



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

JULY 24, 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 June 26, 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 ITEMS

1. Presentation by Jones Foster Regarding Meeting Procedure

X. PROJECT REVIEW

A. DEMOLITIONS AND TIME EXTENSIONS

1. EXTPLAN-24-0002 260 NIGHTINGALE TRL—EXTENSION OF TIME
The applicant, Nightingale 260 LLC, has filed an application requesting a One-Year Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story residence with sitewide landscape and hardscape. (ORIGINALLY ARC-23-018 AND APPROVED AT THE MAY 24, 2023 MEETING)
2. EXTPLAN-24-0004 215 WORTH AVE – EXTENSION OF TIME The applicant, 219 Worth Holdings LLC, has filed an application requesting a One-Year Extension of Time for a previously issued Architectural Commission approval for modifications to Hamilton Jewelers, including new storefront windows, doors, awnings, signage and sconces. (ORIGINALLY ARC-23-081 AND APPROVED AT THE JUNE 28, 2023 MEETING)
3. EXTPLAN-24-006 241 FAIRVIEW RD The applicant, Antonio & Ayla Farnos, has filed an application requesting Architectural Commission a One-Year Extension of Time for a previously issued approval for replacement of a vehicular driveway and landscape changes to an existing two-story residence. (ORIGINALLY ARC-23-077 AND APPROVED AT THE JULY 26, 2023 MEETING)

B. MAJOR PROJECTS-OLD BUSINESS

1. ARC-24-035 (ZON-24-043) 620 N LAKE WAY (COMBO). The applicant, Ocean Front Avenue 2, LLC, a VA limited liability company (Don & Donna Whitaker), 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, with variances for building height and cubic content ratio. This is a combo application that shall be reviewed by Town Council as it pertains to zoning relief/approval.
2. ARC-24-0013 216 VIA MARILA The applicant, 216 VM LLC (Jason

Green, Agent), has filed an application requesting Architectural Commission review and approval for a new two-story single-family residence with final hardscape, landscape and swimming pool.

3. **ARC-24-015 (ZON-24-025) 153 AUSTRALIAN AVE (COMBO)** The applicant, Rabbi Zalman Levitin, 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, with a variance required to reduce the number of required enclosed garage parking spaces. This is an amended application. Town Council shall review the application as it pertains to zoning relief/approval.
4. **ARC-24-0019 1214 N OCEAN BLVD.** The applicant, Michael Perry, has filed an application requesting Architectural Commission review and approval for an addition to primary structure, construction of a new guest house, new pool, landscape and hardscape to expand into recently combined property to the west.
5. **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. ***This item has been deferred to the August 24, 2024.***
6. **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.***
7. **ARC-24-0004 (ZON-24-0005) 260 COLONIAL LN (COMBO)** The applicant, Maura Ziska (attorney) in conjunction with SKA Architect + Planner, has filed an application requesting Architectural Commission review and approval for construction of a new one-story single-family residence with final hardscape landscape and swimming pool, requiring Special Exception with Site Plan Review approval to develop a nonconforming parcel and a variance to reduce the rear yard setback for the swimming pool. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. ***[The applicant has withdrawn this project.]***

C. **MAJOR PROJECTS-NEW BUSINESS - NONE**

D. **MINOR PROJECTS - OLD BUSINESS**

1. **ARC-24-006 249 SEABREEZE AVE.** The applicant, Joseph & Elizabeth Berger, has filed an application requesting Architectural Commission review

and approval for new vehicular and pedestrian gates and modifications to previously approved landscape and hardscape, including driveway reductions and change in perimeter site walls as well as modifications to the previously approved design of the front door and balcony railings.

2. **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 August 28, 2024 meeting.***

E. MINOR PROJECTS-NEW BUSINESS

1. **ARC-24-0006 300 S OCEAN BLVD.** The applicant, Carousel Development & Restoration, Inc and Courtney Cox on behalf of 300 South Ocean Boulevard Apartments, Inc has filed an application for structural repairs to the penthouse partition wall.
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-24-0034 (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.
5. **ARC-24-0053 304 MADDOCK WAY** The applicant, Nievera Williams (Chris Simon), has filed an application requesting Architectural Commission approval for landscape changes specifically the removal and replacement of a historic and specimen green buttonwood tree. *[This project has been withdrawn by the applicant.]*

XI. UNSCHEDULED ITEMS

XII. NEXT MEETING DATE: August 28, 2024, at 9:00 AM

XIII. 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.