



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION

360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

AGENDA

AUGUST 21, 2024

9:30 AM

Welcome!

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 July

17, 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

VIII. COMMENTS OF THE PLANNING, ZONING AND BUILDING DIRECTOR

A. Administrative Review Monthly Update

B. Overview of Past Projects

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

X. PROJECT REVIEW

A. 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. *[At the June 21, 2024, LPC meeting, the Landmarks Preservation Commission voted 7-0 that the implementation of the proposed variance (ZON-24-0009) will not cause a negative architectural impact on the subject property for the gate fronting South County Road. At the July 10, 2024, TC meeting, ZON-24-0009 was approved by Town Council 5-0] [Variance requests for building height (ZON-24-0031) and the gate post and gate height fronting Via Del Mar (ZON-24-0039) have been added.]*

B. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-24-0009 125 VIA DEL LAGO**. The applicant, Chris Kindle with Laberge & Menard Inc. on behalf of owners Todd and Kim Glaser, has filed an application requesting a Certificate of Appropriateness for the review and approval of an office accessory structure.
2. **COA-24-0010 (ZON-24-0032) 228 SEASPRAY AVE (COMBO)** The applicant, Smith Architectural Group, has filed an application requesting a Certificate of Appropriateness for the review and approval of the construction of a second-story addition and covered terrace and partial window replacement which requires two (2) variances to 1) reduce the side yard setback and 2) increase the allowable cubic content ratio (CCR). This is a combination project that shall also be reviewed by the Town Council as

it pertains to zoning relief/approval.

3. **COA-24-0012 (ZON-24-0016) 238 PHIPPS PLAZA (COMBO)** The applicant, Joshua Levy with Phipps Plaza Properties, LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new awning which requires two (2) variances to reduce the minimum side yard and rear yard setbacks. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
4. **COA-24-0013 70 MIDDLE RD.** The applicant, Jennifer Naegele, has filed an application requesting a Certificate of Appropriateness for the review and approval of demolition and reconstruction of portions of the structure's exterior walls.

C. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS - NONE

D. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **HSB-24-0002 211 PARK AVE.** The applicant, Jonas Heidrich, has filed an application requesting the review and approval of window and door replacement, the addition of new window and door openings, roof replacement, installation of exterior detailing, landscaping, and hardscape modifications.
2. **HSB-24-0005 (ZON-24-0035) 854 SOUTH COUNTY ROAD (COMBO)** The applicant, Dustin Mizell with Environmental Design Group on behalf of owner Andrew Unanue, has filed an application requesting review and approval of a guest house, gazebo, driveway, as well as hardscape and landscape modifications, including a variance to allow an additional guest house. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XII. NEXT MEETING DATE: Wednesday, September 18, 2024

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.