



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION

360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

AGENDA

MARCH 19, 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 AND 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

II. PLEDGE OF ALLEGIANCE

I. ELECTION OF CHAIR AND VICE CHAIR

II. APPROVAL OF MINUTES

A. Minutes of the Landmarks Preservation Commission Meeting of

February 19, 2025

III. APPROVAL OF THE AGENDA

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

V. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

VI. COMMENTS OF THE DIRECTOR & STAFF OF PLANNING, ZONING AND BUILDING DEPARTMENT

A. Administrative Review Monthly Update

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

VIII. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS - None

B. CERTIFICATES OF APPROPRIATENESS - NEW 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.
2. **COA-24-0033 (ZON-24-0091) RIGHT-OF-WAY IMPROVEMENTS – WELLS RD/CRESCENT DR/N COUNTY RD (COMBO)** The applicant, Town of Palm Beach, has filed an application requesting a Certificate of Appropriateness for review and approval of right-of-way and park improvements consisting of hardscape and landscape changes along the intersection of Wells Road, Crescent Drive, and North County Road within the Wells Road Scenic Vista. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
3. **COA-25-0002 345 PENDLETON LN.** The applicant, Marc. A. Landis, has

filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations as well as landscape and hardscape modifications. The scope of work includes restoring an open terrace, partial window and door replacement, landscaping, a pool, and a generator for the Landmarked structure.

C. 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.

D. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

1. **HSB-24-0009 (ZON-25-0004) 335 COCOANUT ROW (COMBO)** The applicant, 335 Cocconut Row Trust, has filed an application requesting the review and approval of window and door replacement, roof replacement, and landscaping and hardscape modifications including a new pool which requires a variance to allow landscape open space to increase from existing but still not meet the minimum requirement for the property containing two (2) Historically Significant Buildings.
2. **HSB 25-0001 261 SANFORD AVE.** The applicant, Dustin Mizell with Environmental Design Group, has filed an application requesting the review and approval of sitewide landscape and hardscape modifications including new gates for the property containing a Historically Significant Building.
This project has been withdrawn by the applicant.

IX. DESIGNATION HEARINGS

1. **ITEM 1: 480 SOUTH OCEAN BOULEVARD**
Owner: Patricia A. Kahn Est.
2. **ITEM 2: 246 TANGIER AVENUE**
Owner: Robert Stewart Honeyman Jr.
This item shall be deferred to the November 19, 2025, Landmarks Commission meeting.

X. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XI. NEXT MEETING DATE: Wednesday, April 16, 2025

XII. 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.