



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

JUNE 26, 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 May 29, 2024

V. APPROVAL OF THE AGENDA

VI. COMMENTS FROM THE ARCHITECTURAL REVIEW COMMISSION MEMBERS

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

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

IX. PROJECT REVIEW

A. CONSENT AGENDA

1. ARC-24-0014 599 S COUNTY RD. The applicant, SAS Realty Enterprises, LLC (Greg Simonian, President), has filed an application requesting Architectural Commission review and approval for modifications to the design of a previously approved new single-family residence.

B. DEMOLITIONS AND TIME EXTENSIONS

1. EXTPLAN-24-0001 [FKA ARC-22-216] (ZON-22-140) 248 COLONIAL LANE (COMBO)]. The applicant, 306 Livingston Street Holdings I, LLC (Matthew Mirones), has filed an application requesting a One Year Extension of Time for a previously issued Architectural Commission approval for the construction of a new two-story residence. (ORIGINALLY APPROVED AT THE MARCH 29, 2023 MEETING)

A. ITEMS PULLED FROM CONSENT AGENDA, IF NEEDED

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-24-051 1330 N OCEAN BLVD. The applicant, 1330 N Ocean Trust (James M. Crowley, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, swimming pool, and beach parcel improvements.

C. MAJOR PROJECTS-NEW BUSINESS

1. 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.

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-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.
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.

D. **MINOR PROJECTS - OLD BUSINESS**

1. **ARC-23-142 318 SEASPRAY AVE.** The applicants, Robert and Elizabeth Russell, have filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence with sitewide landscape and hardscape improvements.

E. **MINOR PROJECTS-NEW BUSINESS**

1. **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.
2. **ARC-24-0016 (ZON-24-0007) 403 BRAZILIAN AVE (COMBO)** The applicant, BHJ Land Trust, has filed an application requesting Architectural

Commission review and approval for modifications to an existing pool and courtyard of an existing single-family residence with a variance for the placement of the pool equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

3. **ARC-24-0005 260 EL PUEBLO.** The applicant, David Khoury, has filed an application requesting Architectural Commission review and approval for removal of an existing carport, a garage renovation and expansion to an existing residence.

X. ANY OTHER MATTERS

XI. NEXT MEETING DATE: July 24, 2024, at 9:00 AM

XII. 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.