



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION

360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

AGENDA

NOVEMBER 20, 2024

9:30 AM

Welcome!

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
Alexander Ives, Member
Anne G. Metzger, Alternate Member
Catherine Brooker, Alternate Member
Kim Coleman, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. Minutes of the Landmarks Preservation Commission Meeting of

October 16, 2024

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. COMMENTS OF THE PLANNING, ZONING AND BUILDING STAFF

A. Administrative Review Monthly Update

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

A. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS - None

B. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-24-0016 (ZON-24-0048) 102 JUNGLE RD (COMBO).** The applicant, Ethanhill, LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of a beach access gate requiring a variance to exceed the maximum height for the landmarked property. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
2. **COA-24-0018 (ZON-24-0043) 100, 101, 102, and 103 FOUR ARTS PLZ —THE SOCIETY OF THE FOUR ARTS (COMBO).** The applicant, Society of the Four Arts Inc, has filed an application requesting a Certificate of Appropriateness for review and approval of: 1) demolition exceeding 50%, and the construction of a new one- and two-story additions and renovations to the existing two-story theater building (O’Keefe), 2) demolition exceeding 50%, and the construction of a new three-story addition, and renovations to the existing three-story administrative building (Rovensky), 3) demolition exceeding 50% of the existing shade structure and construction of a new pavilion, 4) a Master Signage Plan, and 5) landscape and hardscape modifications, requiring a Special Exception with Site Plan Review, and one (1) variance for the reduction of on-site parking requirement for the landmarked property. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
TIME CERTAIN 10:00 AM
3. **COA-24-0019 345 BRAZILIAN AVE.** The property owners, Randi and Rob Valerious, have filed an application requesting a Certificate of Appropriateness for the review and approval of partial window and door replacement, new front porch flooring, exterior alterations to the accessory structure, and hardscape and landscape modifications for the Landmarked structure.
4. **COA-24-0020 150 S OCEAN BLVD.** The applicant, Thomas M. Kirchhoff, has filed an application requesting a Certificate of Appropriateness for the review and approval of partial door replacement for the Landmarked

structure.

5. **COA-24-0022 (ZON-24-0055) 120-132 N COUNTY RD—PALM BEACH SYNAGOGUE (COMBO).** The applicant, Palm Beach Orthodox Synagogue INC (Rabbi Moshe Scheiner), has filed an application requesting a Certificate of Appropriateness for review and approval of: demolition exceeding 50%, construction of new one- and two-story additions, renovations to the existing twostory building, and landscape & hardscape modifications including a new surface parking lot, requiring three (3) Special Exceptions with Site Plan Review, and nine (9) variances to reduce the minimum required front yard setback and the pedestrian walkway, reduce the minimum required overall landscape open space and front yard open space, increase the maximum permitted building length, reduce the on-site parking requirement, elimination of the on-site berths (loading spaces), increase the maximum permitted gross building area, reduce the minimum required side yard setback, and reduce in the minimum required rear yard setback for the landmarked property. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

TIME CERTAIN 1:00 PM

6. **COA-24-0023 218 PHIPPS PLAZA.** The applicant, Patrick O'Connell, has filed an application requesting a Certificate of Appropriateness for the review and approval of new brick inlays on the rear façade of the Landmarked structure.
7. **COA-24-0024 177 CLARENDON AVE.** The applicants, James and Garland Alban, have filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations including the addition of pergolas, a bay window, exterior lighting, enclosure of a garage bay, removal of select windows, and hardscape modifications for the Landmarked structure.

C. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

1. **HSB-24-0008 10 TARPON ISLE.** The applicant, Jacqueline Bayliss on behalf of Fernando Wong Outdoor Living Design, has filed an application requesting the review and approval of landscape and hardscape modifications to the property containing a Historically Significant Structure (HSB).
2. **HSB-24-0005 (ZON-24-0035) 854 SOUTH COUNTY ROAD (COMBO).** The applicant, Dustin Mizell with Environmental Design Group on behalf of owner Andrew Unanue, has filed an application requesting review and approval of a guest house, gazebo, driveway, as well as hardscape and landscape modifications, including a variance to allow an additional guest house. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

D. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **HSB-24-0006 210 EL DORADO LN—FLOODPLAIN VARIANCE.** The applicant, Gilbert Meister Jr., has filed an application requesting the review and approval of window and door replacement, sunroom renovation, and

landscaping and hardscape modifications including a new circular driveway, requiring a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below current FEMA requirement.

X. DESIGNATION HEARINGS

1. ITEM 1: 201 WORTH AVE

OWNER: Lendan, Inc.

Item has been deferred to the February 19, 2024, LPC meeting.

2. ITEM 2: 376 SOUTH COUNTY ROAD

OWNER: Church of Bethesda By The Sea

3. ITEM 3: 1250 N OCEAN BLVD.

Owner: Marsha C Beeson

4. ITEM 4: 2850 SOUTH OCEAN BOULEVARD (PALM WORTH CONDOMINIUM)

OWNER: Multiple Owners (See Designation Report for Complete List of Owners)

XI. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XII. NEXT MEETING DATE: Wednesday, December 18, 2024

XIII. 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.