



ARCHITECTURAL COMMISSION MEETING

TOWN OF PALM BEACH

JUNE 25, 2025

9:00 AM

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

Jeffrey W. Smith, Chair
Richard F. Sammons, Vice Chair
K.T. Catlin, Member
Elizabeth Connaughton, Member
Kenn Karakul, Member
Betsy Shiverick, Member
Claudia Visconti, Member
Kathy Georgas, Alternate Member
Sue Patterson, Alternate Member
David Phoenix, Alternate Member

AGENDA

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

1. Minutes of the May 28, 2025, Architectural Commission Meeting

APPROVAL OF CONSENT AGENDA

2. 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.
3. ARC-25-0021 995 S OCEAN BLVD. The applicant, Mary S. Conrad (SKA Architect representative) has filed an application requesting Architectural Commission review and approval for a second-story addition previously approved under ARC-23-146 with variances granted under ZON-23-119 to build within the required setbacks.

APPROVAL OF AGENDA

ADMINISTRATION OF THE OATH

COMMENTS

4. OFFICIALS
5. STAFF

6. PUBLIC - 3 MINUTE LIMIT

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

UNFINISHED BUSINESS

7. 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.
8. 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.
9. 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.
10. 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.

NEW BUSINESS

11. ARC-25-0018 (ZON-25-0018) 164 SEMINOLE AVE (COMBO) The applicant, JPBK Properties #2, LLC (James G. Held, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final landscape and hardscape improvements with variances requested as they pertain to angle of vision and cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.
12. ARC-25-0023 (ZON-25-0029) 224 BARTON AVE (COMBO) The applicant, 224 Barton Land Trust (MHK Architecture), has filed an application requesting Architectural Commission review and approval for a one-story addition, new windows and doors, landscape and hardscape improvements with a variance to exceed allowable Cubic Content Ratio (CCR). Town Council shall review the application as it pertains to zoning relief/approval.
13. ARC-25-0024 (ZON-25-0030) 124 BRAZILIAN AVE (COMBO) The applicant, Gulf Stream Trust (Maura Ziska Representative, Kirchoff & Associates Architect), has filed an application requesting Architectural Commission review and approval for facade, roof and other architectural demolition, new additions and alterations that require variances along with associated hardscape and landscaping modifications. Town Council shall review the application as it pertains to zoning relief/approval.
14. ARC-25-0026 310 POLMER PARK The applicant, Oscannlain Sean J Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of entry columns, rear yard trellis and landscape and hardscape modifications.
15. ARC-25-0027 1436 N OCEAN WAY The applicants, Geoffrey & Casey Richards, have filed an application requesting Architectural Commission review and approval for modifications to the front façade and modifications to the existing landscape and hardscape at an existing two-story, single-family residence.
16. ARC-25-0028 (ZON-25-0031) 266 SOUTHLAND RD (COMBO) The applicant, Mr. & Mrs. Roberts

(Vintage Building and Design), has filed an application requesting Architectural Commission review and approval for fenestrations changes, landscape and hardscape modifications and a first-floor addition requiring a variance for a structure not meeting the required setback. Town Council shall review the application as it pertains to zoning relief/approval.

17. ARCS-25-0918 201 VIA LAS BRISAS The applicant, Phipps Estates HOA (Walsh Roofing Representative), has filed an application requesting Architectural Commission review and approval for replacement of existing concrete Spanish 'S tile' with clay Spanish 'S tile' at the entry structures to Phipps Estates. ***This item has been deferred to the July 23, 2025, meeting.***
18. EXTPLAN-25-0004 318 SEASPRAY AVE. The applicant, Robert and Elizabeth Russell (Wadia Associates, LLC), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story single-family residence with final hardscape and landscape. (ORIGINALLY ARC-23-142 AND APPROVED AT THE JUNE 26, 2024 MEETING) ***This application has been withdrawn by the applicant.***

ANY OTHER BUSINESS

MEETING SCHEDULE

19. The next meeting will be on July 23, 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.