



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION MEETING HELD ON WEDNESDAY, SEPTEMBER 21, 2016.

Please be advised that in keeping with a 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.

I. CALL TO ORDER

Chairman Cooney called the meeting to order at 9:33 a.m.

II. ROLL CALL

Edward Austin Cooney, Chairman	PRESENT
John T. Gannon, Vice Chairman	PRESENT
Nikita Zukov, Member	PRESENT
Jacqueline Albarran, Member	PRESENT
Page Lee Hufty, Member	PRESENT
William J. Strawbridge, Jr., Member	ABSENT (unexcused)
Richard Rene Silvin, Member	ABSENT (unexcused)
Jacqueline Weld Drake, Alternate Member	PRESENT
Anne Fairfax, Alternate Member	ABSENT (unexcused)
Jorge Sánchez, Alternate Member	PRESENT

Staff Members present were:

John S. Page, Director of Planning, Zoning & Building
John Lindgren, Planning Administrator
Kelly Churney, Secretary to the Landmarks Preservation Commission
Paul Castro, Zoning Administrator

Chairman Cooney noted that both Ms. Drake and Mr. Sánchez would be voting in the absence of Messrs. Strawbridge and Silvin.

III. PLEDGE OF ALLEGIANCE

Chairman Cooney led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES OF THE AUGUST 17, 2016 MEETING

Motion made by Ms. Albarran and seconded by Mr. Gannon to approve the minutes of the August 17, 2016 meeting. Motion carried with all in favor.

V. **APPROVAL OF THE AGENDA**

Chairman Cooney noted that architect for COA-033-2016, 255 Clarke Ave. requested to defer their project to the November 16, 2016 meeting. He noted that projects COA-036-2016, 3 Four Arts Plaza, COA-040-2016, 100 Bradley Place and the informal review for COA-039-2016, 141 S. County Road requested to defer their projects to the October 19, 2016 meeting. Lastly, Chair Cooney noted that the attorney for COA-034-2016, 1300 S Ocean Blvd. had requested to withdraw their application.

Motion made by Ms. Albarran and seconded by Mr. Zukov to approve the agenda as amended. Motion carried with all in favor.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

Ms. Churney administered the oath at this time and throughout the meeting as necessary.

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

At this time, Mr. Page went on the record to indicate that Ms. Albarran did declare a conflict for the project at 365 N. County Rd. at the August 17, 2016 meeting and has correctly completed the 8B form in accordance with State Law. Mr. Page also stated that Ms. Fairfax declared a continuing conflict for the project at 9 Golfview Rd at the August 17, 2016 meeting had has correctly completed the 8B form in accordance with State Law.

VIII. **PUBLIC HEARINGS**

A. **Application for Certificate of Appropriateness #020-2016**

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - DONE 5/18/16

Address: 780 S. Ocean Blvd.

Owner/Applicant: Terry Taylor

Architect: Jason P. Drobot/Brasseur & Drobot Architects, P.A.

Project Description: The project consists of partial demolition of an existing (+/-) 500 square foot cabana structure located at the northwest corner of the beachside property. A new 500 (+/-) square foot addition shall be constructed on the east side of the existing cabana structure. Existing hardscape and landscape shall be removed to accommodate the new structure.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES INFORMATION: The applicant is requesting a Special Exception with Site Plan Review to modify an existing 500 sq. ft. beach cabana with a 500 sq. ft. addition (1,000 sq. ft. total) in the Beach Area Zoning District. The following Variances are being requested in order to expand and modify the existing beach cabana: 1) to allow a front yard setback of 22.5 feet in lieu of the 35 ft minimum setback required; 2) to allow a 16.25 ft roof height in lieu of 16 ft maximum allowed, 3) to retain the existing 43 inch wall in lieu of a wall at the required height of 30 inches in the beach vista area. The vista is required to be 75% of the lot width in this case.

At the May meeting, a motion carried that the implementation of the proposed variances would not cause negative architectural impacts to the subject landmarked property. At the July meeting, the project was deferred to the September 21, 2016 meeting.

Call for disclosure of ex parte communication: None.

Mr. Page updated the Commissioners on the Town Council's decision regarding the variances. Mr. Castro stated that some tree material needed to be removed as part of the approval for the variances.

Mr. Drobot stated that he was denied approval for the variance for the existing site wall. He also stated that 75% of the site wall will be lowered to 30 inches above crown of road to allow for a clear ocean vista. Mr. Drobot told the Commission that the remaining project has not changed since it was presented to the Commission. He showed the Commissioners a site plan of the existing and proposed changes, photographs, a demolition plan and existing and proposed elevations.

Commissioners Comments: There was a question as to what would replace the tree material that would be removed. Mr. Drobot addressed this question.

Motion made by Ms. Albarran and seconded by Mr. Gannon to approve the project as presented. Motion carried with all in favor.

Mr. Sanchez asked the Commission to consider proposing to the Town Council that newly proposed beach cabanas are built lower. Ms. Albarran stated that the Code is 8 feet above crown of road. Some discussion continued on this topic.

Chairman Cooney welcomed Jorge Sánchez back to the Commission.

Mr. Page made an announcement that the rear projector was not working.

B. [Application for Certificate of Appropriateness #033-2016](#)

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) - Done 7/20/16

Address: 255 Clarke Ave.

Owner/Applicant: The Clarke Trust

Architect: M. Mark Marsh/Bridges, Marsh & Associates, Inc.

Project Description: Demolition of existing pergola and utility building on north end of property second floor, new window in bath on east façade, new window in bath on north façade, second floor. Replacement of existing wood railing on north façade of master bedroom, second floor, with metal railing to match existing historical railing. Reconstruction of 500 sq. ft. family room with addition of new elevator/cabana bath/BBQ on east side of garage building. New pavilion structure on north end of property.

VARIANCE INFORMATION: The applicant is proposing the following improvements to the existing landmarked residence: 1) demolish and rebuild a 500 square foot family room; 2) construct a two story 31 square foot elevator addition to the garage; 3) construct a one story 45 square foot cabana bathroom; 4) construct a one story 340 square foot pavilion; 5) construct a one story 60 square foot covered BBQ; 6) demolish a pergola and utility room consisting of 210 square feet; 7) demolish family room east loggia consisting of 210 square feet. A variance for cubic content ratio ("CCR") is being requested to accomplish the above improvements to allow a CCR of 4.98 in lieu of the 4.82 existing and the 3.91 maximum CCR allowed.

At the July meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impact to the subject landmarked property and to recommend to the Town Council to please note Mr. Callaway's letter. At the August meeting, this project was deferred to the September 21, 2016 meeting.

Please note: This project was deferred to the November 16, 2016 during Item V., Approval of the Agenda.

C. [Application for Certificate of Appropriateness #034-2016](#)

Address: 1300 S. Ocean Blvd.

Owner/Applicant: Paul Tudor Jones II

Architect: Allan Shope

Project Description: General Building Improvements - All roofing will be repaired throughout to match existing, all exterior windows and doors will be replaced throughout to match existing but become hurricane impact-resistant, new elevator added between basement and second floor. Basement level - support walls and storage spaces added below new Dining Terrace above (See plan & East elevation), interior: laundry relocated, baths, staff areas and offices renovated (see plan). First floor - new dining terrace added - color, material and detailing to match character of existing ocean terrace (see plan & east elevation), existing exterior bronze and glass doors enlarged at existing Living, Dining and Breakfast rooms, arched area added at top - color, material and glazing to match character of existing doors at Sun Room (see east elevation), new exterior wood and glass doors added to existing arched openings at Loggia - color, material and glazing pattern to match character of existing doors in adjacent area (see east elevation), select existing windows enlarged, removed or reconfigured based on interior renovations - color, material and glazing pattern to retain character of existing (see plans & elevations), existing enclosed Garage connector expanded into planter area (see plans for extent), interior - kitchen relocated and renovated, back stair relocated, various other minor room renovations, existing living spaces converted to Guest bedrooms and baths (see plan). Second floor - new hall added, bringing together formerly disconnected areas of second floor - color, material and detailing of addition to match character of existing exterior walls, roofing and windows (See East & West Elevations), existing balcony enlarged at Master Bedroom (see plan for extent), select existing windows enlarged, removed or reconfigured based on interior renovations - color, material and glazing pattern to retain character of existing (see plans & elevations), Interior - bedroom and bath renovations throughout (see plan). Third floor - interior - minor bedroom and bath renovations

Please note: This project was withdrawn during Item V., Approval of the Agenda.

D. [Application for Certificate of Appropriateness #036-2016](#)

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done 8/17/16

Address: 3 Four Arts Plaza

Owner/Applicant: Society of the Four Arts

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: Rehabilitate the existing The Gioconda and Joseph King Library will include the following: 1) Retain the original Fatio building while demolishing the two additions to the north of the Fatio building; 2) Retain the character of the main reading room; 3) Restore the meeting room upstairs by exposing the original heavy timber members; 4) Add a new two-story addition to the original building. This building will be Mediterranean with a pitched roof. It will be sited similarly to the existing additions, but it will be a full two story addition, satisfying the needs of the staff and the public. The rehabilitation will address accessibility, including providing accessible toilet rooms and egress. Moisture issues will be rectified, as well as providing proper climate control for the building and specifically for the rare book room. The approval of this work will ensure that library patrons in the future will be able to enjoy charms and services of this very special library.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES: The applicant is requesting for approval to rehabilitate the Gioconda and Joseph King Library ("King Library"). The design objectives of the King Library rehabilitation are as follows: maintain the public entrance facing Four Arts Plaza, maintain the first floor of the original Fatio Building as a library reading room, provide a Rare Documents Room that has proper ventilation and humidity and security, provide a meeting space on the second floor of the original Fatio Building, restore the exposed wood roof trusses on the second floor of the original Fatio Building, provide staff work stations and work space, provide accessible restroom facilities in accordance with ADA, and provide second means of egress from second floor. The following variances are requested for the new addition to the King library: 1) To reduce the required front yard setback for the King Library to 12.0 feet in lieu of 35 feet minimum required. A variance of 23.0 feet. 2) To increase the required angle of vision to 154 degrees for the King Library in lieu of 116 degrees maximum as required. A variance of 38 degrees. 3) To increase the required building height for the addition to the King Library to be 31.0 feet in lieu of 22 feet maximum as required. A variance of 9.0 feet. 4) To allow an overall building height for the addition to the King Library to be 35.50 feet in lieu of 30 feet maximum as required. A variance of 5.50 feet. 5) To have the building height plane for the King Library to be 11.0 feet in lieu of 61.5 feet maximum as required. A variance of 50.5 feet. 6) To eliminate the requirement to provide one (1) off-street parking space required for the 649 square foot addition to the King Library.

At the August Meeting, a motion carried that the implementation of the proposed special exception, site plan and variances would not cause negative architectural impact to the subject landmarked property with the exception of the variance for the front staircase issue.

Please note: This project was deferred to the October 19, 2016 during Item V., Approval of the Agenda.

E. [Application for Certificate of Appropriateness #038-2016](#)

Address: 850 S. Ocean Blvd

Owner/Applicant: The 850 Family Trust (2014) c/o Maxine Granovsky Gluskin, Trustee

Architect: Mario Nievera/Nievera Williams Design

Project Description: Front yard renovations including driveway alignment and finish materials, addition of motor court, pathways finish material improvements, front terrace material improvements, relocation of the existing fountain to be centered on the front entry, addition of hedges and screening materials, addition of palm trees, addition of understory materials, renovation of existing sod.

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

Mr. Nievera presented the proposed landscape revisions for the project. He presented a site plan and explained his plan to realign the driveway and to create a parking court. He showed the Commissioners an existing and proposed site plan. He also discussed the existing tile fountain and his proposal to move the fountain to the front of the proposed parking court. He showed the Commissioners details of the fountain and the materials that are proposed. Mr. Nievera also presented the proposed landscape plan for the residence.

Commissioners Comments: There was a suggestion to add a slight curve to the driveway at the point where the driveway meets the motor court.

Motion made by Mr. Zukov and seconded by Ms. Albarran to approve the project as presented with the recommendation to adding a slight curve to the driveway where the driveway meets the motor court. Motion carried with all in favor.

F. [Application for Certificate of Appropriateness #040-2016](#)

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW* - Done 8/17/2016

Address: 100 Bradley Place

Owner/Applicant: Brian Vertesch, Agent for the Preservation Foundation of Palm Beach

Architect: Jorge Sanchez and Brian Vertesch/SMI Landscape Architecture

Project Description: Modifications to Bradley Park that include: Removal and partial relocation of existing fountain, plaza addition, demolition of existing restroom and addition of new restroom, removal of employee parking at north end of park, addition of overlook along seawall, lake trail extension, new park entry, relocation of Bradley monument plaque, addition of stabilized grass parking in place of existing asphalt, benches, low sculptures, low see through perimeter fence, sculpture pad, new perimeter sidewalks adjacent to the park, additional plantings, landscape lighting, addition of compacted stone dust paths.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The applicant requests to modify Bradley Park public open space as follows: 1) Removal and relocation of existing fountain centerpiece, located at south west area of Bradley Park. Demolition of existing fountain basin; 2) Construction of plaza and fountain basin adjacent to south side of existing structure at north/central property, often referred to as the "Tea House"; 3) Demolition of existing one story restroom and kitchen located directly east of the Tea House and the addition of a new public restroom; 4) Removal of asphalt parking adjacent to north side of existing bathroom; 5) Removal and partial replacement of sidewalks on north property line, Sunset Ave, and east property line, Bradley Place; 6) Addition of small overlook structure to the west of the existing pump house, adjacent to the proposed lake trail; 7) Addition of Town Lake Trail extension; 8) Addition of new park entry at north east corner of park; 9) Relocation of existing Bradley Park monument; 10) Addition of stabilized grass parking adjacent to S-2 pump station; 11) Addition of site furnishings including benches, bike rack, and low train sculpture; 12) Addition of sculpture pad to south of the Tea House; 13) Addition of 30" high decorative see through fence around perimeter of park at Sunset, Bradley Place, and Royal Poinciana Way. There will be openings into park with no gates; 14) Addition of stabilized decomposed granite pathways within the park; 15) Addition of landscape lighting; 16) Landscape improvements as graphically described on the plans and specifications submitted.

At the August Meeting, a motion carried that the implementation of the proposed special exception and site plan review would not cause negative architectural impact to the subject landmarked property with the exception of the fence around the park.

Please note: This project was deferred to the October 19, 2016 during Item V., Approval of the Agenda.

G. [Application for Certificate of Appropriateness #041-2016](#)

Address: 440 Brazilian Ave.

Owner/Applicant: Robin Branstrom

Architect: Peter Papadopoulos/Smith and Moore Architects, Inc.

Project Description: Replacement of 4x existing window units with impact windows on East façade. Replacement and reconfiguration of 4x existing window units, with impact windows, also on East façade (2x units in Master Bedroom, 2x units in Living Room). Other associated changes as presented.

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

Mr. Papadopoulos presented the eight window changes to the residence. He showed the Commissioners a location map, a survey, provided a history of house with historic pictures, existing photographs and floor plans. Mr. Papadopoulos also read over the designation report of the home. He then reviewed all of the fenestration changes that were proposed for the home.

Ms. Albarran stated she was very happy with the changes and appreciated the use of the wood windows.

Motion made by Ms. Albarran and seconded by Mr. Zukov to approve the project as presented. Motion carried with all in favor.

H. [Application for Certificate of Appropriateness #042-2016](#)

Address: 130 Brazilian Ave.

Owner/Applicant: David and Zoya Soane

Architect: Jason Drobot/Brasseur & Drobot Architects, P.A.

Project Description: The project consists of replacing the existing windows and doors with new impact windows and doors at the existing three story main residence and the existing two story guest house located south of the main residence.

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

Mr. Drobot stated that this project consists of window replacements at the main residence and the guest house. He presented the Commissioners a site plan, floor plans, existing and proposed elevations. He stated that the homeowner requested to have more glass and to

loosen up the muntin spacing. He also stated that he is proposing to remove the fixed arch glass windows above the main windows on the north, east and west elevations as the historical drawings did not show the fixed windows. He showed the Commissioners the decorative metal and banding that he is proposing to remove. He noted that Ms. Albarran made a recommendation to him to add another horizontal muntin to all of the windows, which he agreed with and proposed to the Commissioners. He also told the Commissioners that the owner would like to use an aluminum clad wood window product and presented a sample.

Ms. Albarran asked if Mr. Drobot brought a sample of the additional muntin. Mr. Drobot showed the Commissioners a picture on the overhead.

Commissioners Comments: There was a question asked about the material of the current windows. Mr. Drobot stated that they are wood and are falling apart. Many of the Commissioners preferred the wood windows, especially on residential properties. Some of the members preferred to keep the arched transom windows. There was some discussion on this topic. Some of the members were in favor of the aluminum window product.

There was a discussion on the Kolbe window sample versus a wood window. Mr. Drobot stated that this material was used on 252 El Bravo Way, which was a Landmarked property.

Motion made by Ms. Albarran and seconded by Mr. Zukov to approve the project as presented with the caveats that the windows are replaced with wood windows, that one horizontal muntin be added to the windows and the addition of a transom where there are arched casements. Motion carried 4-3 with Mses. Hufty and Drake and Mr. Sanchez opposed.

I. [Application for Certificate of Appropriateness #043-2016](#)

Address: 221 Royal Palm Way

Owner/Applicant: 205 Royal Palm Way, LLC

Architect: Keith Spina/Glidden Spina + Partners

Project Description: Replace existing windows and doors with new impact rated windows and doors. Relocate existing exterior door on 2nd floor of west façade approximately 13 feet to the north.

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

Please note: Ms. Hufty declared a conflict and recused herself from the project.

Mr. Spina stated that he is proposing to replace all non-impact windows with impact rated windows. He also stated that all window replacements will be the same dimensions with the exception of two sets of windows on the east elevation that will be changed into French doors and a door on the east elevation which will be moved slightly north. Mr. Spina showed the Commissioners existing and proposed elevations and discussed the materials that will be used. He also showed the Commissioners photographs of the current windows.

Commissioners Comments: The members were happy with the changes.

Motion made by Mr. Gannon and seconded by Mr. Zukov to approve the project as presented. Motion carried with all in favor.

Mr. Spina also updated the Commissioners on the paint color for the Wells Fargo Bank renovation.

J. [Application for Certificate of Appropriateness #044-2016](#)

Address: 1 S. County Rd.

Owner/Applicant: The Breakers Palm Beach Inc.

Architect: Steve Pollio/Peacock and Lewis AIA

Project Description: Guardhouse Lighting - addition of 8 landscape lights surrounding the main guardhouse for illumination and safety. Coach Lighting - installation of (4) four pier mounted coach lights by shuttle drop off to add lighting for safety. It includes LED strip lighting on the balustrade and under the bench to match the other two flanking benches that were done previously.

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

Mr. Pollio stated that the project consists of additional lighting in the main drive, specifically at the guard house and at the main fountain. He also told the Commissioners that The Breakers has a master plan to update all of the lighting. He stated that it is very dark at the guard house when a guest approaches and this new proposed lighting will remedy this situation. He also stated proposed lighting on the balustrade at the fountain will help with lighting up that area for guest traffic. He showed the Commissioners photos of the current property at night, a site plan and details of the materials to be used.

Commissioners Comments: Many of the members were concerned with the large number of lights proposed around the guard house and since the guard house was added after the historic vista was Landmarked, they thought that this small building should not take away from the historic façade.

Mr. Pollio introduced David Lithgow from Cardinal Engineering to speak to the lighting around the guard house. Mr. Lithgow stated that the proposed fixtures are dimmable to be able to control the beam spread and that they are equally concerned about the lighting. Mr. Lithgow also said the intent of the lighting is to be able to control the intensity as well.

Ms. Albarran suggested removing the center light that points to the window on the west side of the guard house. Mr. Lithgow agreed.

Mr. Sánchez and Ms. Hufty stated their concern for the proposed lighting of the guard house. Mr. Pollio addressed these concerns. A discussion ensued on this topic.

Ms. Hufty inquired if The Breakers would consider changing the proposed lantern on the guard house to something that is inspired from the proposed lighting on the posts around the fountain. Mr. Pollio stated he would look into the change.

Some of the Commissioners did not care of the strip lighting on the balustrades and the benches. There was a discussion on this topic. Mr. Cooney questioned if strip lighting was prevented in the Town's Code. Mr. Page stated he has asked Mr. Castro to comment on the subject. Mr. Lindgren read from the Code and stated that strip lighting is not allowed. Mr. Castro stated if the lights cannot be seen, it will not be considered strip lighting and the intent of the Code is to prevent buildings and other structures from being outlined. Some more discussion continued.

One of the Commissioners asked if Mr. Pollio could research the safety issues. Mr. Pollio stated that The Breakers are trying to be preventative in their approach with the lights.

Another Member suggested that they use only four lights, one on each corner, to light up the guard house. Mr. Pollio stated that change could be made if that made the Commission more comfortable.

Motion made by Ms. Albarran and seconded by Mr. Sánchez to approve the project with the caveats that the guard house will have only 4 surrounding dimmable lights, one in each corner, the coach light on the guard house will match the lights on the posts around the fountain, and the lighting around the benches and the fountain will be limited to the four post lights minus the lighting under the balustrades and benches. Motion carried with all in favor.

K. [Application for Certificate of Appropriateness #045-2016](#)

Address: 159 Australian Ave.

Owner/Applicant: Allan and Susan Kauffman

Architect: Mario Nievera/Nievera Williams Design

Project Description: Hardscape improvements including new pool, approx. size 12' x 25', new interior yard gate, SE area of house to match existing gate.

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

Keith Williams stated that the design for the new pool occurred when the Kauffman's owned the home but the house has sold and is now owned by the MacKenzies. Mr. Williams stated that they are proposing to add a pool and a gate that is identical to another gate on the property. Mr. Williams presented a site plan, photos of the current property, and renderings. He also stated that the landscaping would remain the same.

Motion made by Mr. Sánchez and seconded by Mr. Albarran to approve the project as presented. Motion carried with all in favor.

IX. OTHER BUSINESS

A. [Informal Review - Application for Certificate of Appropriateness #039-2016](#)

LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 141 S. County Rd.

Owner/Applicant: Church of Bethesda-by-the-Sea, Inc.

Architect: Gene Pandula/Pandula Architects

Project Description: The Church of Bethesda-by-the-Sea proposed to add 11 parallel off-street parking spaces along the north side of the 100 block of Barton Ave. The parking spaces currently exist. The new spaces are being shifted onto the Church property to allow Barton Ave. to operate as a full time two-way local street. 23 off-street parking spaces are proposed to be located on the vacant parcel directly west of the Church (across South County Rd.)

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES: The applicant is requesting for approval of a Special Exception with Site Plan Review and Variances to construct required off-street & supplemental parking spaces to accommodate 34 additional required off-street & supplemental parking, specifically 11 parallel parking spaces are proposed to be located on private property along the north side of the 100 block of Barton Avenue, adjacent to the Church. 23 parking spaces are proposed to be located on the Church's parcel directly west of the Place of Worship across South County Road. If approved, the additional 34 required off-street & supplemental parking spaces will substantially alleviate the recent loss of parking that has existed as a result of changes to the Town's parking policies. At the Town Council's direction, the applicant seeks to allow residents of the 100 & 200 block of Barton Avenue along with residents of the 200 block of Pendleton Avenue to use the 34 off-street and supplemental parking spaces by way of a Declaration of Use agreement. The following variances are requested for the 11 parallel required off-street parking spaces to be located on the north side of the 100 block of Barton Avenue: 1) to allow the landscape open space area to be reduced from the existing 51.98% to 50.48% in lieu of 55% minimum landscape open space as required by code; 2) to allow the off-street parking with a zero setback in lieu of the 25 foot minimum setback required; 3) to allow the off-street parking spaces not to include the required screening with hedges, walls or a combination thereof as required; 4) to allow the interior off-street parking landscape open space to be reduced to zero in lieu of the minimum 10% (205.3 sq. ft.) required.

Please note: This project was deferred to the October 19, 2016 during Item V., Approval of the Agenda.

B. [Informal Review](#)

Address: 1095 N. Ocean Blvd.

Owner/Applicant: TGS Florida, LLC, c/o Jane Goldman, Manager

Architect: Mario Nievera/Nievera Williams Design

Project Description: Changes to the planting design along the north and south property lines as well as the west perimeter wall.

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

Mr. Nievera provided an update on the landscaping at the property that was previously approved. Mr. Nievera showed the previously approved landscaping plan at the northeast corner of the property on the overhead projector. Mr. Nievera stated his proposal for the

landscaping. He presented renderings, site plans and photos. He showed the Commissioners photos of a wall that is falling apart and stated their intent is to rebuild the wall to look exactly as it did previously. Mr. Nievera stated he is presenting informally to ask the Commission if they could proceed with their plans but will return again formally.

The Commissioners were comfortable with Mr. Nievera's request to proceed however urged caution when moving the larger trees.

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

Mr. Page updated the Commissioners on the Town Council's decision in regard to the Four Arts Library. The Town Council felt that the library should be ADA accessible. Mr. Page also stated that the Town Council approved all four variances. Mr. Page indicated that the library would return to the Landmarks Commission for a formal decision.

Paul Leoni, CEO of The Breakers, Palm Beach, stated he intended to be present when The Breakers COA was presented. He expressed his appreciation on the items that were approved but also stated his dissatisfaction on what was not approved. He asked if the Commissioners walked the property at night, specifically in the areas where the lighting was requested. Each Commissioner responded to this question. Mr. Leoni stated the safety concerns with the currently dark guard house.

XI. ADJOURNMENT

Motion made by Mr. Zukov and seconded by Ms. Albarran to adjourn the meeting at 11:46 a.m.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, October 19, 2016 at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Rd. Palm Beach.

Respectfully submitted,



Edward A. Cooney, Chairman
LANDMARKS PRESERVATION COMMISSION

kmc