



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

OCTOBER 23, 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 Commission Meeting of September 25, 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. **EXTPLAN-24-0008 100 WORTH AVE—EXTENSION OF TIME.** The applicant, The Winthrop House, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for exterior renovation to an existing seven-story residential building. (ORIGINALLY ARC-23-074 (ZON-23-061) AND APPROVED AT THE OCTOBER 25, 2023, MEETING)
2. **EXTPLAN-24-0010 292 ORANGE GROVE RD—EXTENSION OF TIME.** The applicant, Kerry and Stephen Myers, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story single-family residence. (ORIGINALLY ARC-23-088 (ZON-23-086) AND APPROVED AT THE OCTOBER 25, 2023 MEETING)
3. **ARC-24-0075_110 ATLANTIC AVE.** The applicant, MP Design & Architecture, Inc. on behalf of Twin Hearts Palm Beach Realty Trust, has filed an application requesting Architectural Commission review and approval for exterior architectural modifications including two new canvas awnings on front elevation.

B. MAJOR PROJECTS-OLD BUSINESS

1. **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.
2. **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. ***This item has been deferred to the November 22, 2024 meeting.***

C. **MAJOR PROJECTS-NEW BUSINESS**

1. **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.
2. **ARC-24-0082 (ZON-24-0045) 740 HI MOUNT ROAD (COMBO).** The applicant, H.C. Jones Living Trust (Fernando Wong Outdoor Living Design) has filed an application requesting Architectural Commission review and approval for a renovation of entry structure from Lake Trail, addition of fenestration on garage structure and addition of a pergola with associated landscape/hardscape modifications. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
3. **ARC-24-0083 (ZON-24-0051) 239 TANGIER AVE (COMBO).** The applicant, Patricia Dean, has filed an application requesting ARCOM review and approval for new dormer windows related to improvements and enclosure of existing attic space to achieve a second floor habitable area; a lot coverage variance is required to achieve the scope of work. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
4. **ARC-24-0092 1020 N LAKE WAY** The applicant, 1020 North Lake Way Revocable Trust (Paul Krasker), has filed an application requesting Architectural Commission review and approval for the construction of new habitable second floor living space within an existing mansard roof, the construction of new second floor dormer windows, and the installation of new roof top solar panels.

D. **MINOR PROJECTS - OLD BUSINESS**

1. **ARC-24-0076 1260 N LAKE WAY.** The applicant, Sabatello Construction of Florida Inc. (Paul Sabatello, Director / Vice President), has filed an application requesting Architectural Commission review and approval for the installation of S-Tile roof material on a previously approved new, two-story single-family residence, in lieu of the approved true barrel tile material.
2. **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.
3. **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. ***This item has been deferred to the November 22, 2024 meeting.***

E. **MINOR PROJECTS-NEW BUSINESS**

1. **ARC-24-0087 215 SEMINOLE AVE.** The applicants, Brenda H. Schwerin (Environment Design Group), have filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications including a new water feature, pedestrian gates and front yard wall.
2. **ARC-24-0036 (ZON-24-0050) 333 SUNSET AVE (COMBO).** The applicant, Royal Poinciana South, has filed an application requesting Architectural Commission review and approval for the installation of eleven (11) new aluminum shade structures on the 7th-floor apartment balconies requiring Special Exception, Site Plan Review and height variances. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval. ***This item has been deferred to the November 22, 2024 meeting.***

X. UNSCHEDULED ITEMS

XI. NEXT MEETING DATE: Friday, November 22, 2024 at 9:00 a.m.

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.