



LANDMARKS PRESERVATION COMMISSION MEETING

TOWN OF PALM BEACH

JULY 16, 2025

9:30 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

Brittain Damgard, Chair
Kim Coleman, Vice Chair
Jacqueline Albarran, Member
Julie Herzig Desnick, Member
Anne Fairfax, Member
Alex Hufty Griswold, Member
Alexander Ives, Member
Catherine Brooker, Alternate Member
Henry Ittleson, Alternate Member
Jane Lindsay-Scott, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the June 18, 2025, Landmark Preservation Commission Meeting

APPROVAL OF CONSENT AGENDA

2. COA-25-0018 134 EL VEDADO RD. The applicant, Elizabeth and Jeffrey Leeds, have filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for additions and alterations to an existing two-story Landmarked residence and accessory structures, including window, door and roof replacement, modifications to opening sizes, demolition of rear porch, construction of an enclosed rear addition, addition of covered rear terrace, covered walkway and second floor addition to tennis house, and landscape and hardscape modifications. These plans were previously approved by LPC in 2023. Additionally, requesting the construction of a front wall with new vehicular driveway gates. Town Council previously granted zoning relief/approval as it pertains to the wall and gates.
3. HSB-25-0007 141 AUSTRALIAN AVE. The property owner, Gregory Pamel (SKA Architect & Planner, Design Representative), has filed an application requesting review and approval of exterior alterations, including new windows and doors and replacement of exterior vinyl siding with shake for both the primary and accessory structures that are designated HSBs, elevation of accessory structure and associated hardscape/landscape modifications.
4. ZON-25-0039 262 SUNSET AVE – FLOODPLAIN VARIANCE The applicant, James M. Crowley, Esq., has filed an application requesting a variance from the floodplain requirement from Chapter

50, Floods, to maintain the existing buildings at a finished floor elevation below current FEMA requirement, associated with the renovation of two (2) landmarked buildings (approved per COA-25-0004 (ZON-25-0006) at the May 21, 2025, LPC meeting).

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

5. OFFICIALS

6. STAFF

6.1 Administrative Review Monthly Update

7. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: [Submit a written comment](#) [Register to comment virtually](#)

UNFINISHED BUSINESS

8. COA-25-0009 (ZON-25-0026) 1200 S OCEAN BLVD (COMBO). The applicant, Dustin Mizell with Environment Design Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new padel court, requiring a special exception, and associated exterior alterations, landscape, and hardscape modifications for the landmarked property. Town Council shall review the application as it pertains to zoning relief/approval.

NEW BUSINESS

9. COA-25-0013 (ZON-25-0034) 215 EL BRAVO WAY (COMBO) The property owner, 215 El Bravo Trust (Maura Ziska, Trustee), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations, selective demolition, and additions including window and door replacement, roof replacement, reconstruction and extension of the two-story west wing, second-floor addition to the existing one-story garage, one-story additions, installation of a pergola, as well as new landscape and hardscape improvements including a new pool, requiring a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing buildings at a finished floor elevation below the current FEMA requirement, and requiring variances to reduce the rear (north) yard setback, reduce the side (west) yard setback, and exceed the maximum lot coverage permitted for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
10. COA-25-0014 322 CLARKE AVE. The property owner, 322 CLARKE AVENUE LLC (Smith and Moore Architects, Design Representative), has filed an application requesting a Certificate of Appropriateness for exterior alterations, including demolition of a non-original portico entry and construction of a new covered entry feature for the landmarked property.
11. COA-25-0015 140 SEASPRAY AVE. The property owner, KPNC Trust (Karen Kiehl, Trustee), has filed an application requesting a Certificate of Appropriateness for exterior alterations including window and door replacement, installation of a new pergola, as well as landscape and hardscape improvements including a new pool for the landmarked property containing a main residence and pool house.
12. COA-25-0017 (ZON-25-0035) 1221 N LAKE WAY (COMBO) The property owner, 1221 NLW LLC (Maura Ziska, Authorized Representative), has filed an application requesting a Certificate of

Appropriateness to demolish the existing pool on west side of the property, demolish an existing fountain on the south side of the property, and construct a new pool on the south side of the property, requiring variances to reduce the south (side) yard setback, and increase the distance between the pool water's edge and the pool equipment. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

13. COA-25-0021 (ZON-25-0038) 360 SEASPRAY AVE (COMBO) The applicant, Erik Broberg with SKA Architect + Planner, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new detached aluminum carport requiring variances for setbacks, angle of vision, lot coverage, and cubic content ratio (CCR) for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
14. HSB-25-0006 (ZON-25-0040) 259 QUEENS LANE (COMBO) The property owner, Lisa and Simon Van Den Born (Smith Kellogg, Design Professional), has filed an application requesting review and approval of exterior alterations including one-story additions, window and door replacement, installation of new trellis, as well as landscape and hardscape improvements, requiring a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below the current FEMA requirement, and requiring a Special Exception with Site Plan Review due to the significant renovation (demolition of more than 50% of the building) to re-vest development on the non-conforming lots, for this historically significant building. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
15. LPCS-25-0301 2275 S OCEAN BLVD (THE REEF CONDOMINIUM) The applicant, Jose Ramirez with Nievera Williams Design, has filed an application requesting a Certificate of Appropriateness to resurface the existing drive aisles and parking lots with pavers for the landmarked property.

ANY OTHER BUSINESS

16. Incentives Discussion

MEETING SCHEDULE

17. The next meeting is on Wednesday, August 20, 2025.

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, they will need to ensure that a verbatim record of the proceedings is made for such purposes, which shall include the testimony and evidence upon which the appeal is to be based.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.