



TOWN OF PALM BEACH

LANDMARKS PRESERVATION COMMISSION

360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS

AGENDA

JANUARY 22, 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

December 18, 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

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

X. PROJECT REVIEW

A. CERTIFICATES OF APPROPRIATENESS - OLD BUSINESS

1. **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.

B. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-24-0026 184 SUNSET AVE.** The applicant, Rafael A. Rodriguez (Studio SR Architecture + Design), has filed an application requesting a Certificate of Appropriateness for the review and approval of exterior alterations, landscape, and hardscape modifications generally impacting the courtyard as part of a Historic Preservation Ad Valorem Tax Exemption for the Landmarked property.
2. **COA-24-0027 1 S COUNTY RD – THE BREAKERS** The applicant, Breakers Palm Beach Inc., has filed an application requesting a Certificate of Appropriateness for review and approval to eliminate condition #1 of the development order for COA-24-0005, requiring the four (4) parking spaces to shift a minimum of 18 inches to the west to accommodate a landscape area or planters.
3. **COA-24-0028 (ZON-24-0077) 284 MONTEREY RD (COMBO)** The applicant, Dustin Mizell with Environmental Design Group, has filed an application requesting a Certificate of Appropriateness for the review and

approval of exterior alterations including new doors, relocation of window openings, and site modifications including relocation of mechanical equipment which requires a street side yard variance, revised water feature design, and hardscape changes. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

4. **COA-24-0030 (ZON-24-0078) 448 N LAKE WAY (COMBO)** The applicants, The Leonard Harlan Rev. Trust u/a/d 8/8/2018 and The Fleur Harlan Rev. Trust u/a/d 8/8/2018, have filed an application requesting a Certificate of Appropriateness for the review and approval of a two-story addition to incorporate an elevator, requiring two (2) variances to reduce the side (south) yard setback requirement on the first and second floor for an existing two-story landmarked structure. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

C. HISTORICALLY SIGNIFICANT BUILDINGS - OLD BUSINESS - NONE

D. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS - NONE

XI. DESIGNATION HEARINGS

1. **ITEM 1: 225 SOUTH COUNTY ROAD**
Owner: Sphinx Properties, LLC
2. **ITEM 2: 159 DUNBAR ROAD**
Owner: Nancy Richter & Stefan Richter
Item has been deferred to the April 16, 2025, LPC meeting.
3. **ITEM 3: 216 MONTEREY ROAD**
Owner: Henry Jamison IV & Leslie Jamison
4. **ITEM 4: 301 RIDGEVIEW DRIVE**
Owner: Anne Carmichael & Donald Carmichael Residuary Trust
5. **ITEM 5: 2780 South Ocean Boulevard (Ambassador II), Under Consideration,**
OWNER: Multiple Owners

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XIII. NEXT MEETING DATE: Wednesday, February 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.