



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION
360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

JULY 17, 2024
9:30 AM

For information regarding this agenda and the procedures for public participation at Town Council Meetings, please refer to the end of this agenda.

I. **CALL TO ORDER**

II. **ROLL CALL**

Sue Patterson, Chair
Brittain Damgard, Vice Chair
Jacqueline Albarran, Member
Anne Fairfax, Member
Julie Herzig Desnick, Member
Alex Hufty Griswold, Member
Alexander Ives, Member
Anne G. Metzger, Alternate Member
Catherine Brooker, Alternate Member
Laura Rose, Alternate Member

III. **PLEDGE OF ALLEGIANCE**

IV. **APPROVAL OF MINUTES**

A. **Minutes of the Landmarks Preservation Commission Meeting of
June 21, 2024**

V. **APPROVAL OF THE AGENDA**

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO
TESTIFY**

VII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

A. Administrative Review Monthly Update

VIII. COMMENTS OF DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

IX. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)

X. PROJECT REVIEW

A. AD VALOREM TAX EXEMPTION

1. **LTA-24-0001 1 S COUNTY RD (TAX EXEMPTION) – THE BREAKERS** The applicant, Breakers Palm Beach Inc., has filed an application requesting a Historic Preservation Ad Valorem Tax Exemption for the internal courtyard, a conservatory addition at the westend of the Breakers courtyard and adjacent to the hotel's lobby and occupying the location of the existing lobby's exterior terrace, two (2) covered pavilions, two (2) support structures, a service elevator, and partial window and door replacement (APPROVED PER COA-24-013 AT THE APRIL 17, 2024, LPC MEETING)

B. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-24-0002 (ZON-24-0009) 195 VIA DEL MAR (COMBO)** The applicant, Guy Rabideau (Trustee of the 195 Via Del Mar Trust), has filed an application requesting a Certificate of Appropriateness for the review and approval for the construction of a second-story addition, window and door replacement, vehicular and pedestrian gates, and hardscape and landscape modifications which requires one (1) variance to reduce the minimum driveway area in front of the vehicular gate fronting South County Road. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

C. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-24-0003 214 BRAZILIAN AVE (UNIT 212)** The applicant, Jaime Torres-Cruz with Fairfax & Sammons, has filed an application requesting a Certificate of Appropriateness for the review and approval of modifications to an existing retail storefront (Unit 212) to install a new storefront window and door system.
2. **COA-24-0004 (ZON-24-0029) 134 SEABREEZE AVE (COMBO)** The applicant, Jaime Torres-Cruz with Fairfax & Sammons, has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior modifications including removal of existing loggia and construction of a new loggia, window and door replacement, awning replacement, and addition of a new bay window which requires four (4) variances to reduce the side yard setback, increase the lot coverage, exceed the allowable cubic content ratio (CCR), and reduce the landscape

open space. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

3. **COA-24-0005 (ZON-24-0019) 1 S COUNTY RD (COMBO) – THE BREAKERS** The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness review and approval for site changes including the modifications to the main entrance to the hotel and the porte-cochere arrival area with Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning approval.
4. **COA-24-0007 1100 S OCEAN BLVD (MAR-A-LAGO)** The applicant, Shawn McCabe on behalf of Mar-a-Lago Club Inc., has filed an application requesting a Certificate of Appropriateness for the review and approval of a revised landscape plan to comply with a condition of approval of COA-23-001.

D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS - NONE

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **HSB-24-0003 (ZON-24-0022) 346 SEASPRAY AVE (COMBO)** The applicant, Rafael Portuondo with Portuondo-Perotti, has filed an application requesting approval for the review and approval of exterior modifications including revised railing designs, removal of shutters, hardscape and landscape changes, site wall revisions, and relocation of mechanical equipment which requires two (2) variances to reduce the side yard setback to accommodate mechanical equipment and exceed the maximum allowable site wall height in the side yard. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XII. NEXT MEETING DATE: Wednesday, August 21, 2024, at 9:30 AM

XIII. ADJOURNMENT

PLEASE TAKE NOTE:

Note 1: Live meeting audio is available on the Town's website at www.townofpalmbeach.com. To listen to the live stream, please visit the Meeting Audio page and select the "In Progress" or "Click Here to Listen" button.

Note 2: In-person or virtual Public Comment is limited to three minutes and must be preceded by your name and address for the record. Alternative public comment is also welcome for Town Council Meetings via four methods:

- To make a public comment virtually (for Town Council Meetings Only), email request to publiccomment@townofpalmbeach.com, and identify desired agenda item(s) to be addressed.
- Written public comment submittals should be sent to

publiccomment@townofpalmbeach.com,

- Direct written entry into the public meeting record through the eComment portal, or
- Mail or In-person submittal of written document to the Town Clerk's Office at Town Hall no later than the Friday prior to the meeting.

Note 3: As a public business meeting, the chair retains the right to limit discussion on any issue.

Note 4: If a person decides to appeal any decision made with respect to any matter considered at this meeting, he/she/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.

Note 5: Disabled persons needing accommodations to participate in this meeting are requested to call the Clerk's Office at (561) 838-5416 at least one day prior to the meeting.

PROCEDURES FOR PUBLIC PARTICIPATION

Citizens desiring to address the Town Council should proceed toward the public microphones when the applicable agenda item is being considered to enable the Town Council President to acknowledge you.

PUBLIC HEARINGS: Any citizen is entitled to be heard on an official agenda item under the section entitled "Public Hearings," subject to the three minute limitation.

COMMUNICATIONS FROM CITIZENS: Any citizen is entitled to be heard concerning any matter under the section entitled "Communications from Citizens," subject to the three minute limitation. The public also has the opportunity to speak to any item listed on the agenda, including the consent agenda, at the time the agenda item comes up for discussion.

OTHER AGENDA ITEMS: Any citizen is entitled to be heard on any official agenda item when the Town Council calls for public comments, subject to the three minute limitation.

Landmarks Preservation Commission Meetings are public business meetings and, as such, the Landmarks Preservation Commission retains the right to limit discussion on any issue.