



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**

**April 19, 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 MARCH 16, 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. 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****

VARIANCE INFORMATION: The applicant is renovating a Landmarked residence which includes a proposal to add a 7,873 square foot, two story addition with a basement to the west side of the residence for a new kitchen and guest wing and a 252 square foot two story addition to the east side of the residence to enlarge the existing office/den. The following variances are being requested: 1) a rear yard setback of 8.25 feet in lieu of the 15 foot minimum required for the guest wing addition on the west side of the residence (268 square feet is encroaching in the setback); 2) a rear yard setback of 10.33 in lieu of the 15 foot minimum required for the office/den addition to the east side of the residence (70 square feet is encroaching in the setback).

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.

Call for disclosure of ex parte communication.

B. Application for Certificate of Appropriateness #011-2017

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN - Done 3/16/17

Address: 340 Royal Poinciana Way, Suite 304

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 Sant Ambroeus in The Royal Poinciana Plaza. Outdoor dining is a part of The Royal Poinciana Plaza's history, as generations of Palm Beach residents visited the courtyards, they were met with colorful umbrellas and inviting furniture. John Volk's courtyards were designed with the intent that guests would visit and linger and that is exactly what Sant Ambroeus wishes to accomplish by re-introducing outdoor dining. The restaurant will relocate 20 seats from within their dining room to the fountain patio in an effort to restore an activity to the Plaza that has been missing for many years. Sant Ambroeus looks

forward to serving their delicious food, in beautiful weather, among magnificent gardens and the wonderful company of friends.

SPECIAL EXCEPTION INFORMATION: The applicant is requesting a special exception with site plan approval to allow twenty (20) seats to be shifted from inside Sant Ambroeus and relocated around the fountain for outdoor dining when weather permits. The proposed restaurant is located in the northeast corner of the Plaza and the outdoor dining will be adjacent to the restaurant on the newly created patio around the east fountain. The outdoor dining will share the same hours as the restaurant: Sunday through Thursday – Breakfast, Lunch and Dinner – 8 a.m. to 10 p.m., Friday and Saturday – Breakfast, Lunch and Dinner – 8 a.m. to 11 p.m.

At the March meeting, a motion carried that the implementation of the proposed 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 #014-2017

Address: 200 N. Ocean Blvd.

Owner/Applicant: 200 N. Ocean Blvd. Association, Inc./Marcia Kay, Board President

Engineer: Bijan Parssi/Botkin, Parssi & Associates, Inc.

Project Description: Install a replacement cornice section located at the North elevation of the subject property.

Call for disclosure of ex parte communication.

D. Application for Certificate of Appropriateness #015-2017

Address: 151 Grace Trail #3

Owner/Applicant: Windi Grimes

Architect: MP Design & Architecture

Project Description: Replace existing doors and windows with new hurricane impact to match type and color. Modify existing hardscape and existing landscape. Proposed removable canopy/awning.

Call for disclosure of ex parte communication.

E. Application for Certificate of Appropriateness #016-2017

Address: 312 Worth Ave.

Owner/Applicant: Martin List (Property Manager)

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

Project Description: The project consists of enhancing an existing entrance and fenestration for the southwestern unit located on the first floor, east elevation, south of the Maus and Hoffman southeastern arched entrance located within Via Mario. The project also consists of window replacement at the first and second floor of the same unit and removal of existing HVAC window units. Window units to be replaced with a mini-split system.

Call for disclosure of ex parte communication.

- F. Application for Certificate of Appropriateness #018-2017
Address: 105 Clarendon Ave.
Owner/Applicant: Charles Schumacher
Architect: Nievera Williams Design
Project Description: Proposed gates for pedestrian access on Clarendon Avenue.
Proposed generator enclosure gate.

Call for disclosure of ex parte communication.

- G. Application for Certificate of Appropriateness #019-2017
Address: 212 Sunset Ave.
Owner/Applicant: MSPB, LLC/Frances Frisbie
Architect: Jacqueline Albarran/SKA Architect + Planner, Inc.
Project Description: Demolition of a non-Landmarked one story structure.
Replace footprint with $\frac{3}{4}$ " aggregate gravel (washed rock) 6" deep. Demolition will not start until the commencement of any new construction.

Call for disclosure of ex parte communication.

IX. OTHER BUSINESS

- A. Informal Review – Application for Certificate of Appropriateness #017-2017
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW
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.

SPECIAL EXCEPTION INFORMATION: The applicant is requesting a special exception with site plan approval for the construction of a new retail shop in The Palm Court. The shop, called Mary Lily's, will sell primarily ice cream and candy. It will total 404 square feet, and will be constructed in the breezeway connecting The Palm Court and the porte-cochere at the main hotel entrance. The square footage for this business will bring the total overall commercial square footage in The Palm Court area to 10,062 and the total retail square footage to 7,565, and so will not cause the 10,700 overall commercial square footage or the 8,200 retail square footage approved in 1990 for The Palm Court area by Resolution No. 17-90 to be exceeded. This application also requests special exception approval to expand the existing seafood restaurant and bar. Internal hotel space was reconfigured to allow an additional 1,781 square feet of space and 37 additional seats, for a total of 6,111 square feet and 177 seats.

Call for disclosure of ex parte communication.

- B. Informal Review – Application for Certificate of Appropriateness #020-2017
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

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.

VARIANCE INFORMATION: The applicant is requesting the approval of a sign variance to replace the existing Paramount sign with an identical business sign of the same size, height, number of bulbs, color, appearance and location. The following variance is requested: To increase the maximum gross surface area for a business sign for the Paramount Theatre to 156.20 square feet in lieu of the 20 square feet maximum as required by code. A requested variance of 136.20 square feet

Call for disclosure of ex parte communication.

X. DESIGNATION HEARINGS

Item 1: 228 Seaspray Ave.

Owner: Shipley, Gergana K. and Zachary

Call for disclosure of ex parte communication.

Item 2: 335 Seabreeze Ave.

Owner: Meaney, Barbaree P.; Barbaree Meaney Trust

Call for disclosure of ex parte communication.

Item 3: 222 Everglade Ave.

Owner: O'Hara, Tierney E. and Timothy

Call for disclosure of ex parte communication.

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.