



TOWN OF PALM BEACH

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

JUNE 21, 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. **Approval of the May 17, 2023 Landmarks 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. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)

IX. PROJECT REVIEW

A. CONSENT AGENDA

1. **COA-22-017 (ZON-22-060) 1820 S OCEAN BLVD (COMBO) – EXTENSION OF TIME.** The applicant, White Birch Farm Inc. (Peter Brant), has filed an application requesting a Certificate of Appropriateness review and approval for a One (1) year Extension of Time for a previously issued COA for exterior modifications to an existing two-story Landmarked guest house and the construction of a new beach cabana in the BA zoning district including setback variances. (ORIGINALLY APPROVED AT THE APRIL 20,2022 LPC MEETING.)

B. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-22-040 (ZON-22-115) 801 S COUNTY ROAD (COMBO)** The applicant, Palmeiral Revocable Trust/Frances I. Kettenbach, has filed an application requesting a Certificate of Appropriateness for proposed exterior alterations and additions to an existing beach cabana requiring a Special Exception with Site Plan Review and variances to vest existing non-conforming setbacks, mechanical equipment setbacks, and a to reduce the ocean bulkhead setback. Town Council will review the zoning components and relief requests of the application.

C. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS - NONE

D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

1. **HSB-22-003 (ZON-22-032) 594 N COUNTY RD (COMBO)** The applicant, George Marucci, has filed an application requesting Landmarks Preservation Commission review and approval for two, one-story additions to a historically significant one-story building totaling approximately 300 SF, including variances from side setback requirements and including a variance from Chapter 50 for the required floor elevation for the new ground floor additions on a historically significant building to construct a ground floor addition with a finished floor of 6.69' NAVD in lieu of the required 7' NAVD. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
This application has been withdrawn by the applicant.
2. **HSB-22-016 (ZON-22-154) 353 PERUVIAN AVE (COMBO)** The applicant, Lifestyle Holdings LLC, has filed an application requesting Landmarks Preservation Commission review and approval for proposed exterior alterations and additions to a one-story and a two-story Historically Significant Building, requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structures, for the renovation and alteration of an existing Historically

Significant two-story building and one-story building, and the addition of operable folding glass storefront systems along the interior façades of the courtyard of the front retail liner building, including demolition of more than 50% of portions of the existing Historically Significant buildings necessitating variance relief from parking and loading space requirements, setback requirements to retain a nonconforming structure, and open space requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

3. **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.

This item has been deferred to the July 19, 2023 meeting.

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, July 19, 2023

XIII. ADJOURNMENT

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.