

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



January 9, 2023

Landmarks Preservation Committee
Town of Palm Beach
360 S. County Road
Palm Beach, FL 33480

Subject: **Re: COA-23-010 N COUNTY RD_NTP_FEB23**
CERTIFICATE OF APPROPRIATENESS - LETTER OF INTENT (COA: 23-010)
NORTH COUNTY ROAD (WELLS ROAD TO MIRAFLORES DRIVE)

To Whom it May Concern:

Chen Moore and Associates (CMA) is pleased to submit the attached Development Review Application (File Number COA: 23-010) for the roadway and drainage improvements on North County Road from Wells Road to Miraflores Drive. The following is a description of the project and related documentation.

Project Background

There are several concerns along North County Road between Wells Road and Miraflores Drive that have been identified in past communications from residents and stakeholders including: poor drainage, limited sight distance for traffic exiting Canterbury Lane, and sod in the median that is routinely subject to damage and rutting from traffic. The ongoing utility undergrounding project is scheduled to construct facilities to accommodate the electrical power infrastructure in this segment of the North County Road corridor in the Summer of 2023. The Public Works Department has identified this time as an opportunity to concurrently address the existing issues with roadway and drainage improvements.

In consideration that the tree canopy in this location has been designated as an official Landmark within the Town, this application for a Certificate of Appropriateness is to ensure the proposed infrastructure improvements are visually compatible with the existing environment as related to the Landmarks Preservation Commission identified in Section 54-122 of the Town's Code of Ordinances.

Proposed Improvements - Drainage

Upon review of existing conditions and topographic survey, current ponding is due to either a lack of drainage inlets or portions of the road that are too flat. The proposed improvements consist of rebuilding the profile and typical section of the road to provide additional slope on the pavement, constructing curb and gutter along the edges of the pavement, and installing new drainage inlets to capture excess runoff.

Proposed Improvements – Traffic Safety

After meeting in the field with residents of Canterbury Lane, it was clearly identified that there is insufficient visibility for vehicles to make a left turn onto the southbound lane of North County Road. To address this concern, the alignment of the north bound lane is being shifted to the west before and after Canterbury Lane to allow vehicles entering the roadway to have better visibility of oncoming traffic.

Proposed Improvements – Aesthetics, Resilience, and Sustainability

In addition to addressing the drainage and traffic safety issues, the proposed improvements include elements that improve the aesthetics, resilience, and sustainability of the corridor and infrastructure. To improve the aesthetics of the corridor by reducing the occurrence of rutting in the existing median, the proposed design will include the installation of a mountable Type A concrete curb along the perimeter of each grassed median to protect the grass from traffic. This change will also allow for the height of the turf to be raised approximately 6-inches and a stabilizing and well-draining material will be constructed below the sod to further limit the potential for rutting if traffic does enter the median.

To improve resilience of the finished roadway and to avoid damage to existing roots that are under the pavement, the proposed improvements are to construct the new roadway on-top of the existing roadway. This will provide additional protection from a higher water table environment that may occur in the future due to sea level rise and will also limit the impacts to the existing roots for trees that make up the historic canopy. To improve aesthetics while also providing a sustainable design, the proposed improvements reduce the area of asphalt pavement as compared with the existing condition which increases green space and opportunities for infiltration of runoff on the additional pervious area. As an additional measure to protect the existing trees, a series of Critical Root Zone maps defined by a Certified Arborist have been included in the construction drawings to identify areas where the Contractor will need to avoid damage to existing root systems to the greatest extent possible.

Enclosed Application Documents

The attached Development Review Application is intended to include all information identified as required in the Development Review Checklist. Because the proposed improvements are to an existing roadway and not to a specific structure, there are likely some differences in the format of the documents as compared with more typical submittals. As an example, with respect to Section I – Landscape and Hardscape, the only new landscape proposed is sod while the hardscaping is asphalt pavement and concrete curbing. In addition, for the Staging and Truck Logistics Plan it is anticipated the Contractor will perform the work under road closures and stage all equipment within the right of way.

Considering the unique conditions of this project, it is understandable that there will be questions or concerns regarding the application package or the project in general. Please do not hesitate to reach out to me at any time via cell phone at 561-329-1797 and by email at bwhitfield@chenmoore.com.

Respectfully submitted,

Brent Whitfield, PE
Director
Chen Moore and Associates

Attachments: Development Review Application for Landmarks Preservation Commission