



# 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 14, 2018  
09:30 A.M.**

The progress of this meeting may be monitored by visiting [townofpalmbeach.com](http://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 FEBRUARY 21, 2018 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. PRESENTATION

1. Presentation by the Town Attorney Randolph and Preservation Foundation regarding Sunshine Law, General Responsibilities of the Landmark Preservation Commissioners and Historic Preservation.

## IX. PUBLIC HEARINGS

1. Application for Certificate of Appropriateness #008-2018  
Address: 700 N. Lake Way  
Owner/Applicant: 700 North Lake, LLC  
Architect: Andres Paradelo/Paradelo Burgess Design Studio  
Project Description: Two proposed sculpture locations in the front yard well within the property and out of public view.  
  
Call for disclosure of ex parte communication.
2. Application for Certificate of Appropriateness #010-2018  
Address: 8 S. Lake Trail  
Owner/Applicant: Old Kapok, LLC  
Architect: Harold J. Smith/Smith and Moore Architects, Inc.  
Project Description: Minor changes to a previously approved tax abatement application. 1) Revision to floor plan layout in the Exercise Cabana. 2) Change to head heights of Dining Room doors and windows from 9'-0" to 7'-6" to match original door and window head heights. ***\*\*This is a tax abatement project\*\****

Call for disclosure of ex parte communication.

## X. OTHER BUSINESS

1. Informal Review - Application for Certificate of Appropriateness #005-2018  
**\*LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE\***  
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.  
  
VARIANCE INFORMATION: Request a variance to allow a seventeen (17) foot wide sliding driveway gate with a 2.58-foot setback from the edge of pavement in lieu of the 18-foot minimum required.  
  
Call for disclosure of ex parte communication.
2. Informal Review - 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.

Call for disclosure of ex parte communication.

3. Informal Review - Application for Certificate of Appropriateness #012-2018  
\*LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL  
EXCEPTION AND SITE PLAN REVIEW\*  
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.

SPECIAL EXCEPTION AND SITE PLAN REVIEW INFORMATION: The Applicant seeks approval of a Special Exception with Site Plan Review to modify SE#23-2015 for 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.

Call for disclosure of ex parte communication.

4. Informal Review - Application for Certificate of Appropriateness #013-2018  
\*LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE\*  
Address: 89 Middle Rd.  
Owner/Applicant: 89 Middle Road LLC  
Architect: Jose Luis Gonzalez-Perotti/Portuondo Perotti Architects  
Project Description: Existing garage accessory building to be remodeled, including replacement of exterior windows and doors. Existing flat roof over 2<sup>nd</sup> 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 2<sup>nd</sup> 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\*\****

VARIANCE INFORMATION: 1) The Applicant is proposing a new pitched roof to replace a flat roof over the 2 story guest house/garage and construct a trellis on the rooftop of the one story portion of the guest house/garage which will require the following variances to be requested: a) a request to increase the overall building height of the guest house/garage by adding the pitched roof in an existing non-conforming side yard setback of 6.1 feet in lieu of the 15 foot minimum required in the R-A Zoning District; b) a request to increase the building height of the guest house/garage by adding a trellis in an existing non-conforming side yard setback of 9.5 in lieu of the 15 foot minimum required in the R-A Zoning District. 2) A request for a variance to allow a 120 foot long retaining wall to be at a height of 9.5 feet in lieu of the 7 foot tall maximum allowed.

Call for disclosure of ex parte communication.

5. Informal Review - Application for Certificate of Appropriateness #014-2018  
\*LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE\*  
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.

VARIANCE INFORMATION: The applicant is proposing to construct a 224 square foot pool cabana and a 175 square foot awning in the rear of the property that will require the following variances: 1. Landscaped open space of 46% in lieu of the 48.7% existing and the 50% minimum required in the R-A Zoning District. 2. Lot coverage of 31% in lieu of the 29.10% existing and the 25% maximum allowed in the R-A Zoning District. 3. Rear yard setback of 8.83 feet in lieu of the 10 foot minimum required for an unenclosed accessory structure in the R-A 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.