



# TOWN OF PALM BEACH

## ARCHITECTURAL COMMISSION

TOWN HALL  
COUNCIL CHAMBERS-SECOND FLOOR  
360 SOUTH COUNTY ROAD

### AGENDA

NOVEMBER 20, 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. **Approval of the October 25, 2023 Architectural Review Commission Meeting 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. **PROJECT REVIEW**

A. **MAJOR PROJECTS-OLD BUSINESS**

1. **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.
2. **ARC-23-090 (ZON-23-068) 206 CARIBBEAN RD** Walter Wick, has filed an application requesting Architectural Commission review and approval for construction of a new two-story 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.
3. **ARC-23-120 (ZON-23-088) 1600 S OCEAN BLVD (COMBO)**. The applicant, PB Pavilion Trust (Michael Vineberg, Robert G. Simses and Peter Flanagan, Trustees), has filed an application requesting Architectural Commission review and approval for one-story additions to an previously approved two-story residence, including an addition in the required side (north) yard setback, raising the roof parapet height in the required side (north) yard setback, and an addition in the required side (south) yard setback. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
4. **ARC-23-092 (ZON-23-070) 217 BAHAMA LN** 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.  
***The applicant has requested deferral to the December 15, 2023 ARCOM meeting. (1st request)***
5. **ARC-23-107 (ZON-23-077) 162 E INLET DR** David and Jill Shulman,

have filed an application requesting Architectural Commission review and approval for the construction of enclosed additions and a rear awning requiring a variance to exceed maximum allowed Cubic Content Ratio (CCR), fenestration modifications, and rear yard landscape and hardscape modifications, including the construction of a new pool. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

6. **ARC-22-241 (ZON-23-002) 624 ISLAND DR (COMBO)**. The applicant, Holly Ann Bartlett, as Trustee of the 1220 South Ocean Boulevard Trust dated May 23, 2013, has filed an application requesting Architectural Commission review and approval for the construction of a new rooftop clerestory projection enclosing an existing open-air interior courtyard to an existing two-story residence including variances from building height, lot coverage and Cubic Content Ratio (CCR). This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. ***The applicant has requested deferral to the December 15, 2023 ARCOM meeting. (2nd request)***

B. **MAJOR PROJECTS-NEW BUSINESS**

1. **ARC-23-094 (ZON-23-072) 247-251 WORTH AVE** 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. ***Deferred to 12/15/23 Meeting Pending Town Council Action***
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-23-140 (ZON-23-118) 2278 IBIS ISLE RD (COMBO)**. The applicant, Angel Arroyo, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing one-story residence, including the demolition of an existing screen porch, a new roof, façade and window alterations, and a variance to not provide the required garage enclosure for two vehicles. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
6. **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.
7. **ARC-23-144 216 TRADEWIND DR**. The applicant, 216 Tradewind Trust (Rep. Carl Sabatello), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with sitewide landscape and hardscape improvements.
8. **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. ***The applicant has requested deferral to the December 15, 2023 ARCOM meeting. (1st request)***
9. **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.

**C. MINOR PROJECTS - OLD BUSINESS**

1. **ARC-23-138 1340 S OCEAN BLVD**. The applicant, Greene Family Trust, has filed an application requesting Architectural Commission review and approval for a new exterior railing to replace an existing railing onto an existing nonconforming over-the-water boathouse and the installation of a new retractable awning on the second floor of the existing two-story carriage house.
2. **ARC-23-102 1435 S OCEAN BLVD**. The applicant, Tyerman Barry W Tr. (Agt. Warren Cady), has filed an application requesting Architectural Commission review and approval for the installation of an "S" tile roof on a single-family residence. ***The applicant has requested deferral to the December 15, 2023 ARCOM meeting. (1st request)***

**D. MINOR PROJECTS-NEW 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.

**X. Discussion Items**

1. Project Designation Manual Matrix – Revision

**XI. Unscheduled Items**

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

**XII. NEXT MEETING DATE: Friday, December 15, 2023**

**XIII. ADJOURNMENT**

**PLEASE TAKE NOTE:**

- Note 1:** Live meeting audio is available on the Town's website at [www.townofpalmbeach.com](http://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](mailto:publiccomment@townofpalmbeach.com), and identify desired agenda item(s) to be addressed.
  - Written public comment submittals should be sent to [publiccomment@townofpalmbeach.com](mailto: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.