TENTATIVE:
SUBJECT TO
REVISION

TOWN OF PALM BEACH

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

APRIL 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. **Approval of the Minutes of the Landmarks Preservation Commission Meeting of March 22, 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

1. **COA-23-013 283 ROYAL POINCIANA WAY** The applicant, Flagler System Management Inc. (Alex Gilmurray) has filed an application requesting a Certificate of Appropriateness for window, door, and storefront replacement for the two-story commercial building.

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-23-005 1095 N OCEAN BLVD.** The applicant, Carl & Mary Jane Panattoni, have filed an application requesting Certificate of Appropriateness review and approval for architectural features including an updated balcony railing design, a new added gable roof section on the south end of the main house, and a revision to roof material. Landscape and hardscape updates include an updated driveway gate design, new entry step handrails, and revised pool terrace pavilion/pergola structure for the Landmarked property.

3. **COA-23-002 (ZON-23-019) 363 COCOANUT ROW—THE VINETA HOTEL (COMBO)** The applicant, 363 Cocoanut Row Popco LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of the interior and exterior renovation of an existing Landmarked four-story hotel structure including alterations to the façades, a reduction of rooms from 57 keys to 41, the reconstruction of historic door and window locations and associated hardscape/landscape and rooftop projections requiring height variances for rooftop allowances. 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

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 (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.

2. **COA-23-012 (ZON-23-058) 127 DUNBAR RD (COMBO)** The applicant, 127 Dunbar Trust, has filed an application requesting a Certificate of Appropriateness for the review and approval of the demolition of an existing port cochere to an existing landmarked two-story residence, including a variance for wall height. This is a combination project that shall also be reviewed by Town Council as it pertains to zoing relief/approval.
3. **COA-23-014 1 S COUNTY RD—THE BREAKERS** The applicant, Breakers Palm Beach Inc., have filed an application requesting a Certificate of Appropriateness for modifications to the Mediterranean and Venetian Ballrooms.
4. **COA-23-015 189 BRADLEY PL.** The applicant, Richard Sammons & Anne Fairfax Ellett, has filed an application requesting a Certificate of Appropriateness for the review and approval for the restoration of an existing mixed-use landmarked building, including window replacement and restoration, new masonry openings, new door opening, and new awnings.
5. **COA-23-016 184 SUNSET AVE.** The applicant, Daniel Gillies, has filed an application requesting a Certificate of Appropriateness for window, door, and storefront replacement for an existing three-story mixed-use Landmarked building consisting of retail and residential uses.
6. **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.
7. **COA-23-018 (ZON-23-045) PHIPPS PLAZA PARK (COMBO)** The applicant, Town of Palm Beach, has filed an application requesting a Certificate of Appropriateness for landscape and hardscape improvements to Phipps Plaza Park. Town Council will review the zoning components/relief requests of the application.

D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

1. **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.
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-22-003 (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 May 17, 2023 meeting.

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW 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.

2. **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.

X. LANDMARK DESIGNATIONS

1. ITEM 1: 1250 N OCEAN BLVD.

Owner: Marsha C Beeson

The applicant has requested a deferral to the November 17,

2023, Landmarks Preservation Commission meeting.

2. **ITEM 2: 246 ATLANTIC AVE.**
   Owner: Teddys Land Joint Venture LLC

3. **ITEM 3: 262 SUNSET AVE.**
   Owner: NED 262 Sunset LLC

4. **ITEM 4: 249 PERUVIAN AVE**
   Owner: S & S Peruvian LLC

5. **ITEM 5: 151 N COUNTY RD**
   Owner: 151 County Road Realty LLC

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

C. **Public**

D. **Staff**

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

XIII. NEXT MEETING DATE: Wednesday, May 17, 2023

XIV. 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.