



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

**LANDMARKS PRESERVATION COMMISSION
COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL**

360 SOUTH COUNTY ROAD

MARCH 16, 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:

William O. Cooley, Secretary
Dudley L. Moore, Jr., Member
Edward Austin Cooney, Member
William P. Feldkamp, 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. ELECTION OF OFFICERS:

IV. ADMINISTRATION OF OATH OF OFFICE:

V. **APPROVAL OF THE MINUTES OF THE FEBRUARY 9, 2011 MEETING:**

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. **APPROVAL OF THE AGENDA:**

IX. **DESIGNATION HEARINGS:**

Item 1: 10 Tarpon Island

Owner: William M. & Eileen G. Toll

Item 2: 300 Barton Avenue

Owner: Peter E. Madden

X. **PUBLIC HEARINGS:**

A. CoA - 001 -2011 Signage

Owner: Wells Fargo Bank, N.A., successor by merger to Wachovia Bank, N.A., successor by merger to First Union Bank of Florida

Applicant: Wells Fargo Bank, N.A. & Wells Fargo Advisors, LLC

Address: 239, 251 & 255 South County Road

Architect: Bridges, Marsh & Associates

Project Description: Request approval for signage which is further described as: Applicant proposes to change all Wachovia Bank signs located at the 239, 251, and 255 South County Road properties to Wells Fargo Bank signs, as well as add several other signs elsewhere on the properties. This request was necessitated by the acquisition and merger of Wachovia Bank, N.A. by Wells Fargo Bank, N.A. Similarly, applicant requests to change Wachovia Securities signs to Wells Fargo Advisors signs. All new signs will be of similar size, style and material as the existing Wachovia Bank signs and will be in compliance with all applicable Town of Palm Beach zoning ordinances. Other associated changes as presented.

Call for disclosure of ex parte communication

B. CoA - 002 – 2011 Landscape/Fountain/Statues

Owner/Applicant: John J. Cafaro, as Trustee of the John J. Cafaro Revocable Family Trust

Address: 860 S. Ocean Boulevard

Architect: Dustin Mizell Landscape Architecture

Project Description: Request approval for landscape/hardscape: landscape plan with fountain and statues, which is further described as: Installation of a Parterre Garden with marble fountain and statues in front yard. Other associated changes as presented.

Please note that at the February meeting, there was a motion that the proposed project can be designed in an architecturally suitable manner which conforms to the Town of Palm Beach Code of Ordinances without the need for a variance.

Call for disclosure of ex parte communication

C. CoA - 003 - 2011 Addition, demolition, and rehabilitation

Owner/Applicant: Peter E. Madden

Address: 300 Barton Avenue

Architect: Thomas M. Kirchhoff, AIA, P.A.

Project Description: Request approval for rehabilitation, addition to historic structure, demolition interior and exterior, and landscape/hardscape, which is further described as: The applicant seeks to rehabilitate the landmarked structure so as to upgrade outdated service spaces to modern convenience and lifestyle. The proposed work will retain the location, character and detailing of the existing principal rooms. These rooms include the foyer, living room, stair hall, dining room, loggia, and library. Interior improvements include the installation of a new electrical and a new central air-conditioning and heating system. In addition, the existing confined kitchen area will be opened up to allow a sitting area within the same space. The second floor of the house will have interior renovations which include modifying the master bathroom and an existing staff bedroom. Exterior improvements include a new loggia which will connect the main house to the existing garage/guest house. The existing entry to the main house will be slightly increased in depth to allow for protection during inclement weather. The original detailing will be duplicated. The non-original awning will be removed. New landscape, pool and hardscape plans will be included. The windows and doors of the main house and the garage/staff building will be replaced. These windows and doors are original, but deteriorated. The proposed work will install hurricane rated windows and doors consistent with the original design. The landmarked nature of the structure will be retained. Other associated changes as presented.

Please note that this is a tax abatement project.

Call for disclosure of ex parte communication

D. CoA - 004 - 2011 Restoration/Reconstruction

Owner/Applicant: Bath & Tennis Club Inc.

Address: 1170 S. Ocean Boulevard

Architect: Keith Spina, Glidden Spina & Partners

Project Description: Request approval for restoration, reconstruction, demolition interior and exterior, and landscape/hardscape which is further described as: Relocate the proposed salon from the southwest corner of the entry level to the north wing of the upper level. Relocate the proposed accounting offices from the north wing of the upper level to the southeast corner of the entry level. Other associated changes as presented.

Please note that this is a tax abatement project.

Call for disclosure of ex parte communication

XI. OTHER BUSINESS:

A. Informal Review: 95 North County Road

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCES

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.

Variance requests: A request for variance from Section 134-1109 (18) to allow an office use on the first floor in the C-TS zoning district which does not meet all of the conditions of subsection (18). The variance is to allow a first floor office use which does not meet the requirement that more than 50% of the existing first floor tenant spaces within 300 feet in the same zoning district are required to be office uses; a request for a variance from the requirement to provide seventeen (17) additional off-street parking spaces above the amount calculated by the principal of equivalency zoning requirement to convert a 5,651 square foot post office to a 11,255 square foot office building in the C-TS zoning district; and, a variance to not provide a loading berth as required in Section 134-2211 of the Zoning Code.

B. Update from Dr. Day relative to: "Potentially Eligible" Properties that might be considered for designation as landmarks

C. Follow-up Item: Brazilian Court Service Gate

The service gate was approved with COA #5-2003; however, no true details of the gate were provided on the plans other than "solid aluminum service gate (black/green)," and the gate was never built. The gate must be built as part of the previously approved COA, so we need to have the Commission review the proposed gate details and approve them. The gate is now proposed to be made of pecky cypress, which mirrors another gate already on the Brazilian Court site and the applicant feels is more appropriate to the architecture of the Brazilian Court.

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: 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.