



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**

**February 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
William J. Strawbridge, Jr., Member
Jacqueline Weld Drake, Alternate Member
Anne Fairfax, Alternate Member
Jorge Sánchez, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES OF THE JANUARY 18, 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. COA-026-2015, 255 S. County Rd – Paint Colors

IX. PUBLIC HEARINGS

A. Application for Certificate of Appropriateness #057-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) - Done 12/21/16

Address: 323 Chilean Ave.

Owner/Applicant: Ambassador Mark Gilbert

Architect: Jacqueline Albarran, Architect, PA

Project Description: Raise existing main house to achieve a 7.5' NGVD finish floor elevation and relocate it to the East and South. Raise existing guest house to achieve a 7.5' NGVD finish floor elevation and leave in existing footprint. One and two story additions to both main house and guest house. New trellis, pool, spa, fountain and patios. Replace existing, non-original roof shingles with barrel tile. Replace all windows and doors with new wood impact.

VARIANCE INFORMATION: The applicant is proposing to lift the house to meet the FEMA requirement of 7.5 NGVD and construct a 60.26 square foot addition to create a new 2 car garage that will have a 7.28 foot west side yard setback in lieu of the 10 foot minimum required.

At the December meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impact to the subject landmarked property. At the January meeting, a motion carried to defer the item to the February 16, 2017 meeting at the staff's request.

Call for disclosure of ex parte communication.

B. Application for Certificate of Appropriateness #001-2017

Address: 17 Golfview Road

Owner/Applicant: 17 Golfview Road, LLC

Architect: Jacqueline Albarran, Architect, PA

Project Description: New second story extension in interior courtyard. New wood impact windows and exterior doors. Replace existing clay barrel roof with same. Any additions, materials and detailings to match existing.

At the January meeting, the project was heard informally but no action was taken.

Call for disclosure of ex parte communication.

C. Application for Certificate of Appropriateness #002-2017

Address: 340 Royal Poinciana Way, Suite 301

Owner/Applicant: RPP Palm Beach Property, LP, a DE Limited Partnership

Architect: Keith Spina/Glidden Spina + Partners

Project Description: Hermès of Paris requests that in order to best activate the newly renovated courtyards at The Royal Poinciana Plaza, they will focus their main entry points on the north elevation of the suite, overlooking the restored courtyards and fountains. On the

south elevation, one previously approved door will be clear glazing. On the east elevation, the former point of entry will be clear glazing, and the north elevation will accommodate the new main point of entry. Hermès of Paris is excited to shift the entry to the courtyard, as it will be the most effective way to activate the store, and the courtyards, to provide guests with an exceptional customer experience, just as John Volk originally intended for the property to function.

At the January meeting, the project was heard informally but no action was taken.

Call for disclosure of ex parte communication.

D. 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.

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.

Call for disclosure of ex parte communication.

E. Application for Certificate of Appropriateness #004-2017

Address: 330 Island Rd.

Owner/Applicant: Arthur Mineroff

Architect: Fernando Wong Outdoor Living Design, Inc.

Project Description: Add a reflecting pool to the back of the property.

Call for disclosure of ex parte communication.

F. Application for Certificate of Appropriateness #005-2017

Address: 1100 S. Ocean Blvd.

Owner/Applicant: Mar A Lago Club Inc./Shawn McCabe (Owner's Authorized Agent)

Architect: Rick Gonzalez, AIA/REG Architects, Inc.

Project Description: The addition of a 50ft diameter (1,964 sf) helicopter pad including all associated site work as outlined by HMX-1 (Marine Helicopter Squadron One). The helicopter pad is to be located within the Western lawn on an existing open grassy area

adjacent to the service road that connects the main North parking lot to the small South parking lot.

Call for disclosure of ex parte communication.

G. 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.

*****Please note: this is a tax abatement project*****

Call for disclosure of ex parte communication.

X. OTHER BUSINESS

A. Informal Review – Application for Certificate of Appropriateness #006-2017

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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.

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.

Call for disclosure of ex parte communication.

B. Informal Review – Application for Certificate of Appropriateness #008-2017

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

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.

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.

Call for disclosure of ex parte communication.

XI. DESIGNATION HEARINGS

Item 1: 218 Barton Avenue

Owner: Lazarek, Daniel G. and Natalie

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.