



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT

PZ&B Staff Combination Memorandum: Landmarks Preservation Commission and Town Council

FROM: Wayne Bergman, MCP, LEED-AP *WKB*
Director PZ&B

SUBJECT: COA-24-0018 (ZON-24-0043) 100, 101, 102, and 103 FOUR ARTS
PLZ—SOCIETY OF THE FOUR ARTS

MEETING: January 22, 2025, TC
February 12, 2025, LPC

COA-24-0018 (ZON-24-0043) 100, 101, 102, and 103 FOUR ARTS PLZ – THE SOCIETY OF THE FOUR ARTS (COMBO). The applicant, Society of the Four Arts Inc, has filed an application requesting a Certificate of Appropriateness for review and approval of: 1) demolition exceeding 50%, and the construction of a new one- and two-story additions and renovations to the existing two-story theater building (O’Keeffe), 2) demolition exceeding 50%, and the construction of a new three-story addition, and renovations to the existing three-story administrative building (Rovensky), 3) demolition exceeding 50% of the existing shade structure and construction of a new pavilion, 4) a Master Signage Plan, and 5) landscape and hardscape modifications, requiring a Special Exception with Site Plan Review, and one (1) variance for the reduction of on-site parking requirement for the landmarked property. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ZON-24-0043 (COA-24-0018) 100, 101, 102, AND 103 FOUR ARTS PLZ—THE SOCIETY OF THE FOUR ARTS (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE. The applicant, Society of the Four Arts Inc, has filed an application requesting Town Council review and approval for 2 Special Exception with Site Plan Review and one (1) variance for the reduction of on-site parking requirement for the substantial improvements to the Four Arts campus site including 1) demolition exceeding 50%, and the construction of a new one- and two-story additions and renovations to the existing two-story theater building (O’Keeffe), 2) demolition exceeding 50%, and the construction of a new three-story addition, and renovations to the existing three-story administrative building (Rovensky), 3) demolition of the existing shade structure and construction of a new pavilion, 4) a Master Signage Plan, and 5) landscape and hardscape modifications. The application proposes the abandonment and realignment of a portion of the existing Lake Trail. The Landmarks Preservation Commission will perform the design review.

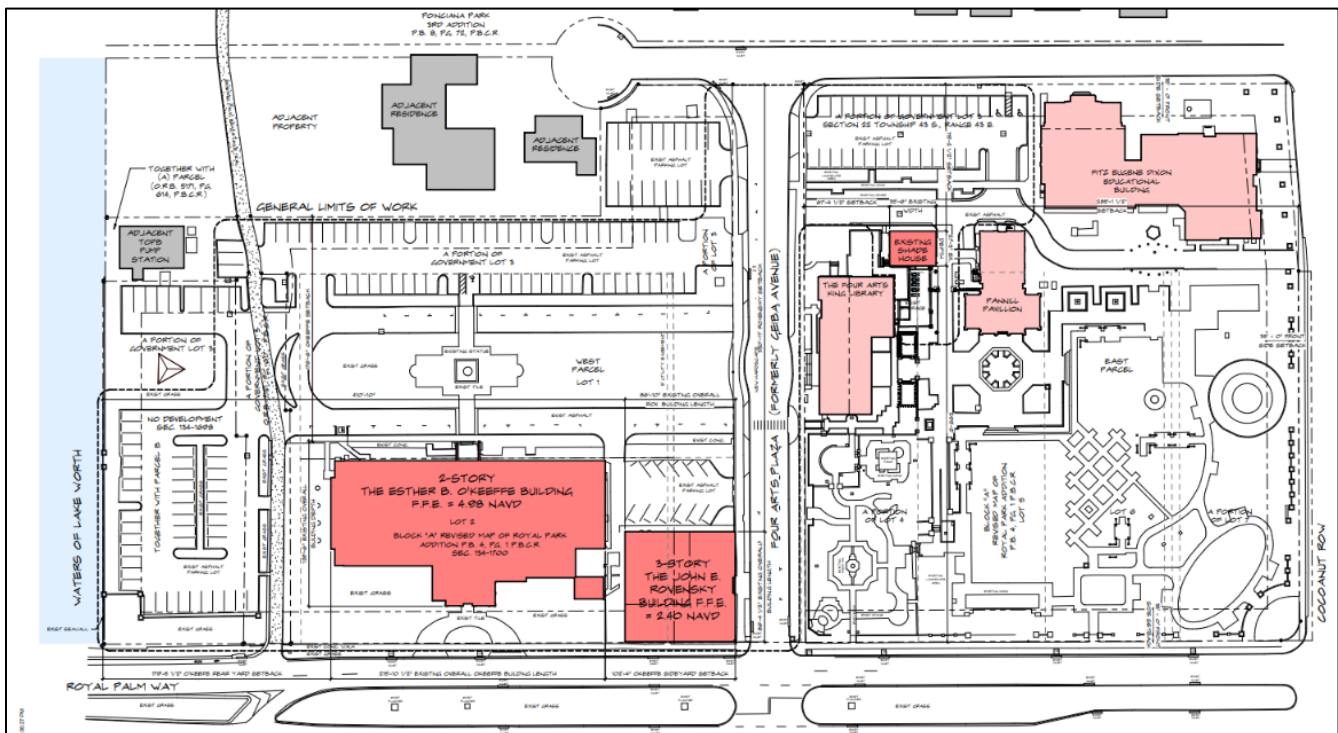
Applicant: Society of the Four Arts Inc.
Professional: Spina Orourke + Partners | Beyer Blinder Belle |
SMI Landscape Architecture
Representative: Harvey E., Oyer III, Shutts & Bowen LLC

HISTORY:

This application was originally presented at the November 13, 2024, TC Development Review meeting, where it was deferred to allow initial review of the project by LPC. At the November 12, 2024, LPC meeting, the project was deferred to the January 22, 2025, meeting to address several items. For the Rovensky building, re-study the scale of the windows and doors to ensure they are subordinate to or match the existing structure, reduce the prominence of the entrance, connection, and pavilion elements, review precedents within the Town, and scale down the third-floor boardroom. For the O'Keefe building, the north arcade's articulation and run was to be re-studied, elements deemed too tall, such as the fly tower and the west addition's roofline, were to be examined, and the southeast corner addition was to be eliminated.

The Society of the Four Arts site has an east and west campus that is bifurcated by the Four Arts Plaza right-of-way. The east campus contains The Dixon Education Building, The King Library, and the Phillip Hulitar Sculpture and Botanical Garden. The west campus contains The Rovensky Building and The Esther B. O'Keefe Gallery Building, surface parking areas, and a portion of the Lake Trail.

In 1979, three buildings (The King Library, The Rovensky Building, and The Esther B. O'Keefe Gallery Building) and two Volk-designed piers at the entrance of Four Arts Plaza were landmarked. Of the three landmarked buildings, the proposal predominantly involves alterations, demolitions and substantial additions to the Rovensky and the O'Keefe buildings.



Existing campus site plan

The Esther B. O’Keeffe Gallery Building

This Mediterranean Revival structure was constructed in 1929. As indicated in the designation report: *“The largest building in the complex is the two-story stuccoed gallery-auditorium. This was originally the Addison Mizner-designed Mediterranean Revival “Club de Montmartre” owned by Colonel Edward R. Bradley. Purchased from the Bradley estate in 1947 the building was renovated by John L. Volk for its present use. The asymmetrical building with multiple roof lines has many distinctive features that add to the integrity of the Mediterranean Revival style...The main north façade entrance designed by John Volk is enhanced by a covered arched portico...The Royal Palm Way entrance designed by Addison Mizner has an arched double doorway of planked wood and wrought iron hardware.”*



The Rovensky Building

This Mediterranean Revival structure was constructed in 1924. As indicated in the designation report: *“The third building in the complex also designed by Addison Mizner is the Rovensky Building, formerly the Embassy Apartments... Its stuccoed exterior is enhanced by sculpted stone blocks on the first level and a belt course with decorative medallions between the first and second story. A wrought iron railing covers the balcony that runs the length of the second story on the south elevation...A low-pitched hipped roof is covered with red barrel tile.”*



A request was previously submitted to the Town in October of 2023, under applications COA-23-049, COA-24-051, ZON-24-004, and ZON-24-011. These applications did not move forward after the initial submission review comments were issued by City staff - largely due to the fact that comprehensive plan amendments and zoning text amendments would be required for the applications to be considered. Shortly thereafter, the Society of the Four Arts applied for and received said amendments from Town Council.

THE PROJECT:

The applicant has submitted plans, entitled "The Society of the Four Arts", as prepared by **Spina Orouke + Partners, Beyer Blinder Belle, and SMI Landscape Architecture**, received by the Town on December 30, 2024.

The applicant is requesting review and approval of the proposed partial demolition, new construction, additions and alterations. The following Special Exceptions, Site Plan review and/or Variances are required to complete the project, and shall be reviewed by Town Council:

SPECIAL EXCEPTION REQUESTS + SITE PLAN REVIEW

1. **SPECIAL EXCEPTION 1:** Sec. 134-1484(3)(1): Three-story building. Only one three-story building is permitted per campus. Additions to existing three-story buildings are permitted provided the addition complies with the requirements of this Division.
2. **SPECIAL EXCEPTION 2:** Sec. 134-1484(4)(4): Building length greater than 150'. Except for any buildings existing on a campus as of the effective date of this ordinance, any new buildings greater than 150' in length shall require Town Council approval for a special exception to allow the O'Keeffe building length to increase from 215'-10" to 282'-0".
3. **SITE PLAN REVIEW:** For additions (including a third floor) and site changes per Sections 134-229, 134-329, and 134-1484.

VARIANCE REQUESTS

1. **VARIANCE #1,** Sec. 134-2176: A variance to reduce the required parking spaces by 81 in order to provide 234 spaces in lieu of the required 315.

The applicant is requesting review and approval of the following scope of work for a Certificate of Appropriateness for the proposed improvements that will be reviewed by the Landmarks Preservation Commission following action by the Town Council:

- O'Keeffe Building: Demolition exceeding 50%, and the construction of a new one- and two-story additions totaling 7,792 SF and renovations to the existing two-story theater building.
- Rovensky Building: Demolition exceeding 50%, and the construction of a new three-story addition totaling 10,356 SF, and renovations to the existing three-story administrative building.
- Demolition of the existing shade structure and construction of a new pavilion.
- Landscape and hardscape modifications.

Site Data			
Zoning District	C-I	Future Land Use	Private Group Use
Lot Size (SF)	334,443 SF (CAMPUS) (7.677 pb acres)	Finished Floor Elevation	8.0' NAVD (O'Keeffe) 8.0' NAVD (Rovensky)
Building Size	Existing (O'Keeffe): 22,565 SF Proposed (O'Keeffe): 30,357 SF Existing (Rovensky): 18,750 SF Proposed (Rovensky): 29,106 SF Existing (Shade House): 1,241 SF Proposed (Shade House): 1,241 SF	Lot Coverage	Existing: 14.8% (49,813 SF) Proposed: 19.5% (65,411 SF) Maximum: 30.0% (100,332 SF)
Crown of Road	5.60' NAVD	Flood Zone	AE 6
Required Parking Spaces	Existing: 274 spaces Required: 315 spaces Provided: 234 spaces <i>Variance required</i>	Overall Landscape Open Space	Existing: 39.9% (133,588 SF) Proposed: 37.7% (126,072 SF) Minimum: 25% (83,610 SF)
O'Keeffe Building		Rovensky Building	
Year Constructed	1929	Year Constructed	1924
Landmark Designation	07/11/79	Landmark Designation	07/11/79
Architect	Addison Mizner John Volk (renovation) Wyeth, King and Johnson (renovation)	Architect	Addison Mizner

Building Length	Existing: 215'-10½" Proposed: 282'-0" Limitation: 150'-0" <i>Special Exception required</i>	Building Length	Existing: 86'-4½" Proposed: 142'-8 ½" Limitation: 150'-0"
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Surrounding Properties / Zoning	
North	Two-story residence / R-B Two-story residence / R-A
South	Five-story office / C-OPI Three-story office / C-OPI
East	Two-story educational facility (Palm Beach Public Elementary) / R-B
West	Intracoastal Waterway

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

On May 15, 2024, the Society of the Four Arts received approval for a privately initiated text amendment to the Future Land Use Element of the Town of Palm Beach Comprehensive Plan (ORD. NO. 005-2024) and Zoning Code (ORD. NO. 006-2024). The amendments provided changes to the Private Group Use text and created a new Zoning district, the Cultural Institution District (CI), necessary to properly correspond to the Future Land Use category of Private Group Use. Ordinances 005-2024 (Comprehensive Plan) and Ordinance 006-2024 (Zoning) had second and final reading on May 15, 2024. The new CI District allows for uses such as museums, cultural institutions, and art institutions, in a campus setting at a scale and intensity intended to primarily serve the needs of Town persons. The subsequent map amendment to the Zoning Map (ORD. NO. 021-2024) changed the zoning for RB Low Density Residential to CI District and amended the Future Land Use Map (ORD. NO. 020-2024) for two parcels within the Four Arts property that currently did not have a Future Land Use designation of Private Group Use was approved on September 11, 2024.

A preliminary review of the project indicates that the proposed **application** appears **consistent** with the **PRIVATE GROUP USE** designation of the Future Land Use Map of the Comprehensive Plan; please consider the following Comprehensive Plan policies that address private group uses, historic preservation and perpetuation of properties of special significance, and the requirement for sufficient roadway capacity along with appropriate levels of service for Town roads:

Future Land Use Element

- 2.3.6 Private Group Use – Intended to provide for low intensity uses such as private clubs, golf and country clubs, public and private schools, houses of worship, museums, and non-commercial recreation-type or cultural uses at a scale and intensity intended to primarily serve the needs of Town persons.
 - a. The designation of a property for Private Group Use on the Future Land Use Plan Map recognizes the current use of the property.
 - b. In limited circumstances, the maximum building height maybe three stories with Town Council approval.

Transportation Element

POLICY 2.2

Prior to the issuance of a development order or permit for new construction or redevelopment, the Town shall make and record a determination that:

- 2.2a The project provides for safe and convenient on-site traffic flow and vehicular parking. Consider needed motorized and non-motorized vehicle parking commensurate with the requirements of the Town's land development regulations; and,
- 2.2b The traffic generation of the project will not reduce the level of service on roadways in the Town to a level of service category lower than that established in this Plan.

Historic Preservation Element

GOAL

PRESERVE, PROTECT AND ENHANCE THE HISTORIC AND PREHISTORIC RESOURCES OF THE TOWN. THE TOWN SHALL PROTECT THE VISUAL APPEARANCE OF PALM BEACH THROUGH THE PERPETUATION OF PROPERTIES OF SPECIAL NOTABLE AESTHETIC, ARCHITECTURAL AND HISTORICAL SIGNIFICANCE.

STAFF ANALYSIS:

The existing arts campus is a 7.6 acres waterfront site and situated on the southeast intersection of Royal Palm Way and Cocoanut Row a prominent location along one of the main gateways to the Town of Palm Beach. As discussed in the history section of this memorandum, the site has an east and west campus bifurcated by the Four Arts Plaza right-of-way. The east campus contains the Dixon Education Building, the King Library, and the Phillip Hulitar Sculpture and Botanical Garden. The west campus contains the Rovensky Building and the Esther B. O’Keeffe Gallery Building.

Three buildings (King Library, Rovensky Building, and Esther B. O’Keeffe Gallery Building) and two Volk-designed piers at the entrance of Four Arts Plaza were landmarked. Of the three landmarked buildings, the proposal impacts Rovensky and O’Keeffe Gallery buildings. Improvements are also proposed to the non-landmarked shade structure. The application includes substantial demolitions, renovations, and additions that will provide a significant increase in square footage. New one- and two-story additions are proposed for the existing two-story theater building (O’Keeffe) totaling 7,792 SF in floor area, and a new three-story addition is proposed adjacent to the existing three-story administrative building (Rovensky) totaling 10,356 SF of new floor area. In all, 15,598 SF of new footprints to the campus will occur bringing the total lot coverage of the campus up from 14.8% (49,813 SF) to 19.5% (65,411 SF), which is still 10% below the maximum lot coverage allowed of 30% (100,332 SF).

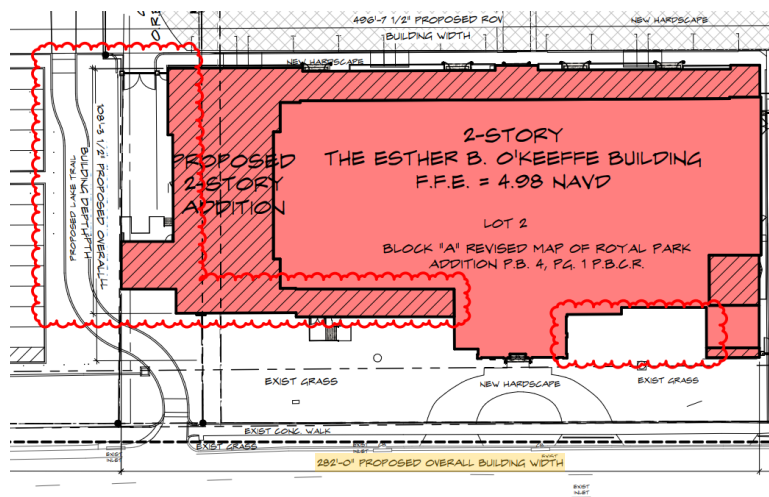
Additionally, the Lake Trail right-of-way bifurcates the west campus. The subject application seeks to abandon this easement to reconfigure the pedestrian path. The formal abandonment and new dedication will be processed separately, however, is it recommended that it be discussed during the site plan review since it impacts the proposed configuration of the site (and possibly additional parking space loss). Also, the applicant has provided a preliminary master sign program to provide

a comprehensive way finding signage program apt for a campus-like setting. More specificity and design details regarding the proposed signage sizes, fonts, materials, and colors is needed to render a final decision. Therefore, it is recommended that a more detailed master sign program return to LPC at a later date for review.

SPECIAL EXCEPTION, SITE PLAN REVIEW AND VARIANCE REQUESTS

As it pertains to the **Special Exception #1**, for a maximum building height of 3-stories in the C-I district, there are several buildings two-stories and higher in the immediate vicinity that can justify the granting as the approval would not necessarily be incongruous with the height of surrounding area. South of the property, across Royal Palm Way, there are three- and four-story office buildings. East of the property, across Cocconut Row, there is a two-story educational facility (Palm Beach Public Elementary). Based on the feedback received from LPC at the November 20th meeting, several revisions were made to the design of the Rovensky building addition. These changes are discussed in the 'HISTORIC PRESERVATION' analysis section of this memorandum. The newly adopted C-I Cultural Institution district provides that no three-story buildings, or portion thereof, shall be permitted within 150'-0" of a single-family use or single-family residential zoning district in an effort to further minimize the impact of the height and mass of three-story structures. The proposed new three-story building (addition) measures over 200' from the closest single-family use to the north.

The applicant is seeking **Special Exception #2** to allow for building lengths greater than 150'-0". Except for any buildings existing on a campus as of the effective date of this ordinance, any new buildings greater than 150'-0" in length shall require Town Council approval for a special exception. The existing O'Keeffe building measures 215'-10½". The proposed additions will extend that length to 282'-0", along Royal Palm Way, requiring Town Council approval. Based on the feedback received from LPC at the November 20th meeting, several revisions were made to the design of the O'Keeffe building additions. These changes are discussed in the 'HISTORIC PRESERVATION' analysis section of this memorandum.



The existing Rovensky building measures 86'-4½" in length. The proposed new three-story addition along Four Arts Plaza will extend that length to 144'-8½" which does not require Town Council Special Exception review and approval as it applies to the total building length.

Variance #1 is to reduce the required parking spaces. Currently, the campus as a whole

accommodates parking for 274 vehicles, which is nonconforming as it pertains to the required parking for the uses. The existing theater accommodates 714 seats which requires 179 parking spaces (1 parking space for every 4 seats). The existing 17,035 square-foot professional office use area requires 68 parking spaces (1 parking space per 250 square feet). The 5,525 square foot museum use area requires 11 parking spaces (1 parking space per 500 square feet). The library encompasses 4,812 square feet which requires 10 parking spaces (1 parking space per 500 square feet). The total required parking for the existing campus is 268 parking spaces.

The proposed development program will increase the square footage of the office and library of the Rovensky building, while eliminating an existing 12-space surface parking lot directly. The new three-story addition will encompass 10,356 SF of new floor area. The footprint of this addition will occupy the previously mentioned surface parking area.

In the O’Keeffe building, the office and museum square footage will increase. The theater capacity will also be reduced to 656 seats. Therefore, the required parking is summarized below:

- Theater: 656 seats (1 parking space per 4 seats), requires 164 parking spaces
- Professional Office: 31,114 square feet (1 parking space per 250 square feet), requires 125 parking spaces
- Museum: 5,002 square feet (1 parking space per 500 square feet), requires 10 parking spaces
- Library: 7,886 square feet (1 parking space per 500 square feet), requires 16 parking spaces
- **Total Required Parking: 315 spaces**

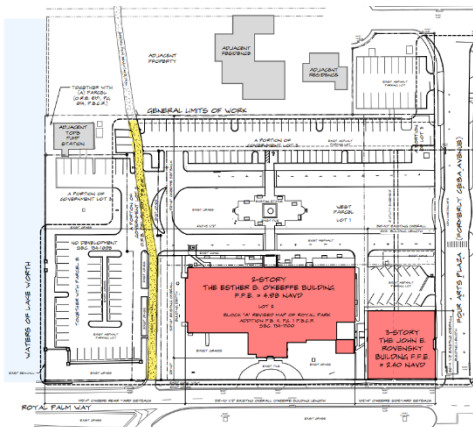
The variance request currently seeks to reduce the parking to 234 spaces, representing a reduction of 81 spaces (26%). A parking study by Kimley Horn was submitted that presents parking demand for visitors and employees. The study concludes that *“Accounting for variations in time-of-day demand for uses on site, the peak parking needs for the campus are anticipated to be approximately 232 spaces during the weekday peak period in which the theater is in use. Therefore, the parking needs for the site are anticipated to be met.”*

The Town’s code does not offer alternate parking requirements based on parking demand calculations.

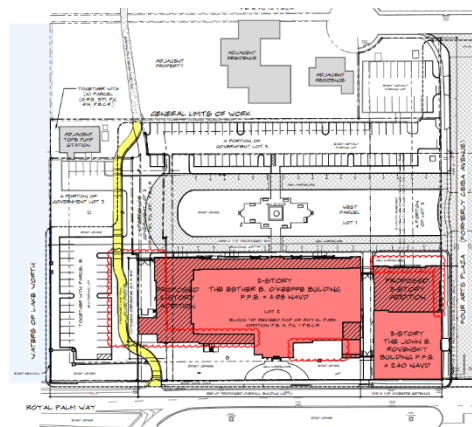
LAKE TRAIL

As previously mentioned, the existing Lake Trail right-of-way traverses the west campus towards the western side of the site. To accommodate the proposed additions to the O’Keeffe building, the application seeks to abandon this easement to reconfigure the pedestrian path slightly to the west. The formal abandonment and new dedication will be processed separately, however, is it recommended that it be discussed during the site plan review since it impacts the proposed configuration of the site (and possibly additional parking space loss). A general consensus for the direction of the application as it pertains to the relocation of the Lake Trail would be appropriate.

Existing Trail



Proposed Trail



HISTORIC PRESERVATION

The Society of the Four Arts is an important resource to the Town of Palm Beach and the buildings that they are stewards of, are highly significant Landmarked structures that represent both the history and the architecture of the Town. Located at one of the main entry/exit points to Palm Beach, the landmarked O’Keeffe and Rovensky Buildings provide the first and last example of the Town’s early architecture and history to all using the Royal Park Bridge. The significance of these Town of Palm Beach landmarks warrants that extreme care should be taken to preserve the structures and respect their architecture and history.

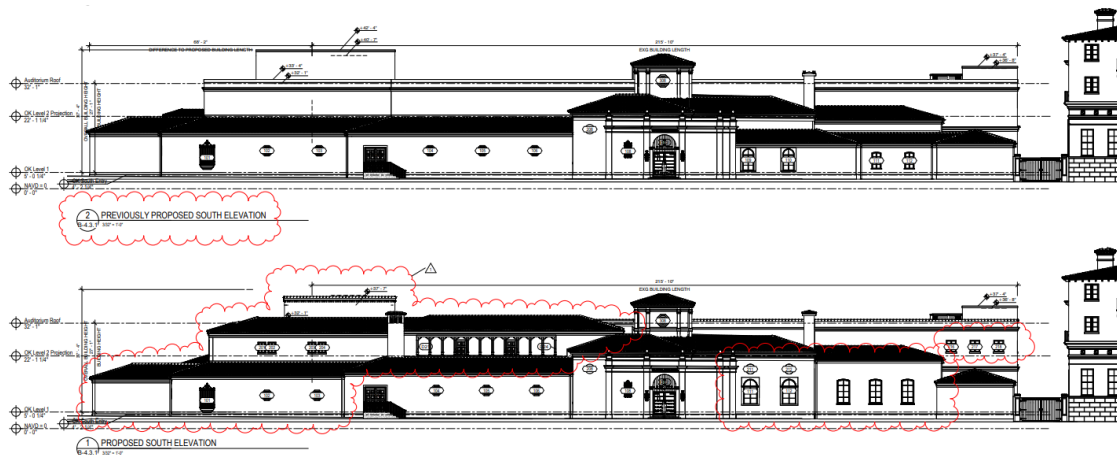
O’Keeffe Building

With the previous design, there were concerns that the proposed alterations and additions to the O’Keeffe Building could negatively affect the architectural and historic character of the building. The previous design enveloped the north, west and south facades of the O’Keeffe Building, significantly impacting the Addison Mizner designed structure. The previous proposal was particularly impactful to the south façade which fronts Royal Palm Way. A visible gateway to the Town that will, as proposed, have more structure and less greenspace adjacent to Royal Palm Way.

While there have been additions and alterations over the years, the essence of Mizner’s design has remained, especially on the south façade. The additions and alterations by other prominent Palm Beach architects, John Volk in 1947 and Wyeth, King and Johnson in 1957, respected the importance of Mizner’s design for the south façade and did not significantly alter its design or massing. Additions were set back from the main façade or located on other facades. From a historic preservation perspective, additions to the O’Keeffe Building should be designed to not obstruct the Mizner design, should read as additions, and complement the original design while not overwhelming it. If additional space is needed, the west façade would be the best one to explore for such opportunities since little to no architectural details exist on that façade. The north elevation modifications are more restrained. Since the north elevation was long considered more of a rear façade from a hierarchy standpoint, it is a more acceptable place for additions.

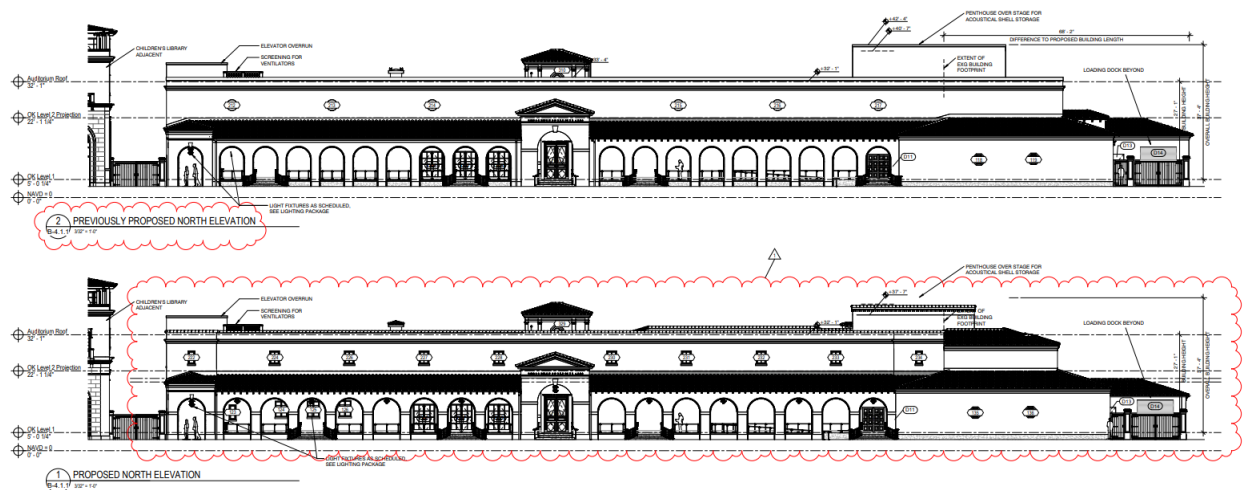
At the November 12, 2024, LPC meeting, the project was deferred to the January 22, 2025, meeting to re-study the north arcade’s articulation, examine elements deemed too tall, such as the fly tower and the west addition’s roofline, and to eliminate the southeast corner addition.

In response to LPC’s comments, the applicant has made several design changes that are summarized in their memorandum (dated December 22, 2024), included as an attachment.



South Elevation – Summary of Revisions:

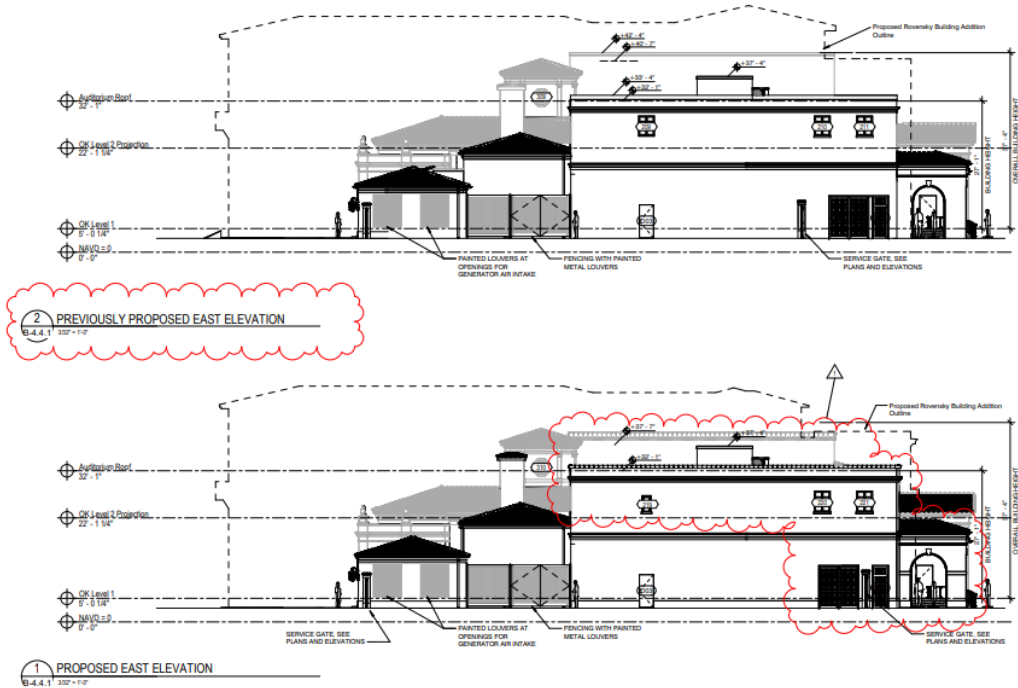
- Window trim color lightened to off-white pending paint analysis, with verdigris accent color for doors and specialty windows.
- Southeast addition (1,026 GSF) now removed from proposal, Mizner’s southeast windows in this location to be rebuilt according to original drawings.
- Revised to cascade the eave lines of the one-story roofs of the southwest additions down progressively moving westward.
- Second-story parapet replaced with tile roof; chimney, four windows, and an 11-bay open-air loggia integrated. Three windows are now also provided on the second-floor southeast corner (matching the original location in elevation).
- The 11-bay open-air loggia is integrated into the south façade design, centered over octagonal windows, using the reference of Mizner’s open-air loggias for the Embassy Club for the piers and brackets. The roof over this zone has its own massing, elevated with offset eaves and a hipped roof to read separately from the western expansion. Ornamental (nonfunctioning doors) were added to the back wall of the loggia.
- The 1st-floor plane break offset doubled to 2 feet (from 1 foot).
- The extent of westward expansion was reduced by 3 feet.
- Acoustical Penthouse: Height is reduced by 2 feet, and width is reduced by 7 feet.
- Acoustical Penthouse: Crenelated corbeling and barrel tile cap detail added to provide traditional scale and color.
- Groupings of windows to the west are tied together with common sills and centered over octagonal windows below.
- The additions do not touch Mizner’s tower.



North Elevation – Summary of Revisions:

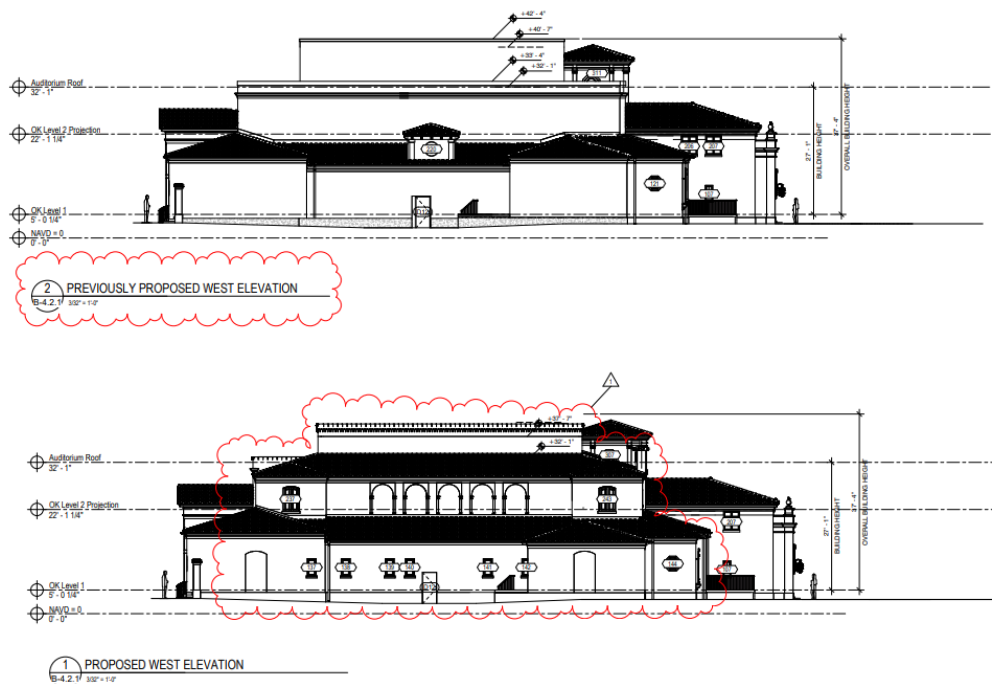
- Reduced the number of arches from 9 to 8 arches on each side, arches enlarged, stucco capitals added to piers to more closely match Volk portico. Stucco cornices were replaced with sloped rafter tails to reduce monumentality
- Four existing window openings are retained on the first floor.
- All new second-floor windows changed to square openings. In addition, projecting towers “bookend” a fully symmetrical façade with a parapet. Parapet façade reduced in length.
- Eastern stairs moved one bay west, terminates on existing window opening (slightly off-

- center).
- Arcade ceilings were sloped with Mediterranean Revival pendants.



East Elevation – Summary of Revisions:

- Relocation of the service gate.
- Reduction in the size of one of the second-story windows.



West Elevation – Summary of Revisions:

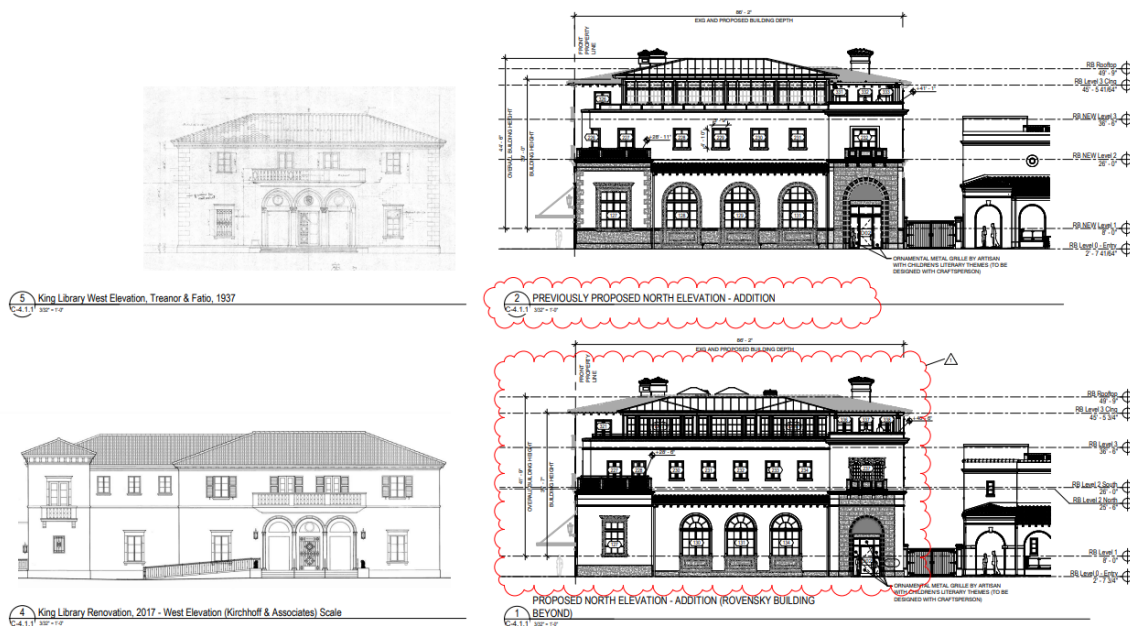
- Second-story hipped pavilions, shuttered windows, and blind arches refer to Mizner and Volk's historic elevation, stair dormer removed (and stair replanned).
- Blind arches more closely spaced.
- Blind niches at the first story make reference to the openings once there.

Rovensky Building

The previous design for the proposed addition to the Rovensky Building was sited in an appropriate manner, but the height and exterior details of the addition detracted from the landmarked structure. Additions to historic structures should not overwhelm original elements and massing and should read as secondary to the historic portion. As previously designed, the Rovensky Building appeared subservient to the proposed addition. This three-story addition was most visible from the east and north elevations. The connector piece could benefit from further refinement. Modifications to the Rovensky building were also proposed such as window spacing and rhythm as well as the addition of a tiled sloped roof on the west façade.

At the November 12, 2024, LPC meeting, the project was deferred to the January 22, 2025, meeting to re-study the scale of the windows and doors to ensure they are subordinate to or match the existing structure, reduce the prominence of the entrance, connection, and pavilion elements, review precedents within the Town, and scale down the third-floor boardroom.

In response to LPC's comments, the applicant has made several design changes that are summarized in their memorandum (dated December 22, 2024), included as an attachment.

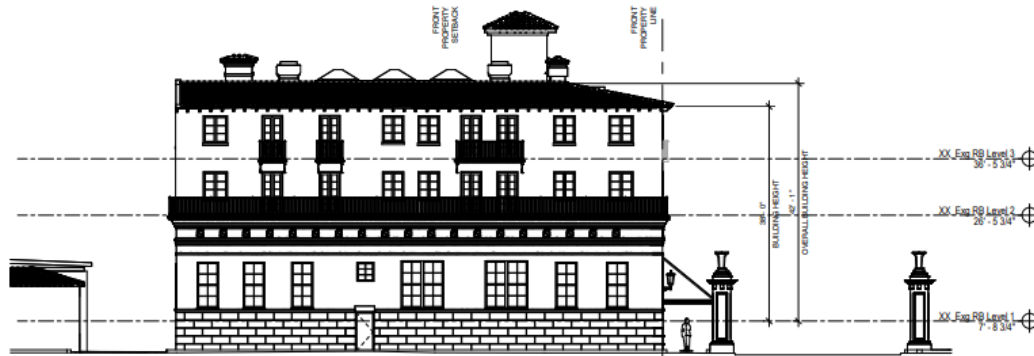




North and East Elevations – Summary of Revisions:

- All openings and details have been revised/reduced in scale to reduce overall reading.
- Hyphen has been made much quieter visually, the first-floor cornice made simpler and lower. Arched windows removed from east elevation.
- The northeast pavilion windows are now smaller, more similar to King Library windows.
- The second-floor typical windows match the existing building, increased in number (for spacing more consistent with the existing building).
- The second-floor north wall moved south by 3 feet.
- The northwest tower windows were changed to grouped arched.
- The water table is now removed, arched openings removed on the east elevation and reduced on the north.
- The north arches match the height of those on the King Library.
- The entry arch is significantly smaller.
- A small door for children has been added next to the main entry/egress door.
- Ornamental grillwork will cover the entire storefront.
- The amount of stone reduced in favor of stucco; the tall water table and quoining now removed.
- The proposed board room pavilion roof ridge was lowered by 3 feet and is now to be under height of existing roof. Pavilion eaves were lowered by 18" to match the existing building.
- The pavilion metal roof and storefront below were changed from dull bronze color copper to verdigris pre-patinated copper.
- Pavilion massing broken into multiple elements, massing revised, all details revised. The entire board room massing shifted south by 5 feet and the ridge is now centered on building east elevation. Eaves converted from integrated gutter and broad standing seam fascia to

- finer soffits (12" overhang) plus half-round copper gutter.
- Small windows were removed.
- Corner window was removed.

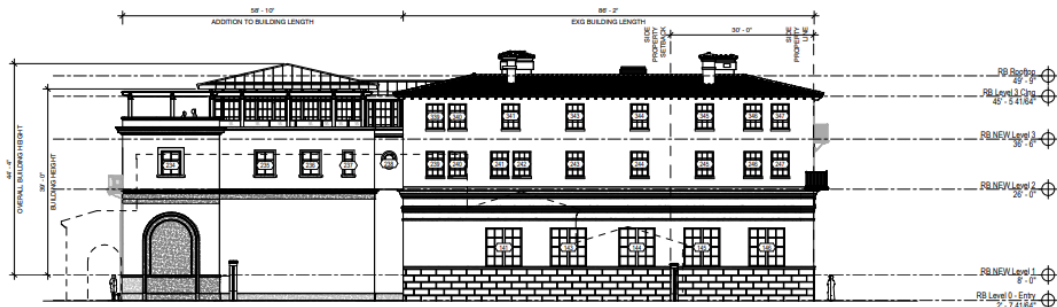


2 EXISTING SOUTH ELEVATION
C-4.3.0 332'-1/2"

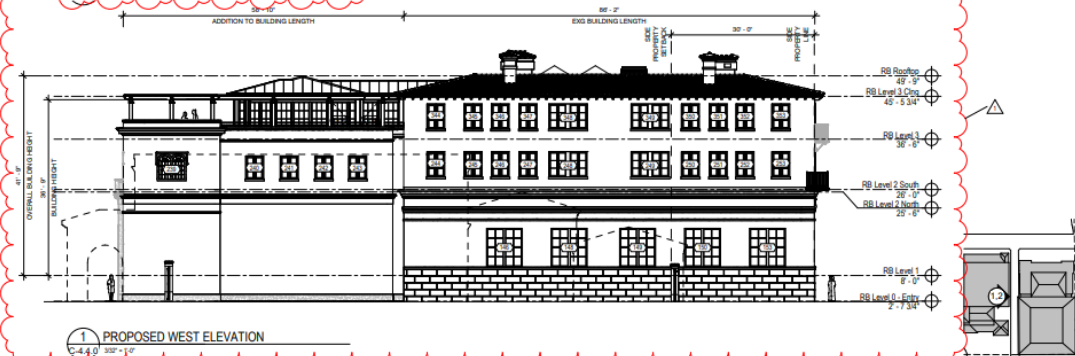


1 PROPOSED SOUTH ELEVATION (NO SIG. CHANGE FROM PREVIOUS)
C-4.3.0 332'-1/2"

South Elevation – No Significant Changes



2 PREVIOUSLY PROPOSED WEST ELEVATION
C-4.4.0 100'-0"



1 PROPOSED WEST ELEVATION
C-4.4.0 100'-0"

West Elevation – Summary of Revisions:

- All 2nd and 3rd story windows to now be kept. Four additional windows to be added.

Roof: Skylights proposed over 3rd floor elevator lobby.

Shade House



The existing shade house/storage building is not landmarked. The proposed alterations and additions will be in keeping with nearby architecture and will not negatively affect the landmarked structures on the campus. One concern is the increase in size which blocks more of the view to the King Library.

Overall, the materials that have been selected for use on the new construction are suitable in terms of stucco, stone, wrought iron and true barrel tile. Windows are primarily proposed to be aluminum CGI-estate series or similar. It is the encapsulation of the original historic buildings and the significant amount of material loss, as proposed, that brings pause and concern for genuine preservation principals.

No revisions were made to the design presented at the November 20th LPC meeting.

TRAFFIC REVIEW

The applicant has submitted a Traffic Impact Evaluation, completed by Kimley Horn. The Corradino Group has performed three (3) rounds of peer review.

The Comprehensive Plan provides for the various Levels of Service within the Town, and the Transportation Levels of Service are found in the Transportation Element. Chapter 30, Consistency and Concurrency Management Systems, codify these Levels of Service and require the identified Levels of Service for transportation (traffic), sanitary sewer, solid waste, drainage, potable water, and recreation / open space. In the case of transportation (traffic) concurrency, commercial redevelopment is exempt from concurrency determinations if there is no increase in the intensity of use of the property from that prior to redevelopment (Chapter 30, Section 30-74(a)(2)). Intensity of use is defined in Chapter 134, Section 134-172(4)(b) as “including, but not limited to, increased tenant square footage, increased seating, increased off-street parking demand, and increased hours of operation of a special exception use.” As this Application appears to be meeting one or more of the listed intensities of use details found in 134-172(4)(b), this project is not exempt from traffic concurrency.

Simply stated, Chapter 30 provides the review process for development projects. This Application must comply with Chapter 30, as it is not exempt from the process. The segment of Royal Palm Way adjacent to the Society of the Four Arts property has a Level of Service designation of “D”. Knowing this, the question is whether the proposed changes place more vehicles into the available capacity of the roadway to a point that the existing Level of Service “D” would worsen to a Level of Service “E” or “F”? And if the introduction of additional vehicles into the available capacity of the roadway negatively affects the Level of Service to a lower designation, the Applicant must participate in the Proportionate Fair Share Program with the Town, required by and in a manner consistent with Florida Statute 163.3180.

CONCLUSION:

Approval, approval with conditions, or denial of the project will require multiple motions to be made by the Town Council. There are:

- two (2) separate Special Exception requests; and
- one (1) Site Plan Review; and
- one (1) Variance request.
- one (or more) Declaration of Use Agreement(s).

All of the requests can be approved or denied in whole, partially or individually.

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) separate motion to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.

WRB: JGM: JHD: FHM: ALF