TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

LANDMARKS PRESERVATION COMMISSION
COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL

360 SOUTH COUNTY ROAD

AUGUST 17, 2011

9:30 A.M.

WELCOME!

The progress of this meeting maybe monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Live Meeting Audio" under the "Your Government" tab. 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
William P. Feldkamp, Vice Chairman
William O. Cooley, Member
Dudley L. Moore, Jr., Member
Jacqueline Albarran, Member
William J. Strawbridge Jr., Member
Leslie Diver, Member
D Imogene Willis, Alternate Member
Wallace Rogers, Alternate Member
Rachel Lorentzen, Alternate Member

III. **APPROVAL OF THE MINUTES OF THE JULY 20, 2011 MEETING**:

IV. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**

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

VI. **APPROVAL OF THE AGENDA**:

VII. **INFORMAL PRESENTATION**:

A. Flagler Memorial Bridge Replacement
Owner: Florida Department of Transportation
Applicant: PCL Construction (design-build contractor)
Architect: H2L2, Thomas P. Piotrowski

Informal Review of the proposed replacement of the Flagler Memorial Bridge. PCL, the design-build contractor, and its designers will make a presentation of the overall design, architecture and detailing for the new bridge as well as associated landscape at the east landing. Formal review for approval to follow next month. **(Time Certain: 9:30 a.m.)**

VIII. **PUBLIC HEARINGS**:

A. Application for Certificate of Appropriateness #005 - 2011
Renovations and Alterations
Owner/Applicant: Little Broad Beach Partners, LP
Address: 95 North County Road
Architect: Bridges Marsh & Associates
Project Description: Proposed renovation and alteration to existing Post Office as follows: The exterior is to remain as is with the exception of replacing the doors and windows to match existing, removing ramps used by Post Office in rear and providing steps and railing at the rear loading area. The existing lobby will remain completely intact. The interior of the two stories is to be remodeled to house offices for business use. The existing two-story space will become two floors with a central atrium lit by skylights. Other associated changes as presented

Please note that at the April Town Council meeting, the variances related to this project were deferred to the May meeting. As such, this project was deferred from the April LPC meeting to the May meeting. At the May LPC meeting, there was a motion approving the architecture, but deferring the signage and the landscaping. At the June LPC meeting, there were motions to defer the signage to next month, and for approval of the landscaping as presented. At the July LPC meeting, the project was deferred to the August meeting at the architect's request.

Call for disclosure of ex parte communication

B. Application for Certificate of Appropriateness #019 - 2011

Windows and Doors

Owner/Applicant: 184 Sunset LP, a Delaware LP
Address: 184 Sunset Avenue
Architect: RAR Architect Inc., Rafael A. Rodriguez
Project Description: Request approval of window and door replacement which is further described as: This project involves the partial replacement of existing non-impact aluminum windows, since the building is still occupied and undergoing kitchen and bathroom renovation as well as the repair to damaged floors and walls caused by water intrusion in the unoccupied units; the replacement of the damaged windows is essential to protect the building interior. Only the damaged doors and window in the unoccupied units are being replaced at this time. The size of the new windows will match the size of the existing openings. The new windows will be PGT aluminum impact windows with 6x6 lite configuration. Other associated changes as presented

Please note that at the July LPC meeting, there was a motion for deferral to the August meeting, and it was clarified that the applicant is to bring a sample window to the meeting next month.

Call for disclosure of ex parte communication

C. Application for Certificate of Appropriateness #022 - 2011

Reconstruction/landscape/hardscape/exterior demolition

Owner/Applicant: Craig Starr & Chris B. Flynn
Address: 235 Phipps Plaza
Architect: Giacomelli Architecture, Inc. and Morgan Wheelock Inc.
Project Description: Request approval of reconstruction, exterior demolition, and landscape/hardscape which is further described as: Project includes installation of new front door with same location and character from original design with related entry light and steps. The project also includes landscape and hardscape changes to the front, side and rear yard. These changes include removal of sidewalk pavers and installation of new hardscape consistent with the character of the architecture. The changes to the landscape include removal of all existing landscape, with the exception of the western portion of the south buffer, and installation of new material. Other associated changes as presented.

Please note that at the July LPC meeting, there was a motion for approval of the landscape as presented. There was also a motion for deferral of the architecture to the August meeting.

Call for disclosure of ex parte communication

D. Application for Certificate of Appropriateness #025-2011

Rehabilitation

Owner/Applicant: Yoram & Apolonia Pnina Weisfisch
Address: 280 North Ocean Boulevard
Architect: Brasseur & Drobot Architects, P.A.
Project Description: Request approval for rehabilitation which is further described as: The project consists of a proposed rehabilitation of the existing 3866 sq. ft. garage and staff quarters and enclosure of the existing carport. The first floor shall consist of a garage, staff quarters, laundry room, theatre, bathrooms and a family room. The second floor shall consist of 4 guest bedroom suites. Other associated changes as presented.

Call for disclosure of ex parte communication

E. Application for Certificate of Appropriateness #027-2011

Landscape/hardscape
Owner/Applicant: Barbara Dooley
Address: 105 Banyan Road
Architect: Mario Nievera Design Inc., Keith Williams
Project Description: Request approval for landscape/hardscape which is further described as: Proposed new motor court, entry walk, Southside gardens pool terrace revisions, new tennis court walls and trellis, and associated landscape improvements. Other associated changes as presented

Call for disclosure of ex parte communication

F. Application for Certificate of Appropriateness #026-2011

Window/Doors & Landscape/Hardscape
Owner/Applicant: 1111 Partners LLC
Address: 930 South Ocean Boulevard
Architect: Smith and Moore Architects, Inc., Jonathan Moore
Project Description: Request approval for window/door and landscape/hardscape which is further described as: Replace existing window and door units in conservatory and reworking of landscape and hardscape.

Call for disclosure of ex parte communication

IX. **OTHER BUSINESS**:

A. Informal Review: 930 South Ocean Boulevard

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Project Description: Raise existing pool cabana structure 3 feet; add 124 square feet to east side of cabana; and, rework landscape and hardscape

Variances requested for side and rear setback

Call for disclosure of ex parte communication

B. Informal Review: 2 Four Arts Plaza

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Project Description: Relocation of four fig trees and a 1,208 square foot expansion of existing patio in the landscape island separating the main parking lot from the O'Keefe Building

Variance requested for landscaped open space

Call for disclosure of ex parte communication

C. Informal Review: 240 Cocoanut Row and the parking lot parcel to the west of 240 Cocoanut Row that parking lot parcel being part of the Four Arts Plaza
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Project Description: Request approval for restoration, reconstruction, interior and exterior demolition, and landscape hardscape which is further described as: The proposed changes to the old school property include: (i) the demolition of a non-contributing building on the south side of the property; (ii) conversion of the old gymnatorium into a new 256 seat theatre; (iii) the construction of a new courtyard and reception area on the north side of the building; (iv) the addition of a demonstration kitchen and adult art, lecture, and other cultural activities within the existing classrooms of the old school; and (v) the addition of a visiting artists residence in the building to accommodate visiting artists. Proposed improvements to site include a new driveway and drop-off along the south side of the old school building so that vehicles can enter the site directly from Cocoanut Row. This driveway will have a new courtyard connected to the existing Four Arts sculpture garden to the south. The existing parking area on the west side of the site will be improved with new landscaped areas, new paving and new drainage. The existing emergency generator enclosure will be enlarged for a new AC chiller and a new 80 KW emergency generator. Other associated changes as presented

Variance requested for landscaped open space

Call for disclosure of ex parte communication

X. **COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING & BUILDING DEPARTMENT DIRECTOR**:

XI. **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: A 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.