



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**

**May 18, 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 APRIL 20, 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. **DISCUSSION ITEM**

1. 102 Jungle Rd - construction update from architect regarding chimney replacement

IX. **PUBLIC HEARINGS**

A. Application for Certificate of Appropriateness #008-2016

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.

The Applicant's Attorney has requested a deferral until June 13, 2016.

B. Application for Certificate of Appropriateness #010-2016

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

Address: 224-246 Worth Ave.

Owner/Applicant: Palm V Associates Limited Partnership

Architect: Bridges, Marsh & Associates

Project Description: Addition of a new elevator tower and stairs to eastern end of courtyard, with new covered second story addition on the northern façade of the courtyard's southern building. Completes connection of accessible route from 2nd story apartments on Worth Avenue for the courtyard below. New landscaping, hardscaping and drainage.

At the April Meeting, motions were made by Ms. Hufty and seconded by Ms. Albarran that the implementation of the proposed lot coverage variance will not cause negative architectural impacts to the subject landmarked property and the implementation of the landscape variance will cause negative architectural impacts to the subject landmarked property. Motions carried with all in favor.

SITE PLAN REVIEW WITH SPECIAL EXCEPTION AND VARIANCES INFORMATION: The applicant is requesting a Site Plan Review with Special Exception to make modifications and improvements to the east courtyard. Special Exception approval is required to add an overhang roof over the second floor walkway and modify the walkways and stairs and add an elevator to the second floor. The following describes the changes: 1) bring all buildings within the property up to ADA standards; 2) replacement of the covered breezeway on the south building; 3) addition of covered second story; 4) removal of existing Via staircase and addition of new courtyard stair connecting 3 different levels and 3 sides of the courtyard; 5) new elevator tower connecting all three levels; 6) updated drainage plan and landscape plan for courtyard; 7) eliminate the stairs in the covered walkway connecting the Via to Worth Avenue. The above improvements require the following variances: 1) Lot coverage for one story structures to be 77.6% in lieu of the 75.4% existing and 35% maximum allowed. 2) Lot coverage for two story structures to be 29.9% in lieu of the 26.7% existing and 35% maximum allowed. 3) Landscaped open space of 1.3% in lieu of the 3.6% existing and the 25% minimum required

Call for disclosure of ex parte communication.

C. Application of Certificate of Appropriateness #011-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 930 S. Ocean Blvd.

Owner/Applicant: 1111 Partners LLC

Architect: Roy & Posey Architects

Project Description: Removal of the existing flat shed roof, construction of a new barrel tile pitched roof to match existing. The roof beam height will be raised approx. 3'-0" from its current height. New exterior windows and entry doors will be introduced to the East elevation.

At the April meeting, a motion made by Ms. Albarran and seconded by Ms. Hufty that the implementation of the proposed variance will not cause negative architectural impacts to the subject landmarked property. Motion carried with all in favor.

VARIANCE INFORMATION: The applicant is proposing modifications to the existing pool cabana structure. The plan is to raise the floor of the existing bathroom within the structure approximately 1 foot. Also, the plan is to remove the existing flat roof and replace it with a pitched roof which will expand the height and overall height by 36 inches in the existing footprint. The following variances are requested in order to do the above improvements: 1) a side yard setback of 2.9 feet in lieu of the 15 foot minimum required; 2) a rear setback of seven (7) inches in lieu of the 15 foot minimum required; 3) a side yard setback of 2.3 feet in lieu of the 2.9 feet existing and the 15 foot minimum required.

Call for disclosure of ex parte communication.

D. Application of 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.

The applicant is requesting a deferral until June 13, 2016.

X. OTHER BUSINESS

A. Informal Review – Application for Certificate of Appropriateness #019-2016

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

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.

Call for disclosure of ex parte communication.

B. Informal Review – Application for Certificate of Appropriateness #020-2016

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

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

Call for disclosure of ex parte communication.

XI. DISCUSSION

1. Presentation of potential properties to consider for landmarking.

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.