



# TOWN OF PALM BEACH

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

NOVEMBER 17, 2023  
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  
Bridget Moran, Member  
Julie Herzig Desnick, Member  
Alex Hufty Griswold, Member  
Anne G. Metzger, Alternate Member  
Fernando Wong, Alternate Member  
Alexander Ives, Alternate Member

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

A. Approval of the October 18, 2023 Landmark Preservation  
Commission Meeting Minutes

**V. APPROVAL OF THE AGENDA**

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

**VII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS**

**VIII. COMMENTS OF THE LANDMARKS COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT**

**IX. PROJECT REVIEW**

**A. TIME EXTENSIONS**

1. **HSB-23-002 (ZON-23-039) 261 SANFORD AVE (COMBO) – EXTENSION OF TIME** The applicant, Mr. & Mrs. Delaney, has filed an application requesting a (1) year Extension of Time for a previously issued COA for proposed additions and alterations to a two-story Historically Significant Buildings involving demolition of more than 50% of a portion of the building as part of an alteration requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structure and addition, and variances from setbacks and lot coverage. (ORIGINALLY APPROVED AT THE MARCH 22, 2023 MEETING)

**B. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS - NONE**

**C. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS**

1. **COA-21-017 720 S OCEAN BLVD.** The applicant, 720 S Ocean Blvd. Trust (Paul A. Krasker, Trustee), has filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness for the final architectural detailing of a beach cabana approved in 2021 for the Landmarked residence.
2. **COA-23-038 (ZON-23-106) 318 AUSTRALIAN AVE – FLOODPLAIN VARIANCE (COMBO)** The applicant, Combinat, LLC (Rep. Timothy Hanlon), has filed an application requesting Landmarks Preservation Commission review and approval of a Certificate of Appropriateness and a Historic Preservation Tax Abatement for modifications to a residence and guest house currently Under Consideration for Landmark designation, including window, door and roof replacement, the demolition of a rear porch and construction of an enclosed rear addition and pergola, and sitewide landscape and hardscape improvements requiring a variance from the Floodplain requirements of Chapter 50, Floods to construct an addition and to maintain the existing buildings and mechanical equipment at a finished floor elevation below current FEMA requirements, and a variance to exceed allowable lot coverage. Town Council shall review the application as it pertains to the zoning relief/approval.
3. **COA-23-040 (ZON-23-109) 134 EL VEDADO RD (COMBO)** 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. Additionally, requesting construction of front wall with new vehicular driveway gates, including a variance from the backup/cueing distance requirement. Town Council shall review the application as it pertains to the zoning relief/approval.

4. **COA-23-041 25 MIDDLE RD.** The applicant, John & Monika Preston, has filed an application requesting a Certificate of Appropriateness for the expansion and enclosure of an existing first floor loggia and expansion of second floor balcony of a landmarked residence.
5. **COA-23-042 127 DUNBAR RD.** The applicant, 127 Dunbar Trust, has filed an application requesting the Landmarks Preservation Commission review and approval for a Certificate of Appropriateness for installation of vehicular gates at a Landmarked residence.

**D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS - NONE**

**E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS**

1. **HSB-23-009 (ZON-23-111) 269 PARK AVE (COMBO) AND FLOODPLAIN VARIANCE** The applicant, Schnapps 269 Park Avenue LLC (Andrew and Lorraine Dodge), has filed an application requesting Landmarks Preservation Commission review and approval for exterior alterations to an existing three-story historically significant building, specifically to add a front terrace deck onto an existing ground floor entry porch, to construct a new gable-end entry, to add four new dormer windows (two on the east and two on the west side) to the roof of an existing three-story building, requiring a variance from the Floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below current FEMA requirements, and a variance to expand a nonconforming third floor, to increase the maximum height and to reduce the required front and side setback. Town Council shall review the application as it pertains to zoning relief/approval.

**X. Landmark Designation Hearing**

1. **ITEM 1: 262 SUNSET AVE.**  
Owner: NED 262 Sunset LLC
2. **ITEM 2: 318 AUSTRALIAN AVE.**  
Owner Combinat LLC

**XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)**

- A. **Public**
- B. **Staff**

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

**XIII. NEXT MEETING DATE: Wednesday, December 20, 2023**

## **XIV. ADJOURNMENT**

### **PLEASE TAKE NOTE:**

- Note 1:** Live meeting audio is available on the Town's website at [www.townofpalmbeach.com](http://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](mailto:publiccomment@townofpalmbeach.com), and identify desired agenda item(s) to be addressed.
  - Written public comment submittals should be sent to [publiccomment@townofpalmbeach.com](mailto: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.