



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

APRIL 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

III. **PLEDGE OF ALLEGIANCE**

IV. **APPROVAL OF MINUTES**

A. Approval of the March 27, 2024 Architectural Commission Minutes

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. Agenda Mapping System
James Murphy, Assistant Director of Planning, Zoning & Building
2. Sunshine Law
Joanne O'Connor, Town Attorney

X. PROJECT REVIEW

A. CONSENT AGENDA

1. ARC-22-059 2284 IBIS ISLE RD W- EXTENSION OF TIME An application has been filed requesting an Architectural Commission review and approval for a second One (1) year Extension of Time for a previously issued Architectural Commission Approval for the modifications to an existing residence. (ITEM WAS APPROVED AT THE MARCH 29, 2022 ARCOM MEETING), (ITEM RECEIVED A PRIOR ONE YEAR EXTENSION AT THE MARCH 29, 2023 ARCOM MEETING).
2. ARC-24-048 225 BARTON AVE. The applicant, Kim S. Fennebresque, has filed an application requesting Architectural Commission review and approval for modifications to landscape and hardscape including replacements of perimeter hedge material, construction of new site wall at front of property, and relocation of an existing pedestrian gate.

B. ITEMS PULLED FROM CONSENT AGENDA, IF NEEDED

C. MAJOR PROJECTS-OLD BUSINESS

1. ARC-24-009 260 MIRAFLORES DR. The applicant, KEAN Development of Palm Beach, Inc. (Giorgio Citarella, Agent), 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 spa.
2. ARC-23-075 389 S LAKE DR. The applicant, Cooperative Apartments of Three Eighty Nine Corporation, has filed an application requesting Architectural Commission review and approval for the permanent removal of the decorative concrete brise soleil architectural feature of an existing six-story residential building, and other exterior building modifications including window opening enhancements and the addition of a new decorative metal

grilles and associated improvements.

3. **ARC-24-040 (ZON-24-046) 227 ANGLER AVE (COMBO)** The applicant, Bryan and Mary Thomas, has filed an application requesting Architectural Commission review and approval for construction of a new pergola structure and outdoor fireplace with two variances 1) exceeding allowable lot coverage a 2) exceeding allowable cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.
4. **ARC-24-038 (ZON-24-045) 207 PENDLETON AVE (COMBO)** The applicant, Maura Ziska (Attorney) in conjunction with Thomas M. Kirchhoff (Architect), has filed an application requesting Architectural Commission review and approval for the demolition of the existing front entry porch and removal of the front door to be replaced with the construction of a new front entry porch and installation of a new front door, replacement of all fixed shutters with new operable shutters, and removal of the existing driveway and installation of a new paver driveway with grass joints. Town Council shall review the application as it pertains to zoning relief/approval.
5. **ARC-24-007 (ZON-24-017) 222 WORTH AVE (COMBO)** The applicants, Louis Vuitton America, has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new ground floor storefront system, awnings, and new signage. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
6. **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.
7. **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.
8. **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 forgo required garage parking. Town Council shall review the application as it pertains to zoning relief/approval.
9. **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. (*THIS*

ITEM HAS BEEN DEFERRED TO THE MAY 29, 2024 MEETING)

D. MAJOR PROJECTS-NEW BUSINESS

1. **ARC-24-032 200 EL VEDADO RD.** The applicant, Bartholemew + Partners (Kyle Bartholemew Fant, Architect), has filed an application requesting Architectural Commission review and approval for the construction of an addition, new driveway material, new covered grill area, new site wall & gate, garage doors and site wall modifications.
2. **ARC-24-047 (ZON-24-057) 960 N OCEAN BLVD (COMBO)** The applicant, PB NORTH OCEAN TRUST (represented by Todd Cury), has filed an application requesting Architectural Commission review and approval for the construction of a 2-story accessory structure, demolition of approximately 28 square feet of the existing residence, and construction of an approximately 30 square foot addition. This is a combination project that shall be reviewed by Town Council as it pertains to the zoning relief/approval.

E. 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. *(THIS ITEM HAS BEEN DEFERRED TO THE MAY 29, 2024 MEETING)*

F. MINOR PROJECTS-NEW BUSINESS

1. **ARC-24-030 202 OSCEOLA WAY** The applicants, Dennis and Roseanne Vollman, have filed an application requesting Architectural Commission review and approval for new paneled garage doors.
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.

XI. UNSCHEDULED ITEMS

XII. NEXT MEETING DATE: Wednesday, May 29, 2024

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.