



TOWN OF PALM BEACH

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

JULY 19, 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
Jacqueline Albarran, Member
Anne Fairfax, Member
Brittain Damgard, 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. **Minutes of the Landmarks Preservation Commission Meeting of
June 21, 2023**

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

IX. PROJECT REVIEW

A. CONSENT AGENDA OF MINOR PROJECTS

1. **COA-22-026 (ZON-22-070) 241 SEAVIEW AVE (COMBO)–EXTENSION OF TIME.** The applicant, Palm Beach Day Academy Inc, has filed an application requesting a Two (2) year Extension of Time for a previously issued COA for a new surface parking lot, new parking gates and lighting plan, to replace a portion of the west lawn and the construction of a new PVC fence along the north property line. (ORIGINALLY APPROVED AT THE JUNE 22, 2022 LPC MEETING).
2. **COA-23-020 350 WORTH AVE—THE EVERGLADES CLUB.** The applicant, Everglades Club Inc, has filed an application requesting a Certificate of Appropriateness for the removal and replacement of the existing roof as part of a multiphase project, specifically Phase 3: continued removal and replacement of existing roof at Unit G, Loggia, Art room, Mizner room, Unit D, and Unit D Living. A Tax Abatement application has also been filed as part of the project.
3. **COA-23-022 347 WORTH AVE—THE EVERGLADES CLUB.** The applicant, Everglades Club Inc, has filed an application requesting a Certificate of Appropriateness for the removal and replacement of the existing roof as part of a multiphase project, specifically Phase 3: continued removal and replacement of existing roof at Dorm 1, 351 Worth Ave., UVP 1, VP 1, VP 66, VP 14, VP 20 and VP 5. A Tax Abatement application has also been filed as part of the project.
4. **COA-23-029 363 COCOANUT ROW—THE VINETA HOTEL.** The applicant, 363 Cocoanut Row Popco LLC, has filed an application requesting a Certificate of Appropriateness to alter the color of the previously approved windows from green to white and modifications to the east elevation facing the pool deck, specifically three new service doors and the coordination of the historic window locations.

B. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-23-003 (ZON-23-020) 139 N COUNTY RD—THE PARAMOUNT THEATER (COMBO).** The applicant, WEG Paramount LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of the renovation and adaptive re-use of an existing Landmarked theater structure, and the construction of a new three-story mixed use (retail and four residential units) development with two subterranean parking levels to replace an existing surface parking lot, including multiple variances including setbacks, height, open space, among others. Additionally, a variance to permit residential uses on the first level in the C-TS zoning district in lieu of the above the first floor requirement has been added since

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

C. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS - NONE

D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

1. **HSB-22-012 (ZON-22-121) 428 CHILEAN AVE—FLOODPLAIN VARIANCE (COMBO)**. The applicant, David Mooney, has filed an application requesting a Landmarks Preservation Commission review and approval for modifications and an addition to a Historically Significant Building, requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structure and addition to remain below FEMA requirements, and a variance to exceed maximum wall height for equipment screening. Town Council shall review the application as it pertains to zoning relief/approval.

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS - NONE

X. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

A. **Public**

B. **Staff**

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

XII. NEXT MEETING DATE: Wednesday, August 16, 2023

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, 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
- 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.