



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION

360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

AGENDA

FEBRUARY 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

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

January 22, 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 DIRECTOR & STAFF OF PLANNING, ZONING AND BUILDING DEPARTMENT

A. Administrative Review Monthly Update

B. Overview of Past Projects

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

X. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS - NONE

B. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-24-0032 (ZON-24-0087) 1 S COUNTY RD – THE BREAKERS (COMBO)** The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness for review and approval of a new parking structure consisting of one level of subterranean parking and one at-grade surface-level parking area to replace an existing surface parking lot requiring a variance to allow tandem spaces. Additional improvements include support buildings, realignments of North Breakers Row, golf course changes, as well as landscape and hardscape modifications. These improvements are generally located where there is an existing surface parking lot and a golf course within the designated Landmarked vista from the original hotel building to South County Road. The application requires the approval of a separate resolution to modify the PUD and variance approval to be reviewed by Town Council.

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 owner 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 - NONE

XI. DESIGNATION HEARINGS

1. ITEM 1: 126 ROOT TRAIL

Owner: Sheila McHenry and William McHenry

2. ITEM 2: 220 EDEN ROAD

Owner: Clara Urbahn and Jason Briggs, Co-Trustees of 220 Eden Road Trust

3. ITEM 3: 201 WORTH AVE

Owner: Lendan, Inc.

This item has been deferred to the November 19, 2025, Landmarks Commission meeting.

4. ITEM 4: 303 PENDLETON LANE

Owner: Thomas Hunt and Linda Hunt

This item has been deferred to the April 16, 2025, Landmarks Commission meeting.

5. ITEM 5: 750 SOUTH COUNTY ROAD

Owner: 750 S County Rd.

This item has been deferred to the April 16, 2025, Landmarks Commission meeting.

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XIII. NEXT MEETING DATE: Wednesday, March 19, 2025

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.