



TOWN OF PALM BEACH

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

APRIL 17, 2024
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
Brittain Damgard, Vice Chair
Jacqueline Albarran, Member
Anne Fairfax, 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
March 20, 2024**

V. **APPROVAL OF THE AGENDA**

VI. **COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION
MEMBERS**

VII. **COMMENTS OF THE PLANNING, ZONING AND BUILDING**

DEPARTMENT DIRECTOR

A. Legislative Update

VIII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

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

X. PROJECT REVIEW

A. 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 four connected residences with ground floor retail components with two levels of subterranean parking to replace an existing surface parking lot, including multiple variances including setbacks, height, open space, mechanical equipment on roofs, to permit residential uses on the first level in the C-TS zoning district in lieu of the above the first floor requirement, among others. A Tax Abatement application has been filed as part of the project. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
[This project has been deferred to July 17, 2024, Landmarks Preservation Commission meeting, pending review by the Town Council.]

B. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-24-014 (ZON-24-050) 218 PHIPPS PLAZA (COMBO)** The applicant, Bruce Leeds, Trustee of the Bruce Leeds Declaration of Trust, has filed an application requesting a Certificate of Appropriateness for the construction of a new covered parking structure, to modify the location of the pedestrian entryway with new piers and a gate, revisions to the landscape and hardscape to accommodate the new pedestrian entryway, and to install a decorative well. Town Council shall review the application as it pertains to zoning relief/approval.
2. **COA-23-043 (ZON-23-117) 235 BANYAN RD (COMBO)** The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new two-story approximately 1,072 SF accessory structure with hardscape and landscape. This request also requires three (3) variances in accordance with Section 134-201 for; (1) front yard setback found in Section 134-843(5), (2) building height plane requirement found in Section 134-843(7), and (3) side yard setback found in Section 134-843(8). This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
3. **COA-24-013 (ZON-24-054) 1 S COUNTY RD The Breakers**

(COMBO) The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness review and approval for rehabilitation of the internal courtyard, a conservatory addition at the west end of the Breakers courtyard and adjacent to the hotel's lobby and occupying the location of the existing lobby's exterior terrace, two (2) covered pavilions, two (2) support structures, a service elevator, and partial window and door replacement, requiring Special Exception with Site Plan Review, as part of a Historic Preservation Ad Valorem Tax Exemption for the Landmarked property The Breakers. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

C. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

1. **HSB-24-001 311 PENDLETON LN.** The applicant, Starr Haymes Kempin for Pendleton Lane Trust has filed an application requesting a Certificate of Appropriateness review and approval for a modified front entry, addition of shutters, relocation of a few windows in addition to hardscape modifications changing the driveway and reducing the paver pool deck to an existing two-story historically significant building.
2. **HSB-24-002 255 EL PUEBLO WAY** The applicant, 225 El Pueblo LLC (Maura Ziska, Authorized Representative), has filed an application requesting review and approval of a garage addition, requiring one (1) variance to reduce the west side yard setback. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
3. **HSB-23-007 124 PARC MONCEAU.** The applicant, Parc Monceau Ltd (Peter Brooks, Representative), has filed an application requesting Landmarks Preservation Commission review and approval of a flood plain variance for improvements/rehabilitation of a designated historic building and approval for additions and renovations to an existing nonconforming historically significant building.

**D. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS -
None**

XI. DESIGNATION HEARINGS

1. 201 WORTH AVENUE
Owner: LENDAN INC.
This item has been deferred to the November 20, 2024 meeting.

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XIII. NEXT MEETING DATE: Wednesday, May 22, 2024

XIV. 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.