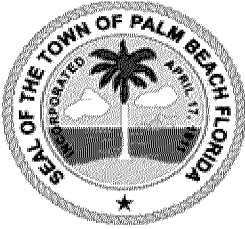


TENTATIVE:
SUBJECT TO
REVISION



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

DECEMBER 15, 2023

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
John David Corey, Member
Betsy Shiverick, Member
Kenn Karakul, Member
Thomas Kirchhoff, Member
Elizabeth Connaughton, Member
Dan Floersheimer, Alternate Member
Joshua L. Martin, Alternate Member
K. T. Catlin, Alternate Member

III. **PLEDGE OF ALLEGIANCE**

IV. **APPROVAL OF MINUTES**

A. **Minutes of the Architectural Commission Meeting of November 20, 2023**

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-23-090 (ZON-23-068) 206 CARIBBEAN RD (COMBO)** The applicant, Walter Wick, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with landscape, hardscape and pool on a nonconforming parcel. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
2. **ARC-23-123 (ZON-23-105) 1186 N OCEAN WAY (COMBO)** The applicant, Martha Lee Johnson 2012 Exempt Trust (Stan Johnson), has filed an application requesting Architectural Commission review and approval for the design of a new two-story residence with sitewide landscape and hardscape improvements, requiring setback and separation distance variances for the location of the pool equipment and a variance to exceed allowable chimney height. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
3. **ARC-23-135 225 WELLS RD.** The applicant, LLPB Trust (Andrea Lenczner, 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.
4. **ARC-23-137 (ZON-23-104) 310 CLARKE AVE (COMBO)** The applicant, Mark & Patricia Davies, has filed an application requesting Architectural Commission review and approval for changes to an approved new two-story residence including changes to architectural details, hardscape/landscape, and arrangement of equipment yards, requiring variances for equipment location and screening wall heights. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.
5. **ARC-23-146 (ZON-23-146) 995 S OCEAN BLVD.** The applicant, Mary S. Conrad, has filed an application requesting Architectural Commission review and approval of a second story addition requiring variances to build within the required setbacks. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
6. **ARC-23-145 (ZON-23-113) 123 CHILEAN AVE (COMBO)** The applicant,

Robert & Perri Bishop, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence and one-story accessory cabana structure with final hardscape, landscape and swimming pool, requiring Special Exception approval to develop a nonconforming parcel and variances to reduce the required side setbacks and to exceed the maximum cubic content ratio (CCR) permitted. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

7. **ARC-23-092 (ZON-23-070) 217 BAHAMA LN (COMBO)** The applicant, James and Sarah McCann, have filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence and associated landscape and hardscape on a lot substandard in lot depth in the R-B zoning district. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

This project has been deferred to the January 24, 2024 meeting.

8. **ARC-23-109 (ZON-23-084) 600 TARPON WAY (COMBO)** The applicants, Frank and Annie Falk, have filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence over 10,000 SF with sitewide landscape and hardscape improvements, requiring variances for mechanical equipment placement, building height plane, and site wall height, and a Special Exception for vehicular gate placement. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

This project has been deferred to the January 24, 2024 meeting.

B. MAJOR PROJECTS-NEW BUSINESS

1. **ARC-23-094 (ZON-23-072) 247-251 WORTH AVE (COMBO)** The applicant, Holbrook Real Estate LLC, has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing one-story commercial building under the Special Allowances in accordance with the Worth Avenue Design Guidelines, including several variances from lot coverage, floor area square footage, commercial and residential use locations, parking requirements, landscape open space, and loading space requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
2. **ARC-23-052 (ZON-23-092) 300 COLONIAL LN (COMBO)** The applicants, Dragana & Richard Connaughton, have filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence requiring (2) variances from east side yard setback and (1) variance from mechanical equipment regulations and construction of a detached accessory structure requiring (2) setback variances, (1) lot coverage variance and (1) angle of vision variance, together with final hardscape, landscape, and swimming pool. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
3. **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.

4. **ARC-23-154 (ZON-23-120) 1356 N OCEAN BLVD (COMBO)** The applicant, Gary & Kelly Pohrer, has filed an application requesting Architectural Commission review and approval for expansion of a previously approved swimming pool on the beachside parcel, requiring a setback variance. This is a combination project that shall be reviewed by Town Council as it pertains to the zoning relief/approval.
5. **ARC-23-159 (ZON-24-005) 288 SANDPIPER DR (COMBO)** The applicant, Kelly M Williams TR TITL HLDR (Rep. Maura Ziska), has filed an application requesting Architectural Commission review and approval for exterior alterations to an existing detached guest house, including window and door replacement and the construction of enclosed additions, requiring a rear setback variance. This is a combination project that shall be reviewed by Town Council as it pertains to the zoning relief/approval.
6. **ARC-23-165 (ZON-24-008) 161 VIA PALMA (COMBO)** The applicant, Sam and Vicki Hunt, has filed an application requesting Architectural Commission review and approval for construction of a new two-story addition, requiring a west side-yard setback variance. This is a combination project that shall be reviewed by Town Council as it pertains to the zoning relief/approval.
7. **ARC-23-167 (ZON-24-009) 350 SEABREEZE AVE (COMBO)** The applicant, Judith Goodman (Contract Purchaser, Justin Besikof / Rep. Maura Ziska), has filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence and sitewide landscape and hardscape improvements, requiring a variance to not provide garage parking. This is a combination project that shall also be reviewed by Town Council as it pertains to the zoning relief/approval

C. **MINOR PROJECTS - OLD BUSINESS**

1. **ARC-23-152 11 VIA VIZCAYA.** The applicant, Johnathan Clay, has filed an application requesting Architectural Commission review and approval for modifications to existing landscape and hardscape on a site improved with an existing single-family residence.
2. **ARC-23-153 12 VIA VIZCAYA.** The applicant, County Down Trust (Andrew W. Regan, Trustee), has filed an application requesting Architectural Commission review and approval for modifications to landscape and addition of a fence on a vacant parcel of land.

D. **MINOR PROJECTS-NEW BUSINESS**

1. **ARC-23-136 1350 N LAKE WAY.** The applicant, 1350 North Lake Way Acquisitions LLC, has filed an application requesting Architectural Commission review and approval for replacement of a vehicular gate, front

door and balcony railings and landscape and hardscape modifications.

2. **ARC-23-156 125 WELLS RD.** The applicant, Amy Baier, have filed an application requesting Architectural Commission review and approval for installation of vehicular gates and modifications to the the front entry door of an existing two-story residence.
3. **ARC-23-158 152 CHILEAN AVE.** The applicants, William and Molly McKenna, have filed an application requesting Architectural Commission review and approval for the construction of a new driveway and associated landscape modifications.
4. **ARC-23-160 1246 N LAKE WAY.** The applicants, Myron M. Miller, have filed an application requesting Architectural Commission review and approval for the site wide landscape and hardscape improvements to an existing residence.
5. **ARC-23-164 (ZON-24-010) 1616 N OCEAN BLVD.** The applicants, Joan Eigen, Wendy Haigney and Devid Eigen, have filed an application requesting Architectural Commission review and approval for the installation of vehicular gates to an existing single-family residence and a variance for the required driveway area. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

X. Unscheduled Items

- A. **Public**
- B. **Staff**
- C. **Commission**

XI. NEXT MEETING DATE: Wednesday, January 24, 2024

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.