



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

MAY 28, 2025

9:00 AM

TOWN HALL COUNCIL CHAMBERS, 2ND FLOOR | 360 SOUTH COUNTY RD | PALM BEACH, FL 33480

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the April 23, 2025 Architectural Commission Meeting

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

2. OFFICIALS
3. STAFF
4. PUBLIC - 3 MINUTE LIMIT

For those unable to attend in person: [Submit a written comment](#) [Register to comment virtually](#)

GENERAL BUSINESS

UNFINISHED BUSINESS

5. ARC-24-0090 (ZON-24-0046) 2720 – 2730 S OCEAN BLVD—EDGEWATER / AMBASSADOR SITE (COMBO). The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight-story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
6. ARC-24-0129 288 QUEENS LANE The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for construction of a one-story addition on an existing single-family residence.

7. ARC-24-0098 301 POLMER PARK RD. The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.
8. ARC-24-0128 (ZON-24-0093) 203 VIA VIZCAYA (COMBO) The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Architectural Commission review for the design of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements, with special exception approval required for redevelopment of a nonconforming parcel and a variance request for deficient landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.
9. ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL). The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bolard lights in the rear courtyard.
10. ARCS-24-0622 225 VIA LINDA. The applicant, John and Heather Rogers, have filed an application requesting Architectural Commission review and approval for window and door replacement.
11. ARC-24-0125 936 N LAKE WAY The applicant, Pamela Cline, has filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes and landscape modifications. *This item has been deferred to the June 25, 2025, meeting.*
12. ARC-24-0071 224 VIA MARILA The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool. *This item has been deferred to the June 25, 2025, meeting.*
13. ARC-25-0001 640 ISLAND DR. The applicant, 640 Florida Land Trust, has filed an application requesting Architectural Commission review and approval for fenestration changes, modification of entry gates with landscape and hardscape improvements. *This application has been removed from the agenda.*

NEW BUSINESS

14. ARC-25-0015 12 VIA VIZCAYA. The applicant, County Down Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a vehicular gate.
15. ARC-25-0019 318 SEASPRAY AVE. The applicants, Robert & Elizabeth Russell, have filed an application requesting Architectural Commission review and approval for modifications to the design of a previously approved new two-story residence and site improvements, including the incorporation of an attached cabana structure.

ANY OTHER BUSINESS

MEETING SCHEDULE

16. The next meeting will be on Wednesday, June 25, 2025.

ADJOURNMENT

Access this meeting video on the 'Public Meetings' page at www.townofpalmbeach.com.

If a person decides to appeal any decision made with respect to any matter considered at this meeting, 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.

Disabled persons needing accommodations to participate in this meeting should contact the Town Clerk's Office at (561) 838-5416 at least one day prior to the meeting.