



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

4:16 pm, Jun 18, 2018

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

June 20, 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
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 16, 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 #007-2018

Address: 473 N. County Rd.

Owner/Applicant: Louwana Trust, c/o Leslie R. Evans

Professional: Thomas M. Kirchhoff, AIA/Kirchhoff & Associates

Project Description: This request is for a revision to the previously approved plans of COA-007-2018. The original approval was received as COA-042-2017. The request is to change the means and methods of restoring the roof, wall and foundations in the north wing of the residence. Exploratory demolition has exposed existing deficiencies that necessitated this request. 1. The northern wing of the house is exhibiting structural inadequacies that cannot be remedied without further intervention. In consultation with the Structural engineer, we are requesting that this portion of the home be demolished and rebuilt. 2. This wing was built with stucco on lath on wood studs. There is no exterior sheathing or waterproofing membrane. The extent of the inadequacy extends from the roof to the footings. The request also includes any associated changes.

Call for disclosure of ex parte communication.

2. Application for Certificate of Appropriateness #022-2018

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done 4/18/18

Address: 224-246 Worth Avenue

Owner/Applicant: Palm V Associates Limited Partnership/Burton Handelsman

Professional: Roger Hansrote/ACI Consultants

Project Description: Remove existing non-Code compliant exterior concrete stair and railing and install new white aluminum Code compliant stair to second floor and extend to roof for mechanical equipment access.

A motion carried at the May meeting that implementation of the proposed variances will not cause architectural impact to the subject landmarked property with the caveat that the extra extension to the roof is removed and replaced with rungs on the wall, painted the same color as the building.

Please note: The attorney for the owner has requested to withdraw the project.

3. Application for Certificate of Appropriateness #023-2018

Address: 780 S. Ocean Blvd.

Owner/Applicant: Terry Taylor

Professional: Jason P. Drobot/Brasseur and Drobot

Project Description: The project consists of removing two existing metal framed awnings and adding two new covered structures in their place. The first awning is located at an existing patio on the east facing elevation at the south side of the existing historic structure. The second awning is located at an

existing patio on the west facing elevation at the center of the existing historic structure. The proposed covered structure for the existing patio on the east facing elevation is approx. 419 square feet. The proposed covered structure for the existing patio on the west facing elevation is approx. 351 square feet.

A motion carried at the May meeting to defer the project for one month to the June 20, 2018 meeting for a restudy of the project.

Please note: The applicant has requested to withdraw the project from the agenda.

4. Application for Certificate of Appropriateness #025-2018

Address: 434 Seaspray Ave.

Owner/Applicant: Brian Kelly for Seaspray Owner LLC

Professional: Stephen Roy/Roy & Posey Architects

Project Description: New landscape/hardscape design, new site walls and gates, exterior color change, modifications to the pool house, west elevation.

Call for disclosure of ex parte communication.

5. Application for Certificate of Appropriateness #027-2018

Address: 150 Bradley Place, Unit 805

Owner/Applicant: S. Daniel and Ewa Abraham

Professional: Smith and Moore Architects, Inc.

Project Description: Addition of 38" x 94" fixed window in exercise room.

Please note: The architect for the owner has requested to withdraw the project.

IX. OTHER BUSINESS

1. Informal Review - Application for Certificate of Appropriateness #002-2018

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done 1/17/18

Address: 323 Chilean Ave.

Owner/Applicant: Ambassador Mark Gilbert

Professional: Jacqueline Albarran/SKA Architect + Planner, Inc.

Project Description: Demolition of existing deteriorated main house structure, patio and driveway (existing two story guest house to remain). Existing perimeter landscaping remains. New irrigated lawn as per code. New two story house to match previously approved but places at 8' NGVD finish floor elevation reworking some arches and roof slope as per original historic photo. Raise existing guest house to achieve an 8' NGVD finish floor elevation. Leave in existing footprint with new one story addition, trellis, pool, spa, fountain and patios as previously approved.

A motion carried at the January meeting that the implementation of the proposed special exception, site plan review and variances would not cause

negative architectural impact to the subject landmarked property. A motion carried at the February meeting to defer the project for two months to the April 18, 2018 meeting at the request of the attorney. A motion carried at the April meeting to defer the project for one month to the May 16, 2018 meeting at the request of the attorney. A motion carried at the May meeting to defer the project for one month to the June 20, 2018 meeting.

Call for disclosure of ex parte communication.

2. Informal Review - Application for Certificate of Appropriateness #006-2018

*LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN

REVIEW *

Address: 305 Maddock Way

Owner/Applicant: Paul L. Maddock, Jr.

Professional: Keith Spina/Glidden Spina + Partners

Project Description: Demolition and modified reconstruction of existing two-story residence including the alteration and enlargement of floor plan. Interior alterations include the reconfiguration of spaces and restoration of existing architectural elements. Exterior alterations include the addition a changing room and pool on west side of property, removal and replacement of existing nonconforming garage with new two story garage, window replacement, restoration of existing architectural elements, and modified reconstruction of structure. Alterations to hardscape and landscape. *****This is a tax abatement project*****

SITE PLAN REVIEW INFORMATION: Section 134-843(b) An application for a Site Plan Review to construct new two-story 9,141 s.f. residence, swimming pool and pool cabana on a platted non-conforming lot with a lot width of 25 feet in lieu of the 100 foot minimum required in the R-B Zoning District.

A motion carried at the February meeting to defer the project for one month to the March 14, 2018 meeting to allow time for a peer review of the structural engineering report provided by the applicant. A motion carried at the March meeting to defer the project for one month to the April 18, 2018 meeting to allow time for a peer review of the structural engineering report provided by the applicant. A motion carried at the April meeting to defer the project to the June 20, 2018 meeting at the request of the attorney.

Please note: The attorney for the owner has requested to withdraw the project.

3. Informal Review - Application for Certificate of Appropriateness #026-2018

*LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN

REVIEW WITH VARIANCE(S)*

Address: 19 Golfview Rd.

Owner/Applicant: Francesco Galesi

Professional: M. Mark Marsh/Bridges, Marsh & Associates

Project Description: Single story addition to existing residence and relocation of existing garage door with associated hardscape/landscape.

SITE PLAN REVIEW WITH VARIANCE(S) INFORMATION: Applicants request site plan approval to construct a 491 square foot one room addition on a platted lot that is 130' deep in lieu of the 150' minimum required and with a lot area of 17,165 square feet in lieu of 20,000 square feet minimum required in the R-A district. 2. Applicants request a variance to permit construction of a one room addition in the street side yard with a setback of 27.5' in lieu of 35' minimum required in the R-A district.

Call for disclosure of ex parte communication.

4. Informal Review - Application for Certificate of Appropriateness #028-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S)
Address: 363 S. County Rd.
Owner/Applicant: Ocean Sandwiches, Inc./Michael R. Cohen, President
Professional: David Miller/David Miller & Associates, P.A.
Project Description: Four new 2-seater tables and chairs for outdoor dining installed in the courtyard per the plans.

SPECIAL EXCEPTION INFORMATION: Section 134-1111(b)-An application for a Special Exception to add 8 outdoor seats to Ocean Sandwiches, which is a merchant retail take-out only business. The proposed seats would be in the courtyard area in front of the store. See Exhibit "D" for conditions.

Call for disclosure of ex parte communication.

5. Informal Review - Application for Certificate of Appropriateness #029-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 8 S. Lake Trail
Owner/Applicant: Old Kapok LLC
Professional: Fernando Wong Outdoor Living Design
Project Description: Relocate the spa to the north side of the exercise room.
*****This is a tax abatement project*****

VARIANCE(S) INFORMATION: A variance request to allow a jacuzzi/spa (and related equipment) to the north of the existing pool cabana/gym that will have a front yard setback of 2.75 feet in lieu of the 35 foot minimum required in the R-A Zoning District.

Call for disclosure of ex parte communication.

6. Informal Review - Application for Certificate of Appropriateness #030-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION AND SITE PLAN REVIEW
Address: 347 Worth Ave.
Owner/Applicant: Everglades Club Inc.
Professional: Jason Drobot/Brasseur & Drobot Architects P.A.
Project Description: A request for special exception approval with site plan review to install a 750 KW generator within a 525 square foot second floor

addition and add a 256 square foot one-story addition at grown level to construct an electrical equipment building to support the generator.

SPECIAL EXCEPTION AND SITE PLAN REVIEW INFORMATION: A request for special exception approval with site plan review to install a 750 KW generator within a 525 square foot second floor addition and add a 256 square foot one story addition at ground level to construct an electrical equipment building to support the generator.

Call for disclosure of ex parte communication.

X. DISCUSSION ITEM

1. Presentation of potential properties to consider for Landmark Designation.

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

XII. 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.