



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**

JUNE 17, 2015

09:30 A.M.

The progress of this meeting maybe monitored by visiting townofpalmbeach.com and click 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
Rachel Lorentzen, Member
William J. Strawbridge, Jr., Member
Richard Rene Silvin, Alternate Member
Carol N. Wyett, Alternate Member
Jacqueline Weld Drake, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES OF THE MAY 20, 2015 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. **INFORMAL REVIEW: 322 SEASPRAY AVENUE – CIRCUMSTANCES ENCOUNTERED DURING CONSTRUCTION:**

IX. **PUBLIC HEARINGS:**

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

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

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

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.***

Call for disclosure of ex parte communication

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

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

X. **OTHER BUSINESS:**

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

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

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

XII. 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.