



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION

360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

AGENDA

APRIL 16, 2025

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

Brittain Damgard, Vice Chair
Jacqueline Albarran, Member
Anne Fairfax, Member
Julie Herzig Desnick, Member
Alex Hufty Griswold, Member
Alexander Ives, Member
Kim Coleman, Member
Catherine Brooker, Alternate Member
Jane Lindsay-Scott, Alternate Member
Henry Ittleson, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. Minutes of the Landmarks Preservation Commission Meeting of

March 19, 2025

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 LANDMARKS COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

- A. Administrative Review Monthly Update
- B. Overview of Past Projects: 318 Australian Ave

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

X. PROJECT REVIEW

A. TIME EXTENSIONS

1. **EXTPLAN-25-0003 235 BANYAN RD.** The applicant, Richard Kurtz, has filed an application requesting an Extension of Time for a previously issued Certificate of Appropriateness for the construction of a new two-story approximately 1,072 SF accessory structure with hardscape and landscape (ORIGINALLY COA-23-043 (ZON-23-117) AND APPROVED AT THE MAY 22, 2024, LPC MEETING).

B. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **COA-24-0025 (ZON-24-0065) 70 MIDDLE RD (COMBO)** The applicant, Jennifer Naegele, has filed an application requesting a Certificate of Appropriateness for the review and approval of the addition of a covered terrace, a laundry room addition, relocation and installation of new mechanical equipment, new site walls, landscape, and hardscape modifications, requiring a total of six (6) variances, three (3) variances previously considered by the Landmarks Preservation Commission to 1) increase the lot coverage for the laundry room addition, 2) increase the cubic content ratio ("CCR") for the laundry room and covered terrace additions, 3) reduce the side (north) yard setback for the laundry room and the covered terrace additions, and three (3) new variances, 1) increase the building height and the overall building height for the covered terrace addition and the rooftop steps, 2) reduce the street (south) side yard setback for pool and fountain equipment and increase the distance between the new fountain water's edge and the fountain equipment, and 3) increase the height of site walls associated with a mechanical equipment enclosure in the street (south) side 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.

C. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-25-0003 (ZON-25-0009) 303 PENDLETON LN (COMBO)** The applicant, M. Timothy Hanlon, has filed an application requesting a Certificate of Appropriateness for the review and approval of a new carport addition requiring a side yard (west) setback variance for the property under consideration to be Landmarked. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
2. **COA-25-0004 (ZON-25-0006) 262 SUNSET AVE (COMBO)** The applicant, James M. Crowley, Esq., has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations including a new front porch, new front door, roof replacement, exterior color change as well as landscape and hardscape modifications including a new pool for the property under consideration to be landmarked. The project will change the use of the property requiring site plan review and additional parking for which a variance is being requested. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
3. **COA-25-0006 235 BANYAN RD.** The applicant, Richard Kurtz, has filed an application requesting a Certificate of Appropriateness for the construction of an approximately 242 SF second floor addition to the rear of the structure of an existing three-story landmarked residence.

D. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS

1. **HSB-24-0005 (ZON-24-0035) 854 SOUTH COUNTY ROAD (COMBO)** The applicant, Dustin Mizell with Environmental Design Group on behalf of 854 SO COUNTY RD LLC, 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.
This project has been deferred to the May 21, 2025, LPC meeting.

E. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **HSB-25-0003 (ZON-25-0008) 177 QUEENS LN (COMBO)** The applicant, Dustin Mizell with Environmental Design Group, has filed an application requesting review and approval of landscape modifications and an increase in site wall height for mechanical equipment screening within the street side (west) yard setback which requires a height variance for the property containing a Historically Significant Building. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
2. **ZON-25-0010 261 ROYAL POINCIANA WAY** The applicant, Poinciana Capital Corporation (Gail Coniglio, VP), has filed an application requesting a variance from the floodplain requirement from Chapter 50, Floods, to maintain the existing building at a finished floor elevation below current FEMA requirement, associated with the addition of a second-story residence to an existing one-story historically significant commercial building

(approved per HSB-23-005 (ZON-23-055) at the May 17, 2023, LPC meeting).

XI. DESIGNATION HEARINGS

- 1. ITEM 1: 401 PERUVIAN AVENUE (Peruvian Terrace Condominium Apartments)**
Owner: Multiple Owners (See Designation Report for Complete List of Owners)
- 2. ITEM 2: 220 EDEN ROAD**
Owner: Clara Urbahn and Jason Briggs, Co-Trustees of 220 Eden Road Trust
This item shall be deferred to the November 19, 2025, Landmarks Commission meeting.
- 3. ITEM 3: 303 PENDLETON LANE**
Owner: Thomas Hunt and Linda Hunt
- 4. ITEM 4: 750 SOUTH COUNTY ROAD**
OWNER: 750 S COUNTY LLC
This item shall be deferred to the November 19, 2025, Landmarks Commission meeting.

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XIII. NEXT MEETING DATE: Wednesday, May 21, 2025, at 9:30 a.m.

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.