

MINUTES
LANDMARKS PRESERVATION COMMISSION
THURSDAY, SEPTEMBER 25, 2003 AT 9:00 A.M.
AT THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I **Call to Order:** Chairman Pandula called the meeting to order at 9:09 a.m.

II **Roll Call:**

PRESENT: Eugene Pandula, Chairman
 Sari Wilkey, Vice Chairman
 Ann Blades, Secretary
 Judy Hoffman, Member
 John C. Randolph, Town Attorney
 Robert L. Moore, Director of Planning, Zoning & Building
 Timothy M. Frank, Planning Administrator
 Jane Day, Staff Preservation Consultant

ABSENT: Ann Vanneck, Member (Excused)
 Jack Pyms, Member (Excused)
 Patrick Segraves, Member (Excused)
 Wendy Victor, Alternate Member (Excused)
 William Lee Hanley Jr., Alternate Member (Excused)
 Robert T. Eigelberger, Alternate Member (Excused)

RECORDING SECRETARY: Cynthia M. Delp

III **Administration of the Oath to all persons who wish to testify:** By Mrs. Delp

IV **Public Hearings:**

A.. Continued Public Hearing for 455 North County Road
 relative to Deterioration by Neglect
 Owner: 455 North County Road Inc.
 Address: 455 North County Road

(Continued from September 17, 2003)

Mr. Moore stated that this hearing is part of the continuing steps in moving forward to seek action relative to “deterioration by neglect” with regard to 455 North County Road. Since the last meeting, the property has been sold. Attorney Frank Lynch was present to explain the intentions of the new owners.

Attorney Frank Lynch identified the new owners as 123 LLC. His clients closed on the purchase yesterday afternoon. He stated that his client’s intention is to “do whatever is necessary to complete the structure in accordance with the plans on file with the town, and also the permits, as issued by the town.” 123 LLC plans to move forward with the project as soon as possible. In keeping with that goal, the existing building permit was assigned to the new owner during closing. The permit needs to be transferred to the new owner’s contractor of choice, who is already selected and is familiar with working on landmarked properties. Mr. Lynch noted that some rotten wood needs to be removed at the site prior to any real construction progress. Hopefully, within the next 30 days, some progress should be apparent.

Mr. Moore noted that since the permit is so old, permit time extension would have to be obtained from the Town Council. That could be handled at the October Town Council meeting. Similar time extensions have been obtained for the Clarke house project at 1500 South Ocean Boulevard, with quarterly progress reports to the Town Council. Mr. Moore noted, however, that this is a public hearing for this property, and the deterioration by neglect process is well under way. He suggested that this hearing be adjourned to a time certain, specifically the November 19, 2003 LPC meeting, at which time the LPC would be given an update on the progress at the site, to be followed by subsequent quarterly updates. Mr. Randolph recommended that the matter be given a continuance or deferral to a time certain rather than an adjournment, with the understanding that at that particular public hearing, neither the Town nor the owner would be prepared to go forward. Possibly, on that date, the LPC might be satisfied that sufficient progress has been made at the site, and could elect to discontinue the demolition by neglect hearings.

MOTION BY MRS. WILKEY TO CONTINUE THIS DETERIORATION BY NEGLECT HEARING TO THE NOVEMBER 19, 2003 LANDMARKS PRESERVATION COMMISSION MEETING AT 9:00 A.M.

**MOTION SECONDED BY MRS. BLADES.
MOTION CARRIED UNANIMOUSLY.**

Mr. Moore thanked Mr. Lynch and his client for working with Town staff with regard to this matter. Likewise, Mr. Lynch thanked Mr. Pandula and Town staff for their assistance.

Palm Beach Public School Grant Update

Mrs. Jane Day, Staff Preservation Consultant, stated that she had been in Tallahassee on September 16, 17, and 18 representing the \$ 250,000 grant application for the restoration of the Palm Beach Public School. Staff had been instructed by the Mayor and Town Council to assist the School Board with the grant application process as needed. Mrs. Day reported that of the 116 grant applications submitted, 21 were disregarded because they were incomplete or did not qualify. The Palm Beach Public School grant ranked #32 out of 95 grant applications in priority. The State was very enthusiastic about the project, but availability of State funds may be questionable. Certain projects from last year’s grant applications have been rolled over to this year, which could delay funds for the school. There are also political considerations which could delay funding as well. Mrs. Day will continue to lobby to get funding for this project, but she

urged the LPC members to lobby their legislators toward that aim as well. Mr. Moore thanked Mrs. Day for her efforts in this project.

Mrs. Day added that she had spoken to the School Board's architect and advised that the revised plans should abide by the Secretary of the Interior's Standards. Efforts will be made to comply with that request.

VII **Adjournment:**

MOTION BY MRS. BLADES TO ADJOURN THE MEETING AT 9:35 A.M.

MOTION SECONDED BY MRS. WILKEY.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Landmarks Preservation Commission will be held on WEDNESDAY, OCTOBER 15, 2003 at 9:00 a.m. in the Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Ann Blades, Secretary

LANDMARKS PRESERVATION COMMISSION

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