



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**

**October 19, 2016
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
John T. Gannon, Vice Chairman
Nikita Zukov, Member
Jacqueline Albarran, Member
Page Lee Hufty, Member
William J. Strawbridge, Jr., Member
Richard Rene Silvin, 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 SEPTEMBER 21, 2016 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. PUBLIC HEARINGS

A. 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

Landscape Architect: Jorge Sanchez/SMI Landscape Architecture

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 impacts to the subject landmarked property with the exception of the variance for the front staircase issue. At the September meeting, this project was deferred to the October meeting.

Call for disclosure of ex parte communication.

B. Application for Certificate of Appropriateness #040-2016

***LPC TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW* - Done 8/17/16**

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. At the September meeting, this project was deferred to the October meeting.

Call for disclosure of ex parte communication.

C. Application of Certificate of Appropriateness #047-2016

Address: 1820 S. Ocean Blvd.

Owner/Applicant: Taubman Family (AAT PB LLC)

Architect: Smith and Moore Architects, Inc.

Project Description: Window and door replacement. Further described as replacement of all existing fenestration with wood frame impact-resistant doors and windows to match existing configuration. Units being replaced include both original and non-original materials.

Call for disclosure of ex parte communication.

D. Application of Certificate of Appropriateness #049-2016

Address: 1095 N. Ocean Blvd.

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

Architect: Mario Nievera/Nievera Williams Design

Project Description: Landscape revisions of previously presented landscape drawings (COA-018-2016; SPR 7-2016). In addition, restoration and reconstruction of a portion of the existing perimeter wall, south of the entry gate along North Ocean Blvd. Other associated changes as presented.

Call for disclosure of ex parte communication.

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 INFORMATION: 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.

Call for disclosure of ex parte communication.

B. Informal Review – Application for Certificate of Appropriateness #046-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 322 Seaspray Ave.

Owner/Applicant: Mr. and Mrs. David Daniel

Architect: Don Skowron, Inc.

Project Description: Allow a wall to screen a 48 KW generator at a height of 8.3 feet from adjacent neighbor's grade in lieu of 7 foot maximum allowed.

VARIANCE INFORMATION: The applicant is requesting a variance to allow a three sided wing wall on the east side of the property to screen a 48 KW generator at a height of 8.25 feet from the adjacent neighbor's grade in lieu of the 7 foot maximum allowed.

Call for disclosure of ex parte communication.

C. Informal Review – Application for Certificate of Appropriateness #048-2016

LPC TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 270 Algoma Rd.

Owner/Applicant: Oliver R. Grace, Jr.

Architect: Jacqueline Albarran/SKA Architect + Planner, Inc.

Project Description: Previously approved second story addition over an existing one story structure to the East. Previously approved extension of the existing parapet to create balcony on existing one story structure to the East. Lowering door thresholds and window sills approximately 7.5" in some areas of main house. New impact windows and doors. Roofs, parapets, and all detailing to match existing.

VARIANCE INFORMATION: The applicant is requesting modifications to an existing landmarked residence by adding a second story addition and balcony rail which require the following variances: 1) a 447.96 square foot second story addition to the east side of the residence that will have a 32.2 front yard setback in lieu of the 35 foot minimum required and a building height plane setback of 31.66 feet in lieu of the 46.17 feet minimum required and an angle of vision of 131 degrees in lieu of the 120 degrees maximum allowed; 2) the addition of balcony railings above the existing one story on the east side of the house that would have a front yard setback of 32.2 feet in lieu of the 35 foot minimum required and an angle of vision of 136 degrees in lieu of the 120 degrees maximum allowed.

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: 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.