



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

DECEMBER 20, 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 November 22, 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. MAJOR PROJECTS-OLD BUSINESS

1. 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. *(Item has been remanded back to ARCOM for reconsideration by Town Council on November 13, 2024)*
2. ARC-24-0068 2291 IBIS ISLE RD. The applicant, 2291 Ibis Isle Road East LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modification and the installation of a pergola and terrace. *(Item has been remanded back to ARCOM for reconsideration by Town Council on November 13, 2024)*
3. ARC-24-0071 224 VIA MARILA The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool.
4. ARC-24-0074 117 DOLPHIN RD. The applicant, Marla Wiegman Fusz 2021 Family Trust (Marla Fusz, 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.
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.

6. **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
7. **ARC-24-0080 (ZON-24-0042) 141 ATLANTIC AVE (COMBO)** The applicants, Sloane Family Trust (Brasseur & Drobot Architects, P.A.), have filed an application requesting Architectural Commission review and approval for a first-floor addition to an existing residence, a new pool and hardscape, new site wall and expansion of an existing curb cut. Town Council shall review the application as it pertains to zoning relief/approval.
8. **ARC-24-0095 210 JAMAICA LN.** The applicant, J. Williams Weeks Estate (Robin Weeks), has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements.
9. **ARC-24-0040 1285 N OCEAN BLVD.** The applicant, M2B Properties LLC, 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. ***[The applicant has requested a one-month deferral to the January 29, 2025, ARCOM meeting.]***
10. **ARC-24-0085 (ZON-24-0044) 315 CHAPEL HILL RD (COMBO)** The applicant, Ocean Breezes 2 LLC (Francis Lynch, Attorney), has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story, single-family residence of over 10,000 SF with a detached two-story accessory structure including final hardscape, landscape, and swimming pool improvements; requiring a special exception to redevelop a nonconforming parcel in the R-A zoning district and to provide reduced vehicle stacking; also one variance to encroach into the building height plane setback area. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval. ***[The applicant has requested a one-month deferral to the January 29, 2025, ARCOM meeting.]***

B. MAJOR PROJECTS-NEW BUSINESS

1. **ARC-24-0070 2308 IBIS ISLE RD.** The applicants, Michael Berman & Victoria Hagan, have filed an application requesting Architectural Commission review and approval for construction of a new, two-story, single-family residence and detached accessory structure with final hardscape, landscape and swimming pool.
2. **ARC-24-0086 (ZON-24-0053) 240 EL DORADO LANE (COMBO)** The applicant, Henry and Laura McNamara (B1 Architect) have filed an application requesting Architectural Commission review and approval for a

significant renovation (including greater than 50% demolition) and addition to a single-family house. Town Council shall review the application as it pertains to zoning relief/approval.

3. **ARC-24-0098 301 POLMER PARK RD.** The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.
4. **ARC-24-0104 581 E WOODS RD.** The applicant, 581 E Woods Trust, has filed an application requesting Architectural Commission review and approval for the construction of a second-floor rear addition with new staircase and replacement of front door.
5. **ARC-24-0106 (ZON-24-0063) 260 COLONIAL LN (COMBO)** The applicants, Thomas & Meredith Hunt, have filed an application requesting Architectural Commission review and approval for the construction of a new, one-story, single-family residence with final hardscape, landscape and swimming pool; requiring a special exception with site plan review to permit the redevelopment of the existing nonconforming parcel. Town Council shall review the application as it pertains to zoning relief/approval.

C. **MINOR PROJECTS - OLD BUSINESS**

1. **ARC-24-0093 1240 N OCEAN WAY** The applicant, Polly Daugherty on behalf of Paradelo Burgess Design Studio, has filed an application requesting Architectural Commission review and approval for the installation of solar panels on the roofs of an existing two-story residence.
2. **ARC-24-0060 910 S OCEAN BLVD.** The applicant, 910 S Ocean LLC (Portuondo Perotti Architects) has filed an application requesting Architectural Commission review and approval for modifications to an interior courtyard and balcony railings.
3. **ARC-24-0066 324 PLANTATION RD.** The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for construction of a pergola structure and site wall with associated landscape and hardscape.
4. **ARC-24-0096 150 WORTH AVE—THE ESPLANADE** The applicant, Wilson 150 Worth LLC, has filed an application requesting Architectural Commission review and approval for updated paving, updated railings, removal of the main central staircase, and the addition of a water feature for the Esplanade
5. **ARC-24-0097 (ZON-24-0057) 334 CHILEAN AVE (COMBO)** The applicants, Overflow Pad Too LLC (Environment Design Group), have filed an application requesting Architectural Commission review and approval for modifications to an existing site wall, installation of two additional A/C units, and water feature with associated landscape and hardscape changes. Town Council shall review the application as it pertains to zoning relief/approval.
6. **ARC-24-0099 250 VIA LINDA** The applicant, Subtrust Under Article Second of the MTDT 2009 Descendants Trust, has filed an application requesting Architectural Commission approval for the installation of a

generator. *[The applicant has requested a one month deferral to the January 29, 2025 ARCOM meeting.]*

D. MINOR PROJECTS-NEW BUSINESS

1. **ARC-24-0103 (ZON-24-0061) 1247 S OCEAN BLVD (COMBO)** The applicant, Providencia Partners LLC (Maura Ziska, Authorized Signatory), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved new residential estate which includes the incorporation of a pickleball court and modifications to front yard site walls which will require a variance to exceed maximum wall height permitted; with landscape and hardscape adjustments related to the scope of work. Town Council shall review the application as it pertains to zoning relief/approval.
2. **ARC-24-0105 315 COCOANUT ROW** The applicant, Virginia C. Knott (Environment Design Group), has filed an application requesting Architectural Commission approval for a new vehicular driveway configuration with landscape and hardscape modifications.
3. **ARC-24-0110 (ZON-24-0068) 233 OLEANDER AVE (COMBO)** The applicants, Kimmi & David Smick of CWI233 LLC, have filed an application requesting Architectural Commission review and approval for a new driveway, terrace, perimeter fence, garden gates and landscape plantings which will require variances for reduction in landscape open space and perimeter landscape open space requirements. Town Council shall review the application as it pertains to zoning relief/approval.
4. **ARC-24-0100 745 N LAKE WAY** The applicant, PB C-2022 TRUST (Madison Worth Architecture), has filed an application requesting Architectural Commission approval for exterior modifications, driveway configuration and installation of a site wall.
5. **ARC-24-0112 224 S OCEAN BLVD.** The applicants, Armen & Claudia Manoogian, have filed an application requesting Architectural Commission review and approval for modifications to a previously approved new driveway design.
6. **ARCS-24-0341 1080 S OCEAN BLVD.** The applicant, Environment Design Group, has filed an application requesting Architectural Commission approval for installation of a perimeter site wall with landscape and hardscape improvements.

X. UNSCHEDULED ITEMS

XI. NEXT MEETING DATE: Wednesday, January 29, 2025

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.