



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

AUGUST 28, 2024

9:00 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

Jeffrey W. Smith, Chairman
Richard F. Sammons, Vice Chairman
Betsy Shiverick, Member
Kenn Karakul, Member
Elizabeth Connaughton, Member
K.T. Catlin, Member
Claudia Visconti, Member
Dan Floersheimer, Alternate Member
David Phoenix, Alternate Member
Maisie Grace, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. Minutes of the Architectural Review Commission Meeting of July 24, 2024

V. APPROVAL OF THE AGENDA

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

VII. COMMENTS FROM THE ARCHITECTURAL REVIEW COMMISSION MEMBERS

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

IX. DISCUSSION

1. Presentation by Jones Foster Regarding Meeting Procedure

X. CONSENT AGENDA

1. ARC-24-0056 255 PLANTATION RD. The applicant, Patricia Rigsby (General Contractor), has filed an application requesting Architectural Commission review and approval for exterior alterations to replace existing columns, remove decorative element in pediment, remove decorative metal door, remove transom, and replace front door with single pane glass all at residence's front entry.

A. ITEMS PULLED FROM CONSENT AGENDA, IF NEEDED

XI. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

1. ARC-24-0023 (ZON-24-0010) 515 NORTH LAKE WAY (COMBO) The applicant, JORDAN GRETCHEN S TRUST (Maura Ziska, Authorized Representative), has filed an application requesting Architectural Commission review and approval for the construction of a new one-story single-family residence with final hardscape and landscape, a special exception to develop the existing nonconforming lot, and one variance 1) to exceed the permitted angle of vision. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.
2. ARC-24-0011 (ZON-24-0006) 1741 S OCEAN BLVD (COMBO) The applicant, Maura Ziska (attorney) in conjunction with SKA Architect + Planner, has filed an application requesting Architectural Commission review and approval for partial second floor demolition, construction of an expanded second floor on a single-family residence including variances from setbacks, open space requirements and lot coverage. Additional components of request include a new covered terrace area, interior renovation, and replacement of the swimming pool with a smaller version. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.
3. ARC-23-155 160 SEAVIEW AVE. The applicant, Coral Beach Corporation

(Angela Feldman, President) & Seaview Holdings, Inc (David Feldman, Director), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story guest wing and detached cabana structure with associated hardscape and landscape and swimming pool improvements. ***[This item has been deferred to the September 25, 2024 meeting.]***

B. MAJOR PROJECTS-NEW BUSINESS

1. **ARC-24-0025 2273 IBIS ISLE RD.** The applicant, Hayati Banastey, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence with final hardscape, landscape and swimming pool.
2. **ARC-24-0027 (ZON-24-0034) 203 S LAKE TRL (COMBO)** The applicants, Darlene & Gerald Jordan, have filed an application requesting Architectural Commission review and approval for a new two-story single-family residence with one-story pool house and padel court, with final hardscape, landscape and swimming pool improvements; with (2) special exceptions required as it pertains to the proposed padel court and the location of a vehicular gate. Town Council shall review the application as it pertains to zoning relief/approval.
3. **ARC-24-0048 1520 N OCEAN WAY** The applicant, Jennifer Beqaj, has filed an application requesting Architectural Commission review and approval for a second story addition to an existing single-story residence with hardscape and landscape modifications at the main entry.
4. **ARC-24-0049 (ZON-24-0027) 2 S COUNTY RD (COMBO)** The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting Architectural Commission review and approval for the installation of padel sports courts with related improvements at the Breakers Tennis Center, requiring special exception, site plan review, and variances for deficient tennis court enclosure height and to exceed maximum light pole height permitted. Town Council shall review the application as it pertains to zoning relief/approval.
5. **ARC-24-0052 (ZON-24-0033) 130 SEASPRAY AVE (COMBO)** The applicant, Kirchoff and Associates on behalf of Victor and Julia Tolkan, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape landscape and swimming pool, requiring Special Exception with Site Plan Review approval to develop a nonconforming parcel with a variance required to reduce the number of required enclosed garage parking spaces. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

C. MINOR PROJECTS - OLD BUSINESS

1. **ARC-24-0034 (ZON-24-0020) 336 AUSTRALIAN AVE W (COMBO) - VARIANCES** The applicant, Sharon Handler Loeb, has filed an application requesting Architectural Commission review and approval for site wide landscape and hardscape modifications, installation of a generator and the relocation of pool equipment requiring variances. Town Council shall review

the application as it pertains to zoning relief/approval.

2. **ARC-24-0022 (ZON-24-0014) 1246 N LAKE WAY (COMBO)-VARIANCES** The applicant, Myron and Michelle Miller, has filed an application requesting Architectural Commission review and approval to enclose an existing covered patio with a variance to exceed allowable Cubic Content Ratio. Town Council shall review the application as it pertains to zoning relief/approval.
3. **ARC-24-0032 (ZON-24-0028) 272 VIA MARILA (COMBO)** The applicant, Melissa Wight, has filed an application requesting Architectural Commission review and approval for a new vehicular gate which requires one (1) variance to reduce the minimum driveway area in front of the vehicular gate. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
4. **ARC-24-0001 640 ISLAND DR.** The applicant, 640 FLORIDA LAND TRUST BALLERANO HAMES A JR TR, has filed an application requesting Architectural Commission review and approval for modifications to an existing vehicular and pedestrian gate design. ***This item has been deferred to the September 25, 2024 meeting.***

D. **MINOR PROJECTS-NEW BUSINESS**

1. **ARC-24-0015 (ZON-24-0008) 253 SEMINOLE AVE (COMBO)** The applicant, Thomas Dagostino, has filed an application requesting Architectural Commission review and approval for an expanded pool deck and new awning shade structure, requiring variances related to landscape open space and lot coverage. The Town Council shall review the application as it pertains to zoning relief/approval.
2. **ARC-24-0030 (ZON-24-0015) 410 SEABREEZE AVE (COMBO)** The applicant, Deborah Glass, has filed an application requesting ARCOM review and approval for a second-floor addition to an existing two-story residence, requiring setback and Cubic Content Ratio (CCR) variances. The Town Council shall review the application as it pertains to zoning relief/approval.
3. **ARC-24-0051 250 SANDPIPER DR.** The applicant, Judith Guest (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modification to a previously approved site wall and installation of a new generator.
4. **ARC-24-0029 (ZON-24-0023) 242 PARK AVE (COMBO)** The applicant, Rhonda Nasser, has filed an application requesting Architectural Commission review and approval for modifications to first floor fenestration and the addition of a swimming pool, requiring variances for pool setback, pool equipment setbacks, and pool equipment screening. The Town Council shall review the application as it pertains to zoning relief/approval.
5. **ARC-24-0033 (ZON-24-0021) 1356 N OCEAN BLVD (COMBO)** The applicants, Gary & Kelly Pohrer, have filed an application requesting Architectural Commission review and approval for hardscape and landscaping improvements including the addition of a pergola requiring a

variance. The application shall be reviewed by Town Council as it pertains to zoning relief/approval.

6. **ARC-24-0050 130 CLARENDON AVE.** The applicant, Mr. & Mrs. Harry Slatkin (MP Design & Architecture), has filed an application requesting Architectural Commission review and approval for enclosure of an existing pool pavilion to construct a two-story accessory structure.
7. **ARC-24-0054 154 ATLANTIC AVE.** The applicant, 154 Atlantic Ave., LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for site wide landscape and hardscape modifications and exterior modifications to an existing single-family residence.

XII. UNSCHEDULED ITEMS

XIII. NEXT MEETING DATE: Wednesday, September 25, 2024, at 9:00 A.M.

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.

Architectural Commission Meetings are public business meetings and, as such, the Architectural Commission retains the right to limit discussion on any issue.