



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

8:14 am, Apr 17, 2018

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

April 18, 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
Anne Fairfax, Member
Patrick Segraves, Member
John T. Gannon, Member
Jacqueline Weld Drake, Alternate Member
Kim Coleman, Alternate Member
Sue Patterson, Alternate Member
- III. **ELECTION OF OFFICERS**
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE MINUTES OF THE MARCH 14, 2018 MEETING**
- VI. **APPROVAL OF THE AGENDA**
- VII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

VIII. COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes):

IX. PUBLIC HEARINGS

1. Application for Certificate of Appropriateness #016-2018

Address: 3 Four Arts Plaza

Owner/Applicant: Society of the Four Arts

Architect: Thomas Kirchhoff/Kirchhoff & Associates Architects

Project Description: 1. Request that the stone flooring at the loggia entry be approved to use Dominican coral instead of the previously approved Florida coral. 2. Modify previously approved curb at new balcony to match the curb over the entry balcony. 3. Identify scuppers on east balcony and any associated changes.

Call for disclosure of ex parte communication.

2. 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

Architect: 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 projects for two months to the April 18, 2018 meeting at the request of the attorney.

Please note: The attorney for this project has requested a one month deferral to the May 16, 2018 meeting.

3. Application for Certificate of Appropriateness #005-2018

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE - Done – 3/14/18

Address: 138 Root Trail

Owner/Applicant: Sadeca Realty, LLC

Architect: Environment Design Group

Project Description: Addition of a motorized vehicular gate. Gate style, color, and scale will match existing fence and pedestrian gate.

A motion carried at the March meeting that implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

4. 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.

Architect: 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.

Please note: The owner's attorney has requested to defer the project until the June 20, 2018 meeting.

5. Application for Certificate of Appropriateness #009-2018

Address: 340 Royal Poinciana Way

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 signage to be applied to our entry columns at the entrances to The Royal Poinciana Plaza. When we were studying the Plaza's renovations three years ago, we studied original signage locations, awning locations, door locations,

and many other architectural elements that had been lost over time. We discovered an entry pylon proposed by Volk that to our knowledge was never built. We constructed a modified column, inspired by Mr. Volk's design, and intended to function the same way ... to announce your arrival at The Royal Poinciana Plaza. After many months of working to modify the Code to allow us to add signage to our entry columns, we're now able to identify the new entrances of the Plaza. We propose dark bronze letters saying "The Royal Poinciana Plaza" and we're thrilled to finalize the last piece of the aesthetic puzzle once dreamed of by Volk and now coming back to life.

Call for disclosure of ex parte communication.

6. Application for Certificate of Appropriateness #011-2018

Address: 201 Seaview Ave.

Owner/Applicant: 230 South County Road LLC

Contractor: Fisher Contracting Corp.

Project Description: Replacement of six exterior windows on second floor of Unit 201B with hurricane rated impact windows, and associated changes.

Windows face Seaview Ave. and rear courtyard. Replacement windows will be PGT.

Call for disclosure of ex parte communication.

7. Application for Certificate of Appropriateness #012-2018

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION AND SITE PLAN REVIEW - Done 3/14/18

Address: 239, 251 & 255 S. County Rd. & 151 Royal Palm Way

Owner/Applicant: Wells Fargo Bank, NA

Architect: Keith Spina/GliddenSpina and Partners

Project Description: The Applicant seeks approval of a Special Exception with Site Plan Review to modify the building signage to remove the existing "First National Bank" sign and replace it with a "Wells Fargo Building" sign of the same size. There will be no increase in sign face area and the square footage of the proposed sign complies with the Town Code.

A motion carried at the March meeting that implementation of the special exception and site plan review will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

8. Application for Certificate of Appropriateness #013-2018

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE - Done – 3/14/18

Address: 89 Middle Rd.

Owner/Applicant: 89 Middle Road LLC

Architect: Rafael Portuondo/Portuondo Perotti Architects

Project Description: Existing garage accessory building to be remodeled, including replacement of exterior windows and doors. Existing flat roof over 2nd story will be removed and replaced with sloped roof (increasing overall height, not building height). Existing sloped flat roof over 1-story volume will be removed and replaced with a flat concrete deck, parapet and trellis, creating terrace off of 2nd floor space. At main residence, existing covered terrace will be demolished, replaced with new living room, covered terrace and kitchen/breakfast wing. A lower level garage will be added below the kitchen. Exterior windows and doors will be replaced as shown on elevations. Interior improvements will be done on first and second levels. New pool cabana building is proposed at the rear of the property. *****This is a tax abatement project*****

A motion carried at the March meeting that implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

9. Application for Certificate of Appropriateness #014-2018
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE - Done – 3/14/18
Address: 17 Golfview Rd.
Owner/Applicant: 17 Golfview Road, LLC
Architect: Keith Williams/Nievera Williams Design
Project Description: The applicant is proposing to construct a 224 square foot pool cabana and a 175 square foot awning in the rear of the property. The applicant is also proposing to modify the pool layout and other associated changes in the rear of the property.

A motion carried at the March meeting that implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

10. Application for Certificate of Appropriateness #015-2018
Address: 822 S. County Rd.
Owner/Applicant: M & M Palm Beach Property Investors, LLC
Architect: Harold Smith/Smith and Moore Architects, Inc.
Project Description: Removal of existing synthetic slate roof and replacement with authentic slate.

Call for disclosure of ex parte communication.

11. Application for Certificate of Appropriateness #017-2018
Address: 10 Golfview Rd.

Owner/Applicant: Jane and William James
Architect: Stephen Roy/Roy & Posey Architects
Project Description: Selective replacement of existing windows to impact rated.

Call for disclosure of ex parte communication.

12. Application for Certificate of Appropriateness #018-2018

Address: 434 Seaspray Ave.

Owner/Applicant: Seaspray Owner LLC, Brian Kelly-Manager

Architect: Stephen Roy/Roy & Posey Architects

Project Description: 1. Selective replacement of existing windows and doors to impact rated. 2. Roof replacement.

Call for disclosure of ex parte communication.

13. Application for Certificate of Appropriateness #019-2018

Address: 101 El Brillo Way

Owner/Applicant: Kim Davis

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

Project Description: Revision to project previously approved by LPC (COA-003-2017) to include new front door in existing entry foyer, new portion of pitched roof over existing flat roof and reduction in size of previously proposed basement. *****This is a tax abatement project*****

Call for disclosure of ex parte communication.

14. Application for Certificate of Appropriateness #021-2018

Address: 196 Banyan Rd.

Owner/Applicant: Robert Agostinelli

Architect: Michael Johnson/Leberge and Ménard

Project Description: Add awnings to house at south and west elevations of house.

Call for disclosure of ex parte communication.

X. OTHER BUSINESS

1. Informal Review - Application for Certificate of Appropriateness #020-2018

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

Address: 137 Seaspray Ave.

Owner/Applicant: Seaspray Court LLC

Architect: Richard Sammons/Fairfax, Sammons & Partners

Project Description: Renovations & modifications to existing two-story residence. Modifications to include: a new garage at the southeast corner of the building, removal & replacement of second floor loggia with awning, new bay window at kitchen, new window at kitchen (facing courtyard) new French door with sidelites west of cabana, two story loggia expansion, removal and

replacement of exterior stair, new balcony at 2nd floor of guest house, interior modifications to first and second floor of main and guest houses and landscape/hardscape changes. *****This is a tax abatement project*****

VARIANCE INFORMATION: Applicant is proposing to construct 240 square feet of one and two story additions which the bulk of the square footage includes a bay window on the north side of the kitchen and extending the loggia between the main house and guest house. Also proposed is a swimming pool. The following variances are being requested: 1) a cubic content ratio ("CCR") of 6.9 in lieu 6.6 existing and the of the 4.2 maximum allowed in the R-B Zoning District for a lot that is 7,962 feet in area. 2) a lot coverage of 35.3% in lieu of the 34.6% existing and the 30% maximum allowed in the R-B Zoning District for a two story residence. 3) a west side yard setback of 14 inches in lieu of the 10 foot minimum required for a swimming pool. 4) a rear yard setback of 4.1 feet in lieu of the 10 foot minimum required for a swimming pool.

Call for disclosure of ex parte communication.

2. Informal Review - Application for Certificate of Appropriateness #022-2018

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

Address: 224-246 Worth Avenue

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

Architect: 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.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

INFORMATION: Site Plan Review with Special Exception is being requested to make modifications and improvements to the southeast area of the courtyard (Unit 200) by reconstructing an exterior staircase to access the second floor and roof which will require the following variances: 1) Lot coverage of 79.1% in lieu of the 78.7% existing and the 35% maximum allowed in the C-WA Zoning District; and 2) Rear yard setback of 4.9 feet in lieu of the 10 foot minimum required in the C-WA Zoning District.

Call for disclosure of ex parte communication.

XI. DESIGNATION HEARINGS
NONE

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.