



**TOWN OF PALM BEACH
PLANNING, ZONING AND BUILDING
DEPARTMENT**

**MINUTES OF THE REGULAR LANDMARKS PRESERVATION COMMISSION
MEETING HELD ON WEDNESDAY, DECEMBER 18, 2024.**

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting after the fact may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Chair Patterson called the meeting to order at 9:30 a.m.

II. ROLL CALL

Sue Patterson, Chair	PRESENT
Brittain Damgard, Vice Chair	PRESENT
Jacqueline Albarran, Member	PRESENT
Anne Fairfax, Member	PRESENT (Arrived at 9:53 a.m.)
Julie Herzog Desnick, Member	PRESENT
Alexander Hufty Griswold, Member	PRESENT
Alexander Ives, Member	ABSENT (Unexcused)
Anne Metzger, Alternate Member	ABSENT (Unexcused)
Catherine Brooker, Alternate Member	PRESENT
Kim Coleman, Alternate Member	PRESENT

Staff Members present were:

Friederike Mittner, Design and Preservation Manager

Abraham Fogel, Design and Preservation Planner

Kelly Churney, Acting Town Clerk

Assistant Town Attorney Lainey Francisco

III. PLEDGE OF ALLEGIANCE

Chair Patterson led the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

A. Minutes of the Landmarks Preservation Commission Meeting of November 20, 2024

A motion was made by Ms. Damgard and seconded by Mr. Griswold to approve the minutes of the November 20, 2024, meeting as presented. The motion was carried unanimously, 7-0.

V. APPROVAL OF THE AGENDA

Ms. Mittner requested the following changes to the agenda: She asked to move the comments of the Planning, Zoning, and Building staff to the end of the agenda. She noted that the designation hearings for 303 Pendleton Lane and 750 South County Road were deferred to February 19, 2025. She also stated that the applicant for 854 South County Road has requested a deferral to the meeting on February 19, 2025.

A motion was made by Ms. Damgard and seconded by Mr. Griswold to approve the agenda as presented. The motion was carried unanimously, 7-0.

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

Ms. Churney swore in all those intending to speak and continued to do so throughout the meeting, as necessary.

VII. COMMENTS FROM THE LANDMARKS PRESERVATION COMMISSION MEMBERS

No one indicated a desire to speak at this time.

VIII. COMMENTS OF THE PLANNING, ZONING AND BUILDING STAFF

During the approval of the agenda, these comments were relocated to the end of the agenda.

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

There were no comments at this time.

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.
Clerk's note: This item was deferred to the meeting on January 22, 2025, at Item V. Approval of the Agenda.

2. **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 two-story 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.

Ms. Mittner provided staff comments for this project.

Several members disclosed ex-parte communications.

Attorney Harvey Oyer, on behalf of the applicant, provided an overview of the requests for the proposed project. Kyle Fant of Bartholomew + Partners presented the architectural plans for the project. Mr. Fant discussed the proposed reductions the applicant has made after the recommendations from the Commission.

He answered questions from the Commissioners on the reductions. Mr. Oyer reviewed the requested zoning relief needed for the proposal.

Ms. Patterson asked about the width of the proposed parking space. Mr. Fant responded.

Assistant Director James Murphy further explained the space and discussed the space when it would be used for queuing.

Ms. Patterson called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach commented that the professionals addressed the comments they received. She thought the design was sensitive to the surrounding area and Palm Beach's architectural heritage. She acknowledged that the character-defining features of the existing landmarked buildings were being retained and preserved. She believed the proposal complied with the code criteria in 54-122 and 54-123.

Anne Pepper, 333 Seaspray Avenue, did not believe the project had been reduced enough to make a difference.

Attorney John Eubanks, representing the owners of surrounding condominiums, presented his clients' objections to the proposed project. He argued that the proposal intensified its use and violated the comprehensive plan.

Martin Klein, 1060 N. Ocean Blvd., spoke in favor of the project. He argued that the space was needed for the unique Jewish ceremonies. He provided the reasons the renovation should be approved.

Cathy Hershcopf, 2773 S. Ocean Blvd., stated that while she was not a member, she attended many of the facility's events and believed it needed to be expanded. She favored the proposed architecture and how much the building served the community.

Harris Fried, 250 Seminole Avenue, thought the synagogue was extraordinary. He thought the proposed project was being mischaracterized.

Rabbi Moshe Scheiner, 180 Atlantic Avenue, acknowledged the traffic problem in Palm Beach but argued that the synagogue's attendance was not a contributing factor, as the hours of service were mainly on Saturday and Sunday mornings. He thought a religious institution was ideal for the neighborhood.

Anita Seltzer, 44 Cocoanut Row, argued that the program was increasing; however, the restrooms proposed were inadequate. She thought more study was needed in the interior spaces to ensure their functionality.

Town Attorney Francisco reminded the Commission to review the architecture, how the new architecture was compatible with the old, and how the variances affected the architecture.

Mr. Oyer argued that the project had been significantly reduced and that the public-facing building on County Road would not change. The main change would be the public-facing building on Sunset Avenue. He explained the classroom sizes and stated that there were no new uses. Mr. Oyer also added that the neighbors had supported the renovation. He further provided rebuttal arguments to the comments by Mr. Eubanks.

Ms. Damgard thought the proposal was beautiful but added that the north side was still very large and should be reduced further. She also wondered if the construction parking could be handled entirely on-site.

Mr. Oyer responded and allowed Mr. Fant to explain how he calculated the amount of square footage. Mr. Fant reviewed the plan and further explained the design.

Rabbi Scheiner spoke about the tradition of Shabbat and the need to

accommodate the attendance.

Mr. Oyer stated that the declaration of use agreement addressed the outside use of the facility. He argued that the sanctuary was similar in size to others in the town.

Ms. Coleman wondered if the membership would grow due to Palm Beach's growth. She understood the need for larger buildings and thought the architecture was nice; however, she expressed concern about the density of growth in the area. Mr. Oyer responded and stated that 72 seats were being added to the sanctuary but that they were not trying to increase the membership. He also argued that it was the smallest sanctuary in the town.

Town Attorney Francisco stated that the Commissioners' comments should focus on the architecture rather than the use of the building.

Mr. Griswold acknowledged that the Commission liked the previous presentation and that the Preservation Foundation supported the project. He also stated that the applicant reduced the size and retained much of the façade. He thought the applicant listened to the comments and designed a beautiful building. He supported the project.

Ms. Fairfax agreed with Mr. Griswold. Ms. Patterson agreed as well.

Assistant Director of Planning, Zoning, and Building James Murphy stated that while the Commission supported the application at their previous meeting, the Town did not have a formal set of reduced plans to approve.

Ms. Albarran thought that the project was one of the most beautiful projects brought to them and preserved the existing landmarked architecture. She supported the project.

A motion was made by Mr. Griswold and seconded by Ms. Fairfax to approve the project as presented. The motion carried unanimously, 7-0.

A motion was made by Ms. Albarran and seconded by Ms. Brooker that the implementation of the proposed variance will not cause a negative architectural impact on the subject landmarked property. The motion was carried unanimously, 7-0.

B. CERTIFICATES OF APPROPRIATENESS - NEW BUSINESS

1. **COA-24-0021 (ZON-24-0056) 225 S COUNTY RD (COMBO)** The property owner, Sphinx Properties LLC, has filed an application requesting a Certificate of Appropriateness for the review and approval of roof replacement, window and door replacement, re-stuccoing, hardscape and landscape modifications, a new pool, and new trellises requiring variances for a reduction in the front yard

setback and an increase in the angle of vision 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.

Ms. Mittner provided staff comments for this project.

Several members disclosed ex-parte communications.

Patrick Segraves of SKA Architect + Planner presented the architectural plans for the project. Cory Meyer of Nievera Williams Design presented the landscape and hardscape plans for the site.

Ms. Patterson called for public comment.

Aimee Sunny of the Preservation Foundation of Palm Beach was pleased with the project and was excited the owners were willing to landmark the home. She spoke about the renovations and thought they aligned with the historic design. She wondered if a small window could be added to the south elevation in the laundry room. She complimented the landscaping and stated the owner met with the Preservation Foundation I

Mr. Griswold was glad that the owners were keeping the home. He thought the changes made sense.

Ms. Fairfax thought the project was wonderful and protected the charming home. She favored the shingled roof and was happy to see the changes.

Ms. Albarran wondered about the railing and added that Mr. Segraves stated that plexiglass would be added to meet the code requirements. Mr. Segraves stated he could return with the railing details. Ms. Albarran addressed the muntins on two windows on the west side. Mr. Segraves discussed his intention with the window and stated he would adjust the muntins.

Ms. Brooker was in favor of the changes and landscaping. She asked Mr. Segraves about the trellis and wood shingle roof. Mr. Segraves responded and discussed his intentions with both elements.

A motion was made by Ms. Fairfax and seconded by Mr. Griswold to approve the project as presented with the condition that the modifications be approved by the staff in coordination with the Chair within 30 days. The motion was carried unanimously, 7-0.

A motion was made by Ms. Fairfax and seconded by Ms. Albarran that the implementation of the proposed variance will not cause a

negative architectural impact on the subject landmarked property. The motion was carried unanimously, 7-0.

2. **LPCS-24-0119 745 HI MOUNT RD.** The applicant, Dustin Mizell (Environmental Design Group), has filed an application requesting a Certificate of Appropriateness for the review and approval of a generator replacement, alterations to the mechanical equipment enclosure, and hardscape improvements for the Landmarked property.

Mr. Fogel provided staff comments for this project.

Several members disclosed ex-parte communications.

Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the project.

Ms. Patterson called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Albarran and seconded by Mr. Griswold to approve the project as presented. The motion was carried unanimously, 7-0.

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 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.

Clerk's note: This item was deferred to the meeting on February 19, 2025, at Item V. Approval of the Agenda.

D. HISTORICALLY SIGNIFICANT BUILDINGS - NEW BUSINESS

None

XI. DESIGNATION HEARINGS

1. ITEM 1: 303 PENDLETON LANE

Owner: Thomas Hunt and Linda Hunt

Clerk's note: This item was deferred to the meeting on February 19, 2025, at Item V. Approval of the Agenda.

2. **ITEM 2: 325 SOUTH LAKE DRIVE**(Casa Del Lago Condominium) Owner: Multiple Owners (See Designation Report for Complete List of Owners)

Mses. Herzig-Desnick, Brooker, and Coleman disclosed ex-parte communications.

Janet Murphy, MurphyStillings, LLC, testified to the architecture and history of the British Colonial-style building. Ms. Murphy pointed out the design features of the building. Ms. Murphy testified that the building met the following criteria for designation as a landmark:

Sec. 54-161 (1) Exemplifies or reflects the broad cultural, political, economic, or social history of the nation, state, county, or town; and,

Sec. 54-161 (3) Embodies distinguishing characteristics of an architectural type or is a specimen inherently valuable of the study of a period, style, method of construction, or use of Indigenous materials or craftsmanship,

Sect. 54-161 (4) Is representative of the notable work of a master builder, designer, or architect whose individual ability has been recognized or who influenced his age.

Ms. Patterson asked for confirmation on proof of publication. Ms. Mittner provided confirmation.

A motion was made by Ms. Damgard and was seconded by Ms. Albarran to make the designation report for 325 S. Lake Drive part of the record. The motion was carried unanimously, 7-0.

Ms. Murphy thanked Ms. Damgard for bringing the building to their attention. Ms. Damgard stated the owners were very excited to landmark the building.

A motion was made by Ms. Damgard and was seconded by Ms. Albarran to recommend 325 S. Lake Drive to the Town Council for designation as a Landmark of the Town of Palm Beach based on criteria 1, 3, and 4 in Section 54-161 and with the acknowledgment that the owners of the buildings support the designation.

Ms. Patterson called for public comment.

Fred Mitzner, an owner of 325 S Lake Drive, supported the designation.

Aimee Sunny of the Preservation Foundation of Palm Beach thanked the building's owners for supporting the designation. She agreed that the building met the criteria outlined by the consultants and thought it was a great win for the preservation program.

The motion was carried unanimously, 7-0.

3. ITEM 3: 750 SOUTH COUNTY ROAD

Owner: 750 S COUNTY LLC

Clerk's note: This item was deferred to the meeting on February 19, 2025, at Item V. Approval of the Agenda.

XII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

A. Administrative Review Monthly Update

Ms. Mittner stated that staff had reviewed 11 administrative applications within the last month.

B. Overview of Past Projects

Mr. Fogel reviewed the changes at 322 Clarke Avenue. He showed photographs before and after the renovations.

C. HSB Plaque Discussion

Mr. Fogel showed two possible historically significant building plaques. The commission's consensus was on the horizontal plaque. Mr. Fogel stated he would return to a future meeting with a sample plaque for their review.

D. CAMP Recap

Ms. Mittner thanked the Preservation Foundation of Palm Beach for hosting the Commission Assistance Mentoring Program (CAMP) through the National Alliance of Preservation Commissions. She discussed the topics and speakers and asked the Commissioners for their feedback. The Commissioners provided their positive feedback on the program.

Aimee Sunny, Preservation Foundation of Palm Beach, thanked the Commissioners for their attendance and stated they were dedicated to providing ongoing training and education.

Ms. Churney stated that Anne Fairfax had declared a conflict of interest for the Landmark Designation of 2850 South Ocean Boulevard at the November 20, 2024, meeting and correctly filled out the forms required by the State.

XIII. NEXT MEETING DATE: Wednesday, January 22, 2025

XIV. ADJOURNMENT

A motion was made by Ms. Damgard and seconded by Mr. Griswold to adjourn the meeting at 12:25 p.m. The motion was carried unanimously, 7-0.

The next meeting of the Landmarks Preservation Commission will be held on Wednesday, January 22, 2025, at 9:30 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully submitted,

Sue Patterson, Chair
LANDMARKS PRESERVATION COMMISSION

kmc