



TOWN OF PALM BEACH

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

FEBRUARY 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
Kim Coleman, Vice Chair
Jacqueline Albarran
Brittain Damgard
Anne Fairfax
Bridget R. Moran
Patrick W. Segraves
Anne G. Metzger, Alternate
Fernando Wong, Alternate
Julie Herzig Desnick, Alternate

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. **Minutes of the January 18, 2023, Landmarks Preservation Commission Meeting**

V. APPROVAL OF THE AGENDA

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

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

VIII. 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-22-054 (ZON-22-153) 125 VIA DEL LAGO (COMBO)** The applicant, Todd Glaser, has filed an application requesting Landmarks Preservation Commission review and approval for exterior modifications, including removal and relocation of a stair way, and a new addition over driveway, requiring variances. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.
2. **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.

This project has been deferred to the March 22, 2023, meeting at the request of the applicant.

3. **COA-23-001 (ZON-23-017) 1100 S OCEAN BLVD—MAR A LAGO (COMBO)** The applicant, Mar A Lago Inc., has filed an application requesting a Certificate of Appropriateness review and approval for the construction of a new one-story approximately 250 SF guardhouse to a Landmarked structure. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
4. **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.

C. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-23-008 241 SEAVIEW AVE.** The applicant, Palm Beach Day Academy, has filed an application requesting a Certificate of Appropriateness for the review and approval for the replacement of all exterior windows.
2. **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.

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 March 22, 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.

This application has been deferred to the March 22, 2023, meeting.

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **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.

IX. DESIGNATIONS

1. **ITEM 1: 163 SEMINOLE AVENUE**
(PALM BEACH COUNTY LISTS THE PROPERTY AS 165 SEMINOLE AVENUE)
Owner: Dale Coudert, 2012 Steven H. Rose Trust

X. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

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

XII. NEXT MEETING DATE: Wednesday, March 22, 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.