



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**

REVISED

5:11 pm, May 15, 2017

**May 17, 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 APRIL 19, 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. Review samples for cornice at the Warden House (COA-014-2017, 200 N. Ocean Blvd.)

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.

Call for disclosure of ex parte communication.

B. Application for Certificate of Appropriateness #017-2017

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW - Done 4/19/17

Address: 1 S. County Rd.

Owner/Applicant: The Breakers Palm Beach, Inc.

Architect: Steve Pollio/Peacock and Lewis, AIA

Project Description: Construction of a 404 sq. ft. new retail shop in the Palm Court. It will be named Mary Lily's and will sell ice cream and candy. The location is currently a breezeway connecting the Palm Court and the Porte Cochere at the main hotel entrance. This space falls within our overall commercial square footage approved in 1990 for the Palm Court. We believe it will be a valuable addition to our hotel.

At the April meeting, a motion carried that the implementation of the special exception with site plan review would not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

- C. Application for Certificate of Appropriateness #020-2017
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE - Done
4/19/17
Address: 139 N. County Rd.
Owner/Applicant: Harvey E. Oyer, III, Esq. (Agent)
Architect: Gene Pandula/The Pandula Architects, Inc.
Project Description: A request by the Paramount Church, Inc. ("Paramount") for approval of a Certificate of Appropriateness to replace the existing Paramount sign with an identical business sign of the same size, height, number of bulbs, color, appearance and location.
- At the April meeting, a motion carried that the implementation of the variance would not cause negative architectural impact to the subject landmarked property.
- Call for disclosure of ex parte communication.
- D. Application for Certificate of Appropriateness #023-2017
Address: 100 Bradley Place
Owner/Applicant: Town of Palm Beach
Architect: Brian Vertesch/SMI Landscape Architecture
Project Description: Modifications to the west façade of the previously approved proposed bathroom facility that include the addition of decorative tile.
- Call for disclosure of ex parte communication.
- E. 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.
- Call for disclosure of ex parte communication.
- F. 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.

Call for disclosure of ex parte communication.

G. Application for Certificate of Appropriateness #025-2017

Address: 4 El Bravo Way

Owner/Applicant: JAN Holdings LLC

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: Requesting glass panels in previously approved garage doors in lieu of solid panels.

Call for disclosure of ex parte communication.

X. **OTHER BUSINESS**

A. Informal Review – Application for Certificate of Appropriateness #022-2017

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW

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.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The applicant is requesting a special exception with site plan approval to allow 26 seats, of the previously approved 80 seats, to be shifted from inside Coyo Taco and relocated to the exterior for outdoor dining, when weather permits. The proposed restaurant is located in the southwest corner of the Plaza and outdoor dining will be adjacent to the restaurant in the newly created patio area around the west fountain. The outdoor dining will have the proposed hours of: Monday through Friday – Brunch, Lunch and Dinner – 10 a.m. to 10 p.m., Friday through Sunday – brunch, Lunch and Dinner – 10 a.m. to 10 p.m. A further request to revise the previously approved hours for the restaurant to accommodate breakfast service to be one hour earlier: Monday through Thursday – Brunch, Lunch and Dinner – 10 a.m. to 1:00 a.m., Friday through Sunday – Brunch, Lunch and Dinner – 10 a.m. to 1:00 a.m. A further request to allow the restaurant to have catering as an additional service of the restaurant. The catering service will utilize existing employee vehicles and will operate under the same hours of the restaurant.

Call for disclosure of ex parte communication.

XI. DISCUSSION ITEM

1. 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.