



TOWN OF PALM BEACH

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

MAY 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
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 April 19, 2023 Landmarks Preservation Commission Meeting**

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-23-010 N COUNTY ROAD HISTORIC VISTA (WELLS ROAD to MIRAFLORES DRIVE)** The applicant, The Town of Palm Beach, has filed an application requesting a Certificate of Appropriateness review and approval for roadway, drainage, curb, and median improvements for the historically designated vista.

B. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-22-055 (ZON-23-025) 210 VIA DEL MAR (COMBO)** The applicant, BEACHBOYZ DEVELOPMENT LLC., has filed an application requesting a Certificate of Appropriateness for roof replacement, window and door replacement, exterior paint, and site alterations including new landscape, hardscape, a free-standing trellis, and vehicular gates with reduced setbacks, requiring Special Exception with Site Plan Review, for the Landmarked property. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
2. **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 (127 parked spaces) to replace an existing surface parking lot (46 spaces) including multiple variances including setbacks, height, open space, among others. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
This item has been deferred to the July 19, 2023 meeting.
3. **COA-23-017 (ZON-23-044) 360 SEASPRAY AVE (COMBO)** The applicants, Justin and Meira Besikof, have filed an application requesting a Certificate of Appropriateness for proposed exterior alterations, additions, and site modifications to a Landmarked single-family residence requiring variances for reduced setbacks (west), the removal of garage parking, and pool screening requirements. Town Council will review the zoning components/relief requests of the application.

C. CERTIFICATES OF APPROPRIATENESS - NEW 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.

2. **COA-23-019 (ZON-23-056) 1170 N OCEAN BLVD (COMBO)** The applicant, Bath & Tennis Club, Inc, has filed an application requesting a Certificate of Appropriateness for the review and approval for the installation of twelve (12) light poles for existing tennis courts, requiring review for special exception, site plan review, and variances. Town Council shall review the application as it pertains to zoning relief/approval.

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 item has been deferred to the June 21, 2023 meeting.
2. **HSB-22-011 (ZON-22-122) 141 AUSTRALIAN AVE (COMBO)** The applicant, Gregory James Pamel, has filed an application requesting Landmarks Preservation Commission review and approval for proposed exterior alterations to a Historically Significant primary structure, and for the demolition and reconstruction of an existing two-story nonconforming accessory structure in the rear yard, including variances for setback, height, number of stories, and Cubic Content Ratio (CCR). This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
3. **HSB-23-004 249 SANDPIPER DR.** The applicant, Alec Sheiner, have filed an application requesting Landmarks Preservation Commission review and approval of the roof replacement with a change in roofing material from flat white concrete to dark slate to an existing Historically Significant one-story residence.
4. **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.

This item has been deferred to the June 21, 2023, meeting.

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **HSB-23-005 (ZON-23-055) 261 ROYAL POINCIANA WAY (COMBO)**
The applicant, Poinciana Capital Corporation (Gail Coniglio, VP), has filed an application requesting Landmarks Preservation Commission review and approval for the addition of a second story residence to an existing one-story historically significant commercial building, requiring Special Exception with Site Plan Review and variances for setbacks, lot coverage, open space, and parking. Town Council shall review the application as it pertains to zoning relief/approval.

X. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

B. **Public**

C. **Staff**

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

XII. NEXT MEETING DATE: Wednesday, June 21, 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.