MINUTES
LANDMARKS PRESERVATION COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 S. COUNTY ROAD, PALM BEACH

WEDNESDAY, JUNE 17, 2015, 09:30 a.m.

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording (CD) of the meeting by contacting Cynthia M. Delp, Secretary to the Landmarks Preservation Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER: (09:30:54 AM)

Chairman Cooney called the meeting to order at 9:30 a.m.

II. ROLL CALL: (09:30:55 AM)

Edward Austin Cooney, Chairman	PRESENT
John T. Gannon, Vice Chairman	PRESENT
Nikita Zukov, Member	PRESENT
Jacqueline Albarran, Member	PRESENT
Page Lee Hufty, Member (arrived at Item III.)	PRESENT
Rachel Lorentzen, Member	PRESENT
William J. Strawbridge, Jr., Member	PRESENT
Richard Rene Silvin, Alternate Member	PRESENT
Carol N. Wyett, Alternate Member	PRESENT
Jacqueline Weld Drake, Alternate Member	PRESENT

Staff Members present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, Janet Murphy and Emily Stillings, Staff Historic Preservation Consultants, and Cynthia Delp, Secretary to the Landmarks Preservation Commission. Town Attorney, John C. Randolph, was present for this meeting.

III. PLEDGE OF ALLEGIANCE:(09:31:21 AM)

IV. APPROVAL OF THE MINUTES OF THE MAY 20, 2015 MEETING:(09:31:58 AM)

MOTION BY MRS. ALBARRAN FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. GANNON.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA: (09:32:04 AM)**

Chairman Cooney asked that Item E. (Southern Boulevard Bridge) be moved to the beginning of the Public Hearings.

MOTION BY MRS. ALBARRAN FOR APPROVAL OF THE AGENDA, AS AMENDED.
MOTION SECONDED BY MS. HUFTY.
MOTION CARRIED UNANIMOUSLY.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:32:40 AM)**

Mrs. Delp administered the oath to all those were planning to testify.

VII. **COMMENTS FROM THE PUBLIC AND COMMISSION MEMBERS: (Please limit comments to 3 minutes): (09:32:56 AM)** None

VIII. **INFORMAL REVIEW: 322 SEASPRAY AVENUE - CIRCUMSTANCES ENCOUNTERED DURING CONSTRUCTION(09:33:29 AM)**

Eugene Pandula, Project Architect, reported that structural deficiencies had been encountered at this site, primarily in the front porch section of the house. In addition to the typical foundation deficiencies throughout the house, the area in question does not have a beam to support the roof. Those deficiencies were validated by the structural engineer and Mr. Bill Bucklew, Building Official. Installation of the appropriate beam will require removal of infill walls at three locations. This is not a discretionary item and is a matter of life/safety. Mr. Pandula showed photos of the existing conditions and the new foundation system. This matter will be reviewed formally at the July meeting, but work will continue to remedy the life/safety issues.

Mr. Lindgren added that Town staff was aware of these conditions, and wanted the LPC to become aware of them as well in advance of the formal review in July. Commission members noted their support of the efforts being made to save this wonderful cottage.

IX. **PUBLIC HEARINGS: (09:44:36 AM)**

E. Application for Certificate of Appropriateness #016-2015
Bridge Replacement
Owner/Applicant: State of Florida Dept. of Transportation
Address: Southern Boulevard Bridges (part of Southern Boulevard Bridge Scenic Vista)
Architect: Woodroffe Corporation Architects
Project Description: Request approval for bridge replacement which is further described as: Replacement of the SR-80/Southern Boulevard bridges over the Atlantic Intracoastal Waterway (AICWW) and Tide Relief Canal. These bridges have been deemed structurally deficient and have exceeded their design life. The replacement project follows a PD&E Study which obtained FHWA Location and Design Concept Acceptance (LDCA) by complying with all applicable requirements of the National Environmental Policy Act (NEPA), and other associated changes as presented.

Call for disclosure of ex parte communication: Disclosure by Mr. Cooney

ARCHITECTURAL PRESENTATION BY: Luis Costa, DOT Consultant Project Manager
OTHERS WHO TESTIFIED: Alexander Ives, President of the Preservation Foundation, and Richard Kleid, Town Council Member

This project had been reviewed in detail at the May meeting, on an informal basis only. Today, Mr. Costa presented plans with some minor revisions to replace both the main Southern Boulevard drawbridge and the smaller tide relief bridge. There have been four (4) bridge aesthetics committee workshops to date, with Mr. Cooney serving as one of the Town 's representatives. The replacement bridges will follow the same alignment as the existing bridges, and must meet all necessary FDOT and FHWA criteria. The tide relief bridge will be raised by 6 ft. from the existing. A temporary bridge will be constructed to the north of the existing bridge to maintain traffic flow to and from the island. Characteristics of the new drawbridge include: incrementally launched post tensioned superstructure with two lanes, one in each direction; clean, uncluttered lines, cantilevered slab deck; narrow piers; hidden utilities; open understructure; wide shoulders to accommodate bicycles; traffic barrier between pedestrians and vehicles; wider sidewalks; and, trellised areas topping the bascule piers. The plans have been revised to introduce staggered decorative lighting. The bell-shaped Omega light fixture has been selected, but the arms and poles have not been finalized. Another revision reflects the pairs of obelisks, with lanterns, at each end of the bridge.

Mr. Costa reviewed the construction schedule for the bridge, with a projected completion date in mid-2019. Chairman Cooney noted that this project will have the benefit of an additional landscape budget.

Under commission comments, the LPC was extremely supportive of the bridges, as designed. There was a general focus and concern relative to the bridge lighting because it was felt that the right lighting can make such a difference and really create a superb bridge. Mr. Cooney asked for a refinement of the details of the obelisks and materials and colors.

Alexander Ives, President of the Preservation Foundation, thanked the design team and the bridge aesthetics committee for all of their work relative to this exciting project, and recommended more work on the small details.

Richard Kleid, 2660 S. Ocean Boulevard, Town Council Member, gave kudos for the great job, and questioned whether any thought was given to making changes to the Southern Boulevard traffic circle as part of this project. Mr. Costa replied that this had been considered, and various solutions were discussed, but the team was met with some push back and resistance relative to aesthetics, so the traffic circle is not part of this project.

Mr. Cooney felt it was important to allow the project to move forward, but requested that certain details return to the LPC for further review, i.e., final lighting, final landscaping, final colors, and obelisks.

MOTION BY MRS. ALBARRAN FOR APPROVAL AS PRESENTED, WITH A DEFERRAL OF THE LIGHTING, FINAL LANDSCAPING, COLORS, AND OBELISKS TO THE AUGUST 19, 2015 MEETING.
MOTION SECONDED BY MRS. LORENTZEN.
MOTION CARRIED UNANIMOUSLY.

A. Application for Certificate of Appropriateness #006 - 2015
Landscape/Hardscape and Minor architectural changes
Owner/Applicant: The Palmeiral Revocable Trust, Maura Ziska as Trustee
Address: 801 S. County Road
Architect: Michael J. Johnson Architect
Project Description: Request approval for landscape/hardscape and minor architectural changes at garage structure which are further described as: Architecture-As built garage changes as presented; Landscape-As built landscape changes as presented; and, other associated changes as presented. ***Please be advised that this is a tax abatement project.***

At the March meeting, a motion carried to approve the landscaping as built. A second motion carried to approve the architecture, as presented, except to defer, for individual site visits, to look at the garage doors, including the smaller one. At the April meeting, a motion carried for deferral to the May meeting at the request of the architect. At the May meeting, the architect asked to be heard informally only, and a motion carried advising the architect to bring the 5.5" vertical boards back for formal approval.

Call for disclosure of ex parte communication: Disclosure by Mrs. Albarran

ARCHITECTURAL PRESENTATION BY: Michael J. Johnson, Architect, and Daniel Menard, Design Architect
OTHERS WHO TESTIFIED: Michael Kettenbach, property owner, Andrew Roddy

Mr. Johnson testified that the property owner is firm in his request to retain the metal garage doors, as installed, rather than with the applied wood as requested last month. Mr. Menard stated that the garage, a new structure, has three aluminum garage doors with horizontal panels, painted grey, facing south. A similar door covers the golf cart storage.

Michael Kettenbach, the property owner, relayed his concerns about maintenance of the doors due to their proximity to the ocean. He maintained that wood cladding will retain heat, cause corrosion, and will add weight and density. As such, he referred to the cladding as "bad planning". He added that he and his wife have taken a structurally deficient home and have brought it back for another century.

Commission Comments: Thank you for all of the time and expense you have given to this project; the doors are fine as they are...they don't scream aluminum...approve them with the caveat that they be maintained; living on the ocean, you have to be so careful to pick materials that will last...aesthetically, they work; I am all for practicality; this means that we will have to approve flat metal doors from now on...this wouldn't even get approved at ARCOM...the wood we asked for is composite material, not real wood...this is usually the base to which the finish is applied, so we are not asking them to do any more, just apply a finish to it; this is a composite material, so the maintenance argument does not apply; lacks character; this is not what we have for garage doors on a landmark; if all of the other doors/gates have vertical panels, these doors should have it too; what about having the same aluminum as is on the gates?; you can apply the wood without stapling using a thinner material, or use a very good painter to create the same striation; we are not trying to be difficult, but it is very difficult to keep standards up; aren't we at a crossroad to understand the owner's view and also get the look we want; we want people to embrace landmark buildings and want to fix them up...don't let us be thought of as a group that makes it untenable for people to want to landmark...practicality is paramount; the garage is a new

structure...it looks just fine...you need to have a little leeway in terms of what is new...after all it is a garage...I don't think it makes that much difference whether you have a practical door or you don't; I do think you should be able to have an aluminum door...order one that really looks like wood, because otherwise we will have a problem all through town; the metal doors do not work because you see horizontal lines, and you know it's a roll up/down...all the other doors in town have a vertical pattern...that's where this falls flat on its face from a preservation point of view.

Emily Stillings, Staff Historic Preservation Consultant, noted that this is a tax abatement project. As such, the LPC reviews more stringently, according to the Secretary of the Interior's Standards.

Andrew Roddy, 231 Kenlyn Road, suggested the use of All Grip, a two part apoxy paint, applied in a faux finish which will last.

MOTION BY MRS. ALBARRAN FOR APPROVAL WITH THE COMPOSITE MATERIAL, WHICH IS MAINTENANCE FREE, APPLIED TO THESE EXISTING METAL FLAT DOORS.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION FAILED 3-4, WITH MR. GANNON, MR. ZUKOV, MS. HUFTY AND MRS. LORENTZEN OPPOSED.

MOTION BY MR. GANNON TO APPROVE FAUX VERTICAL APOXY PAINT AND BRING A SAMPLE.
MOTION SECONDED BY MS. HUFTY.
THERE WAS NO VOTE ON THIS MOTION

AMENDED MOTION BY MR. GANNON FOR DEFERRAL TO THE JULY MEETING AND ADVISING THE APPLICANT TO RETURN WITH A SAMPLE OF WHAT YOU WANT TO DO AND OF THE COMPOSITE, FOR COMPARISON.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED 6-1, WITH MS. HUFTY OPPOSED.

B. Application for Certificate of Appropriateness #014 - 2015
Window Replacement
Owner/Applicant: Martin T. Sosnoff and Toni Sosnoff
Address: 260 Via Bellaria
Contractor: Blue Coast Aluminum, Inc., Charles Barden
Project Description: Request approval for replacement of windows which is further described as: The proposed project is merely a replacement of the existing windows with current code-compliant hurricane resistant windows and other related changes. No aesthetic or structural changes are proposed. The proposed replacement windows are to be Series "500-11" Aluminum Outswing Doors w/wo Sidelite (French Doors); Series "S-400" Outswing Aluminum Casement Window - L.M.I. (Casement Windows); Series "300 Storm Safe" Aluminum Fixed Window - L.M.I. (Picture Windows). Other associated changes as presented.

At the May meeting, a motion carried for deferral with the request that they come back with a sample of a full wood window, or, that wood windows can be staff approved.

Call for disclosure of ex parte communication: Disclosures by Mrs. Albarran and Mr. Cooney

PRESENTATION BY: Attorney M. Timothy Hanlon for the applicant

Attorney Hanlon stated that since the last meeting, the contractor has sought estimates for wood windows. He noted that bidding contractors have recommended aluminum windows. The use of wood windows will cause increased expense to the property owner and will result in maintenance issues. Mr. Hanlon maintained that there is no aesthetic difference between the wood and aluminum windows, and the property owner still requests aluminum windows. As estimates are still coming in, Mr. Hanlon requested a motion for deferral.

MOTION BY MR. STRAWBRIDGE FOR DEFERRAL TO THE JULY MEETING.
MOTION SECONDED BY MR. GANNON.
MOTION CARRIED UNANIMOUSLY.

C. Application for Certificate of Appropriateness #013 - 2015
Gate
LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Owner/Applicant: Richard Kurtz
Address: 235 Banyan Road
Architect: Smith and Moore Architects, Inc., Daniel Kahan
Project Description: Request approval for new accessory structure which is further described as: New automatic vehicle gate in existing landmarked driveway piers

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

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects

Mr. Cooney stated that the requested variance was approved by the Town Council, and that was confirmed by Mr. Kahan, along with approval of the requested special exception. There are no changes to the design since the presentation last month for this automatic vehicle gate with metal work inspired by the metal work at the front door.

MOTION BY MRS. LORENTZEN FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. ALBARRAN AND MS. HUFTY.
MOTION CARRIED UNANIMOUSLY.

D. Application for Certificate of Appropriateness #015 - 2015
Restoration/Reconstruction/Interior & Exterior Demolition
Address: 196 Banyan Road
Architect: Michael J. Johnson
Project Description: Request approval for restoration, reconstruction, and interior/exterior demolition which is further described as: ~~Changing a flat roof portion over the garage to a hip roof and removing the windows on the second floor south wall to accommodate new roof.~~ ~~Making the windows on the west wall of the second floor above the garage taller to match the windows on the east wall.~~ Relocating one of the windows from the second floor that are being removed to the pool cabana and adding a door from garage to exterior. Removing balcony and door at east side of building from master bathroom. ~~Replacing wood lattice at exterior kitchen stairs with wall to make new storage area.~~ Adding a toilet and vanity at northwest powder room and relocating door, and other associated changes as presented. ***Please be advised that this is a tax abatement project.***

For the record, it must be noted that the portions of the project in strikethrough text, as shown above, will not be heard today because they require a variance.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Michael Johnson, Architect, and Daniel Menard, Design Architect

Mr. Johnson briefly introduced the project and turned the presentation over to Mr. Menard who presented the project in accordance with the submitted plans. He noted that several window additions/changes are being requested to facilitate better views of the beautiful garden area. At the master bath, there is a deteriorated balcony which is structurally unsound. Due to water penetration at the balcony, other beautiful interior spaces have been placed in jeopardy. The project would remove the balcony to preserve the wonderful bathroom, and install a window instead. Mr. Menard confirmed that all of the existing shutters will be removed.

Commission Comments: At the new master bath window, suggest a smaller window, but will leave it to discretion of architect; fantastic project…so in keeping; seeing the special bathroom that is being preserved, the removal of the balcony is acceptable.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. ALBARRAN.
MOTION CARRIED UNANIMOUSLY.

F. Application for Certificate of Appropriateness #018 - 2015
Replace Doors
Owner/Applicant: Palm Beach Orthodox Synagogue
Address: 120 N. County Road
Architect: John M. Averkamp
Project Description: Request approval to replace existing doors which is further described as: Renew Certificate of Appropriateness (expired #039-2013) to replace existing doors, and other associated changes as presented.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Darcy Caravalho
ARCHITECT PRESENT: John M. Averkamp

Ms. Caravalho presented the project in accordance with the submitted plans for the renewal of the approval to replace the existing doors. She reviewed the project for the benefit of new members.

MOTION BY MR. GANNON FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 11:40 a.m. to 11:52 a.m.

X. OTHER BUSINESS:(11:53:02 AM)

A. Informal Review: 2 Four Arts Plaza
LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION
Owner/Applicant: The Society of the Four Arts, Inc. (Harvey Oyer, Esquire, Agent)
Architect: The Wamtman Group, Bryan R. Donahue
Project Description: Request approval for temporary grass valet parking which is further described as: A request for a Certificate of Appropriateness ("COA") for temporary valet grass parking for special events not to exceed thirty (30) times per calendar year. The applicant operates a non-profit cultural use in the R-B zoning district. The Four Arts provides special events for lectures, art viewings, concerts, films, private parties and live broadcasts of the Metropolitan Opera along with other cultural affairs for its patrons. 26 temporary valet parking spaces will utilize the large landscaped island area no more than 30 times per calendar year. The upgraded natural grass material will be installed by GrassPave2 which is a pervious stabilized grass parking system which maintains the integrity of the existing natural grass surface and appearance.

Call for disclosure of ex parte communication: Disclosures by Mr. Cooney and Ms. Hufty

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, Architect
LANDSCAPE PRESENTATION BY: Bryan Donahue, the Wamtman Group
OTHERS WHO TESTIFIED: Greg Lewis, Conkling and Lewis

Mr. Kirchhoff presented the project in accordance with the submitted plans for the temporary valet parking spaces and the pervious stabilized parking system. Mr. Donahue gave further details relative to the stabilization material. A layer of sod will cover the GrassPave2 system. It strengthens the ground so the grass is not harmed when vehicles drive over it. The project includes the extension of the landscape median to the west and the relocation of two Royal Palms. The project is designed to relieve traffic and parking problems. In response to some of the questions posed during commission comments, Mr. Lewis, Conkling and Lewis, Construction Managers, stated that he will bring these concerns to the attention of the Four Arts.

Commission Comments: It may be tight at the west end; how do you prevent it from being used by non-valet drivers?; the product works brilliantly; concern with traffic flow and possible danger to persons leaving the building.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED SPECIAL EXCEPTION WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY.
MOTION SECONDED BY MRS. LORENTZEN.
MOTION CARRIED UNANIMOUSLY.

B. Informal Review: Town Hall Square Historic District

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW
Owner/Applicant: Town of Palm Beach
Architect: SMI Landscape Architecture, Inc. Brian Vertesch
Project Description: PROJECT NAME: TOWN HALL SQUARE STREETSCAPE AND INFRASTRUCTURE IMPROVEMENT PROJECT PHASE II Project includes renovations to the Town Hall Historic District, specifically all areas between building faces of properties fronting State Road A1A (South County Road) between Brazilian Avenue and Chilean Avenue, including the Town of Palm Beach owned properties within the median of State Road A1A.

Proposed improvements include: Roadway paving, grading and drainage improvements, utility improvements, new tabby sidewalks, new street tree and landscape plantings, new landscaping and hardscaping in Town Hall public open space (Town owned parcels in the median of State Road A1A where the Memorial Fountain is located), addition of 4 parking spaces, crosswalk modifications, traffic and parking signage, landscape and street lighting improvements, benches, small tables and chairs, and a low fence around the proposed lawn area south of the Mizner Memorial Fountain.

The project slightly modifies most of the parking along the east and west sides of S.R. A1A to accommodate new landscaping nodes. The net result is an addition of 4 spaces within the project area. The parking modifications do not require travel lane modifications to accomplish. The existing U-Turn lanes on the north and south ends of the Memorial Fountain / Town Hall area are being modified to add green space. The crosswalk at Australian Avenue that crosses south bound traffic will be relocated to the north of the intersection to increase pedestrian visibility. Proposed signage to control traffic and parking will be implemented in accordance with FDOT and Town of Palm Beach Public Works requirements.

Permit applications for all of these improvements will need to be submitted to the FDOT for review and approval, as they have jurisdictional control over the roadway.

The project will require a special exception with site plan review to modify the Town Hall public open space as follows:
1. Reconstruction and repair of the existing Memorial Fountain Plaza hardscape, plaza, steps, balustrades, walls, and rill.
2. Landscaping improvements consisting of new Live Oak trees south of the fountain, Royal Palm trees to replace the existing Royal Palm Trees that flank the reflecting pool, new Tabebuia trees on each side of the main fountain, potted plants along the reflecting pool, and various shrubs and groundcovers throughout the park and fountain area.

3. Irrigation improvements to provide water to the above listed landscaping improvements.
4. Hardscape, sidewalk, and curb improvements to provide pedestrian connections from the Town Hall area and crosswalks to Memorial Fountain to provide public access. A 30-inch tall decorative aluminum fence will surround the lawn area south of the fountain. Benches will be added along the reflecting pool for public seating. Cafe tables and chairs will be added under the Live Oak trees near the lawn area south of the fountain.
5. The sidewalks and ramp to the building entrance on the north side of Town Hall will be reconfigured. Sidewalks will extend from Town Hall to the lower plaza of the fountain.
6. Landscape lighting and ancillary electrical improvements to support the lighting will be made to illuminate the landscaping improvements.
7. Associated Paving, Grading, and Drainage infrastructure improvements to support the above listed elements will be performed. Currently, curb and gutter exists that allows runoff from the eastern lanes of South County Road to be conveyed westerly, across Memorial Park south of the fountain, to the western portion of the roadway to be collected by an existing catch basin. In order to create a continuous lawn area south of the fountain, a new catch basin with associated piping will be constructed on the east side of Memorial Park so that the existing curb and gutter that cuts across the proposed lawn area can be removed.
8. Traffic and Parking regulatory and enforcement signage in accordance with FDOT and Town of Palm Beach Public Works requirements will be installed.

Call for disclosure of ex parte communication: Disclosures by several members

Mr. Randolph responded to a question relative to whether ex parte communication should be current or historical.

TOWN REPRESENTATIVE PRESENT: Bill Francis, Town Engineer
ENGINEER PRESENT: Kevin Schanen, Kimley-Horn
LANDSCAPE PRESENTATION BY: Jorge Sanchez, SMI
OTHERS WHO TESTIFIED: Andrew Roddy, Alexander Ives, Thomas Tomas, Sue Strickland

Mr. Francis reported that Phase I of this project is on schedule for completion in mid-July. He noted that all four (4) hippocampi are onsite, and will be reassembled in the next few days. Mr. Cooney complimented all those involved with the project for the great care and attention to detail given to this important project. Mr. Francis was pleased to introduce Phase II of the project today. Today's presentation takes into account all of the comments heard at previous meetings relative to this project. The State Historic Preservation Office (SHPO) has approved the final conceptual design, and it must be completed by a certain date in order to receive the grant from the State.

Kevin Schanen, Consultant Project Manager, discussed the changes which have occurred since the LPC last saw the project. Those changes include: Removal of parking along the fountain area; removal of sidewalk flanking the reflecting pool area; maintained angled parking; remove stairs on the back side of the fountain, and preserve what is there today. Traffic patterns remain unchanged as they exist today. The rest of the plan remains as it was previously presented with landscape nodes, and landscape improvements through the district.

Jorge Sanchez, SMI, showed several views of the plaza and a photograph of the back side of the fountain, without the previously proposed stairs. Details discussed include: Tabebuia trees to flank the fountain; four benches along the reflecting pool; small café tables and chairs in the lawn area to the south of the fountain; and, the need for the railing/fence around the lawn area to the south of the fountain to protect children and pets.

Mrs. Lorentzen questioned whether there were any legal ramifications in joining the park to the Town Hall. Mr. Randolph responded that the Town Council has amended the zoning ordinance to allow parks in the C-TS zoning district. The amendment makes this park conforming, so if the Town wanted to add space to it in the future, that could be done. Mr. Randolph opined that this action has no implication to other parks in the Town, or any other legal implications.

Commission Comments: The bump out at C. Orrico is too fat; that bump out is designed to pinch the roadway as a measure to slow traffic; questions regarding type of grass to be used...use a softer grass rather than St. Augustine; any thought relative to lighting the Town Hall to highlight the beautiful building?...perhaps address this with the Town Council; like the C. Orrico bump out as it is...it frames the parking in that area, and traffic calming is needed there.

Andrew Roddy, 231 Kenlyn Road and owner of 332 S. County Road, noted his strong support of the project, with one exception, that being the location of the tree in front of his property. This tree is in front of his building blocking views of the architecture and his commercial storefront space. Mr. Roddy requested that the tree be moved a few feet to the south. He wondered if Montgomery Palms might be a better choice for S. County Road than Royal Palms. Mr. Roddy also commented that the historic buildings on S. County Road were affected by the pile driving activity at a construction site on Brazilian. He suggested that such construction practices should not be allowed in or near a historic district.

Mr. Cooney asked Mr. Sanchez to look into relocating this particular tree. Ms. Hufty noted her support of Mr. Roddy's concern regarding the location of the tree in front of his building and storefront. She stated that we should encourage vitality and success in the area, so moving a tree for better visibility of signage and a storefront should be readily accepted.

Mr. Ives, President of the Preservation Foundation, stated that the Preservation has been tied to this project since 2010. In addition to the Preservation Foundation raising funds for the project, Mr. Ives, in concert with Chairman Cooney and Dr. Jane Day, was successful in obtaining a large grant from the State of Florida for this project. He noted his trust in SMI relative to the landscaping aspects of the project, citing Worth Avenue as an example of their work.

Thomas Tomas, resident and business owner, inquired as to the location of the benches.

Sue Strickland, 145 Seaspray Avenue, President of the Garden Club of Palm Beach, testified to the ongoing strong support of the Garden Club for this project, both financially and in spirit.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE SPECIAL EXCEPTION AND SITE PLAN REVIEW WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT LANDMARKED PROPERTY.
MOTION SECONDED BY MS. HUFTY.
MOTION CARRIED UNANIMOUSLY.

XI. **COMMENTS OF THE LANDMARKS PRESERVATION COMMISSION AND PLANNING ZONING & BUILDING DEPARTMENT DIRECTOR: (12:38:09 PM)**

Mr. Page reminded the members that the July meeting was rescheduled to Thursday, July 23, 2015.

XII. **ADJOURNMENT: (12:38:32 PM)**

The meeting adjourned at 12:38 p.m. without benefit of a motion.

The next meeting of the Landmarks Preservation Commission will be held on Thursday, July 23, 2015 at 9:30 a.m.

Respectfully submitted,

Edward Austin Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

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