



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

MAY 29, 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

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. Minutes of the Architectural Review Commission Meeting of April 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. PROJECT REVIEW

A. CONSENT AGENDA

1. ARC-24-008 (ZON-24-047) 264 DUNBAR RD (COMBO) The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), 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 to exceed to equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.
2. ARC-24-062 244 FAIRVIEW RD. The applicant, 244 FAIRVIEW ROAD TRUST (Lest Lipschutz, Representative), has filed an application requesting Architectural Commission review and approval for the construction of a new circular driveway.
3. ARC-24-050 225 WINDIES DR. The applicant, David J Canepari, has filed an application requesting Architectural Commission review and approval for a new driveway configuration with associated landscape.
4. ARC-24-074 325 VIA LINDA The applicant, Three Palm Trees LLC (Warren Kanders, Manager-Member), has filed an application requesting Architectural Commission review and approval for exterior modifications and site revisions to a previously approved new single-family residence and guest house.
5. ARC-24-067 576 ISLAND DR. The applicant, Mr. & Mrs. Creamer, has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape improvements.

B. DEMOLITIONS AND TIME EXTENSIONS

1. ARC-22-201 132 N COUNTY RD. - EXTENSION OF TIME The applicant, Palm Beach Orthodox Synagogue INC (Rabbi Moshe Scheiner), has filed an application requesting a One (1) year Extension of Time for a previously issued Architectural Commission approval for the demolition of an existing two-story commercial building, parking lot and related site improvements. (ORIGINALLY APPROVED AT THE SEPTEMBER 27, 2022 MEETING)

A. **ITEMS PULLED FROM CONSENT AGENDA, IF NEEDED**

B. **MAJOR PROJECTS-OLD BUSINESS**

1. **ARC-24-037 146 AUSTRALIAN AVE.** The applicant, Elizabeth J Hubbell Rev Trust, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing residence, hardscape and pool improvements with the installation of a generator.
2. **ARC-24-031 (ZON-24-044) 1181 N LAKE WAY (COMBO)** The applicant, Sage Andrew G C III Trust (Gregg Sage, Trustee), 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 on an existing nonconforming parcel. Town Council shall review the application as it pertains to zoning relief/approval.

C. **MAJOR PROJECTS-NEW BUSINESS**

1. **ARC-23-044 (ZON-23-043) 1480 N OCEAN BLVD (COMBO)** The applicant, Jason Kalisman, has filed an application requesting Architectural Commission review and approval for modifications to an existing residence including a variance to exceed cubic content ratio (CCR). This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.
2. **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.
3. **ARC-24-063 1247 S OCEAN BLVD.** The applicant, Providencia Partners LLC (Tom Waller, Authorized Signatory), has filed an application requesting Architectural Commission review and approval for modifications to previously approved new single-family residential construction including reconfiguration of utility and security buildings, relocation of pool bath and BBQ pavilion, and modifications to the design and location of caretakers cottage with associated hardscape and landscape adjustment.
4. **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.
5. **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.
6. **ARC-24-061 (ZON-24-068) 171 EL PUEBLO WAY (COMBO)** The

applicants, Kevin and Carolyn Ryan, have 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 special exception to develop the existing nonconforming lot. 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-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-24-033 (ZON-24-039) 1464 N OCEAN BLVD (COMBO)** The applicant, Manuel & Evan Castelo, has filed an application requesting Architectural Commission review and approval for modification to perimeter site walls and installation of artificial turf, requiring a variance for landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

E. MINOR PROJECTS-NEW BUSINESS

1. **ARC-24-049 745 N LAKE WAY** The applicant, PB C 2022 TRUST, has filed an application requesting Architectural Commission review and approval for a new entry portico, window and door modifications, and landscape and hardscape changes. *[This project has been withdrawn by the applicant.]*
2. **ARC-24-065 (ZON-24-063) 137 E INLET DR (COMBO)** The applicant, Ocean Inlet Revocable Trust, has filed an application requesting Architectural Commission review and approval for a driveway reconfiguration and installation of a vehicular gate requiring a variance. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.
3. **ARC-24-066 233 MIRAFLORES DR.** The applicant, PB 130 Limited Partnership, has filed an application requesting Architectural Commission review and approval for a modified driveway entrance, garage reconfiguration, revised landscape and hardscape plan, and installation of a new pool deck.
4. **ARC-24-073 (ZON-24-058) 400 ROYAL PALM WAY (COMBO)** The applicant, Citizens Bank (James Meany), has filed an application requesting Architectural Commission review and approval for new commercial signage, with variances required for the height, size and location of signs. This is a combo application that shall be reviewed by Town Council as it pertains to zoning relief/approval. *[This zoning case file was referred to ARCOM by Town Council at the May 15th, meeting for review of the design of the signage.]*
5. **ARC-24-070 11 VIA VIZCAYA** The applicant, Jonathan Clay, has filed an

application requesting Architectural Commission review and approval for front yard improvements including modified and repaved driveway and modifications to entry water feature, entry garden and hardscape.

6. **ARC-24-071 12 VIA VIZCAYA** The applicant, County Down Trust (Jonathan Clay), has filed an application requesting Architectural Commission review and approval for new vehicle entry gate, columns and fence on a vacant parcel of land.
7. **ARC-24-077 (ZON-24-048) 450 S COUNTY RD (204 WORTH AVE) (COMBO)** The applicant, Rosetta Bakery and FERRAGAMO USA INC, has filed an application requesting Architectural Commission review and approval for a minor change to the exterior façade of an existing one-story commercial building to relocate the front door and entry wall. *[This project was denied at the May 15, 2024, Town Council meeting. As a result, this project will not move forward or be heard by the Architectural Commission.]*

X. UNSCHEDULED ITEMS

XI. NEXT MEETING DATE: Wednesday, June 26, 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.