeting.

Call for disclosure of ex parte communication.

- B. Application for Certificate of Appropriateness #021-2017

Address: 3 Four Arts Plaza

Owner/Applicant: Society of the Four Arts

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: At the October 19, 2016 Landmarks meeting, The Commission approved the rehabilitation of the Four Arts Library. They requested that the architect return to the commission to provide the following: 1) a drawing of the front entrance door, 2) Dominican stone samples, 3) A mural removal and restoration update, 4) other associated changes.

At the May meeting, a motion carried to approve the project as presented with the caveats to use the stone from Florida Coral, that the new balusters matches the existing in design but not dimension and that Mr. Kirchhoff present a shop drawing of the new balusters.

Call for disclosure of ex parte communication.

- C. Application for Certificate of Appropriateness #022-2017
*LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL
EXCEPTION WITH SITE PLAN REVIEW* - Done 5/17/17
Address: 340 Royal Poinciana Way, Ste. 337A
Owner/Applicant: RPP Palm Beach Property, LP, a DE Limited Partnership
Architect: Keith Spina/Glidden Spina + Partners
Project Description: Proposed Landmark Preservation Commission approval
for outdoor dining at Coyo Taco in The Royal Poinciana Plaza. Now that
Sant Ambroeus' outdoor dining has reinvigorated the east courtyard patio,
Up Markets desires to bring to life the west courtyard patio. Coyo Taco will
offer its guests award winning Mexican cuisine for breakfast, lunch and
dinner while being able to enjoy freshly made Mexican food on the newly
renovated fountain patio and terrazzo walkway. Coyo Taco will
accommodate 26 outdoor dining seats, both as community style seating and
smaller tables, in order to allow the Palm Beach community to take
advantage of the beautiful setting and magnificent weather. Just as John
Volk originally dreamed of courtyards bustling with activity, Coyo Taco and
Up Markets look forward to the next step in restoring his vision for The
Royal Poinciana Plaza.

At the May 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.

Call for disclosure of ex parte communication.

- D. Application for Certificate of Appropriateness #026-2017
Address: 151 Grace Trail #2
Owner/Applicant: South Winstone LLC
Architect: MP Design & Architecture
Project Description: Replace existing windows and doors with new
hurricane rated wood doors to match existing.

Call for disclosure of ex parte communication.

- E. Application for Certificate of Appropriateness #027-2017
Address: 151 Grace Trail #4
Owner/Applicant: James Diack
Architect: Stephen Roy/Roy & Posey
Project Description: Replace (2) existing windows and (1) existing French
door (and sidelights) with new impact rated windows and doors in the same
location. The new windows and door will match the existing.

Call for disclosure of ex parte communication.

- F. Application for Certificate of Appropriateness #028-2017
Address: 270 Algoma Rd.
Owner/Applicant: Oliver Grace
Architect: Jacqueline Albarran/SKA Architect + Planner, Inc.
Project Description: Replace existing metal staircase in courtyard with new masonry staircase. New landscape and hardscape plans, including new pool and changes to driveway and patios.

Call for disclosure of ex parte communication.

- G. Application for Certificate of Appropriateness #024-2017
Address: 301 Australian Ave.
Owner/Applicant: CSC Brazilian LP
Architect: None
Project Description: The Brazilian Court Hotel (CSC Brazilian LP) is presenting to the Landmark Preservation Commission for the approval to replace the existing selected exterior (white-painted-wood and tempered glass windows) with (white-aluminum and tempered glass windows) due to the extreme deterioration of the existing exterior windows.

At the May meeting, a motion carried to defer the project to the June 21, 2017 meeting with the caveat that the applicant return with a clear glass window sample while the architects research other window replacement options.

Call for disclosure of ex parte communication.

X. OTHER BUSINESS

- A. Informal Review – Application for Certificate of Appropriateness #029-2017
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCES
Address: 102 Jungle Rd.
Owner/Applicant: Thomas Maier
Architect: Richard F. Sammons/Fairfax, Sammons & Partners
Project Description: The following changes are requested: 1) variance for existing wall extension and piers for a new motor court gate and garbage enclosure; 2) refurbished metal (Volk) grill above main entry, in lieu of previously proposed new grille; 3) new wood gate at service entry, in lieu of existing metal gate; 4) new wood gate and masonry brackets at AIA beach access in lieu of existing metal gate with flanking fins; 5) new metal (zinc coated copper) finial at top of west guest wing.

VARIANCE INFORMATION: The applicant is requesting a variance to allow for the westward extension of the non-conforming wall running along the front of the property as well as additional walls to create a garbage enclosure and to allow for a new sliding gate, which will include gate posts. The request associated are to allow the following: 1) walls 7.325 feet height in lieu of the 6 foot maximum allowed; 2) gate posts 8.75 feet high in lieu of the 8 foot maximum allowed; and 3) wall exceeding 4 feet in height running along the

front of the property to be on the property line in lieu of the 3 foot setback required and not to have the 3 foot high hedge on the street side wall.

Call for disclosure of ex parte communication.

XI. DISCUSSION ITEM

1. Presentation on flood plain changes by Bill Bucklew, Building Official
2. Presentation of Tax Abatements and the Secretary of Interior Standards by Preservation Consultants
3. Presentation of potential properties to consider for Landmark Designation.

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

XIII. 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.