



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**

**March 16, 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
Nikita Zukov, Member
Jacqueline Albarran, Member
Page Lee Hufty, Member
Jacqueline Weld Drake, Alternate Member
Anne Fairfax, Alternate Member
Jorge Sánchez, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. ELECTION OF OFFICERS

V. APPROVAL OF THE MINUTES OF THE FEBRUARY 16, 2017 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. DESIGNATION HEARINGS

Item 1: 210 Dunbar Rd.

Owner: Dukceovich, Vlado R.

Call for disclosure of ex parte communication.

Item 2: 125 Australian Ave.

Owner: Chambers, Ingeburg R., Kubon, Christopher, Kubon, Horst

Call for disclosure of ex parte communication.

X. PUBLIC HEARINGS

A. Application for Certificate of Appropriateness #012-2017

Address: 365 N. County Rd.

Owner/Applicant: Frank Strausser

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

Project Description: Extend existing second story in the rear of the structure and revise previously approved front entry and new landscape plans. Other associated changes as proposed

Call for disclosure of ex parte communication.

B. 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.

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.

Call for disclosure of ex parte communication.

C. Application for Certificate of Appropriateness #006-2017

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) - Done 2/16/17

Address: 130 Brazilian Ave.

Owner/Applicant: David and Zoya Soane

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

Project Description: The proposed project is a 499 square foot two story addition to the southwest corner of the existing three story residence. The first floor included a 249.5 square foot air conditioned family room. The second floor includes a 249.5 square foot uncovered balcony off of an existing bedroom. A portion of the existing concrete patio will be removed to provide more grass area. The existing pool shall be modified to be one third smaller in width. Other associated changes as proposed.

VARIANCE INFORMATION: The applicant is requesting a variance for cubic content ratio ("CCR") to construct a two story 499 square foot addition to the rear of the landmarked residence that will result in a CCR of 4.31 in lieu of the 4.11 existing and the 3.97 maximum allowed. The addition is a one story with an open balcony above.

At the February meeting, a motion carried that the implementation of the proposed variance will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

D. Application for Certificate of Appropriateness #007-2017

Address: 350 Worth Ave.

Owner/Applicant: Everglades Club Inc. (Scott Lese, General Manager)

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

Project Description: Removal of interior partitions and floor slab in order to make structural improvements to the existing foundation. New floor slab and kitchen layout to be added in order to complete the 4th phase of the kitchen renovation. One existing exterior door on the west side of the staff dining room to be removed and relocated in order to accommodate the new kitchen layout. One existing overhead door on the west side of the existing kitchen used for receiving to be removed, relocated and replaced with a pair of solid core metal swing doors. Other associated changes as proposed. *****Please note: this is a tax abatement project*****

At the February meeting, a motion carried to defer the project for one month to the March 16, 2017 meeting.

Call for disclosure of ex parte communication.

E. Application for Certificate of Appropriateness #008-2017

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION AND SITE PLAN REVIEW - Done 2/16/17

Address: 1 S. County Rd.

Owner/Applicant: The Breakers Palm Beach, Inc.

Architect: Steve Pollio/Peacock and Lewis AIA

Landscape Architect: Jon Schmidt/Jon E. Schmidt and Associates

Project Description: Resubmittal of the front lawn pavilions – two accessory buildings to be constructed on the front croquet lawn. The south building will be utilized to plate foot for events and the north building will have restrooms to serve the area. The lawn is located on the west side of the hotel. Revisions have been made based on previous landmark comments. Engine room diesel tank and pad – installation of a housekeeping pad and 3000-gallon diesel tank to support a new generator. It will be situated in a utility area on the north end of the property surrounded by landscape. Other associated changes as proposed.

SPECIAL EXCEPTION AND SITE PLAN REVIEW INFORMATION: The applicant is requesting a special exception with site plan review approval for the following modifications to The Breakers Hotel: Diesel fuel tank at engine room service court. Add 3,000-gallon diesel fuel tank on concrete slab just north of service court in previously-approved engine room expansion area on the north side of the main hotel. This fuel tank is 18.16 feet long, 5.91 feet wide and 5.91 feet high. Its purpose is to provide fuel to the new emergency generator. Front Lawn Service Buildings. Two one-story accessory buildings, known as pavilions will be constructed on the front/croquet lawn. The south building (755 square feet) will be utilized to plate food for outdoor events and the north building (446 square feet) will contain restrooms to serve the area. The lawn is located southwest of the hotel. While The Breakers has been using the lawn for events and functions for many years, Town Council approval is required to continue using the lawn for events.

At the February meeting, a motion carried that the implementation of the proposed special exception and site plan will not cause negative architectural impact to the subject landmarked property.

Call for disclosure of ex parte communication.

F. Application for Certificate of Appropriateness #009-2017

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 a menu of storefronts that tenants at The Royal Poinciana Plaza can choose from. As previously discussed with the Commission, in order to simplify the process and reduce the burden on future tenants at the Plaza, Up Markets proposed to include a menu of four storefront options that tenants may choose from. With the Landmark Preservation Commission approval of the storefront options, tenants may choose one of the four options in a black mullion finish and not be required to come before the Commission for individual approvals. Approval of a menu of storefront options will significantly ease the approval process so that tenants can open their doors as soon as possible and breathe new life into The Royal Poinciana Plaza.

Call for disclosure of ex parte communication.

G. Application for Certificate of Appropriateness #010-2017

Address: 340 Royal Poinciana Way, Suite 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 modifications at Suite 337A at The Royal Poinciana Plaza. Coyo Taco request that in order to facilitate customer traffic through their courtyard facing restaurant, that they install a second door on the courtyard side. The existing entrance facing the west will remain as an ingress/egress location, but the addition of the new door facing the north will allow for a

smoother flow of pedestrian traffic. The courtyard storefront will remain in the same configuration as it is today, with the addition of the door, and consist of a black mullion color to match all new storefronts. Coyo Taco will not deviate from previous Landmarks Preservation Commission approval on the south side façade. Coyo Taco very much looks forward to activating the courtyard with a family friendly, pedestrian focused, high quality Mexican dining experience.

Call for disclosure of ex parte communication.

H. Application for Certificate of Appropriateness #013-2017

Address: 9 Golfview Rd.

Owner/Applicant: Acroterium Group LLC

Architect: Richard Sammons/Fairfax Sammons & Partners

Project Description: New site wall, piers and urns on Golfview Rd. side of the property.

Planting to be included. Wall will be a continuation of the existing wall on the adjacent property to the west. Other associated changes as proposed

Call for disclosure of ex parte communication.

XI. **OTHER BUSINESS**

A. Informal Review – Application for Certificate of Appropriateness #011-2017

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN

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.

Call for disclosure of ex parte communication.

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.