



TOWN OF PALM BEACH

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

MARCH 22, 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. SELECTION OF CHAIR & VICE CHAIR

V. APPROVAL OF MINUTES

A. Approval of the Minutes of the Landmarks Preservation Commission Meeting of February 17, 2023

VI. APPROVAL OF THE AGENDA

VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO

TESTIFY

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

IX. PROJECT REVIEW

A. PRESENTATION

1. Sunshine Law Presentation

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-23-009 235 BANYAN RD.** The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for the review and approval for the construction of an approximately 245 SF second floor addition in the rear of the structure of an existing three-story landmarked residence.

C. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-22-037 (ZON-22-107) 2185 S OCEAN BLVD—PHIPPS PARK (COMBO)** The applicant, the Town of Palm Beach, has filed an application requesting a Certificate of Appropriateness review and approval for modifications to an previously approved plan and improvements to an existing town-owned park (Phipps Ocean Park) specifically to include the addition of two pickleball courts and the renovation and alteration of an existing lifeguard station into the approved site plan, including variances to reduce setback requirements, to exceed height limitations in the R-B zoning district and to reduce minimum required Ocean Bulkhead Line setbacks for new structures. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

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.

This application has been deferred to the April 19, 2023, meeting.

2. **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.
3. **HSB-22-017 (ZON-23-005) 128 SEABREEZE AVE (COMBO)** The applicant, Jennifer Palumbo and Keith Palumbo, as Trustees of the Keith R. Palumbo 2007 Trust u/a/d August 10, 2007, have filed an application requesting a Landmarks Preservation Commission approval for the demolition and reconstruction of a porte cochere and rear two-story accessory structure, fenestration alterations, roof alterations, and landscape and hardscape alterations for the Historically Significant property, requiring nine (9) variances for Cubic Content Ratio, increased lot coverage, decreased landscaped open space, the construction of a two-story accessory structure, and decreased building setbacks, requiring Special Exception with Site Plan Review due to the demolition of more than 50% of the two Historically Significant structures. This is a combination project that shall also be reviewed by Town Council as it pertains to the zoning relief/approval.

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **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.

2. **HSB-23-002 (ZON-23-039) 261 SANFORD AVE (COMBO)** The applicant, Mr. & Mrs. Delaney, has filed an application requesting Landmarks Preservation Commission review and approval for proposed additions and alterations to a two-story Historically Significant Buildings involving demolition of more than 50% of a portion of the building as part of an alteration requiring variances from the Floodplain requirements from Chapter 50, Floods, for the required floor elevation of the existing structure and addition, and variances from setbacks and lot coverage,. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
3. **HSB-23-003 311 PENDELTON LANE** The applicant, Mr. & Mrs. Kempin, has filed an application requesting Landmarks Preservation Commission review and approval of renovation to an existing two-story Historically Significant Building and exterior modifications to the existing driveway and pool deck.

X. DESIGNATIONS

1. **ITEM 1: 101 N. County Road**
Owner: Shavell Wade M Trust
2. **ITEM 3: 316 S County Rd (310-316 S County Rd)**
Owner: Thirty Sixty South Ocean INC
3. **ITEM 2: 163 SEMINOLE AVENUE**
(PALM BEACH COUNTY LISTS THE PROPERTY AS 165 SEMINOLE AVENUE)
Owner: Dale Coudert, 2012 Steven H. Rose Trust

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

XII. NEXT MEETING DATE: Wednesday, April 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.