



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

SEPTEMBER 27, 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 Review Commission Meeting of August 23, 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**

X. **CONSENT AGENDA**

1. **ARC-23-116 150 WORTH AVE—THE ESPLANADE**. The applicant, Wilson 150 Worth LLC, has filed an application requesting Architectural Commission review and approval for the after-the-fact permanent removal of the existing second floor wood trellis along the Worth Avenue approved arcade of the Esplanade.
2. **ARC-23-118 143 SEMINOLE AVE**. The applicant, Lisa Pevaroff, has filed an application requesting Architectural Commission review and approval for the removal and reconfiguration of the driveway with associated landscape and hardscape.
3. **ARC-23-122 (ZON-23-093) 241 JUNGLE RD (COMBO)**. The applicant, 241 Jungle Rd Trust, has filed an application requesting Architectural Commission review and approval for the installation of a new generator and site screening walls and gate including a variance to exceed the maximum screening wall height. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
4. **ARC-23-124 111 REEF RD**. The applicants, Steve Rabin and Johnathon Winslow, have filed an application requesting Architectural Commission review and approval for the construction of an enclosed addition and a covered loggia, exterior modifications including roof and window replacement, and sitewide landscape and hardscape improvements including the construction of a pool and new site walls.
5. **ARC-23-127 231 BRADLEY PL**. The applicant, Bradley Palm LLC. (Rep. Tim Hanlon), has filed an application requesting Architectural Commission review and approval for the installation of a new generator and masonry screening walls at the northeast corner of the commercial property.

A. **MAJOR PROJECTS-OLD BUSINESS**

1. **ARC-23-057 (ZON-23-049) 2 S COUNTY RD** The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting

Architectural Commission review and approval for the renovation and expansion of the existing tennis area, including replacements of 10 existing courts, addition of 2 courts, addition of pickleball courts, shade structures, decorative fencing, new service path, stretching area and landscape improvements; requiring town council review of special exception, site plan review, and variances. This is a combination project that shall also be reviewed by Town Council as it relates to zoning relief/approval.

2. **ARC-23-063 (ZON-23-059) 1265 N LAKE WAY** 1265 N Lake Way LLC (Maura Ziska, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape and landscape on a nonconforming lot. The application shall be reviewed by the Town Council as it pertains to zoning relief/approval.
3. **ARC-23-066 1421 N LAKE WAY** Reef Road LLC, has filed an application requesting Architectural Commission review and approval construction of a new two-story residence with associated landscape and hardscape.
4. **ARC-23-099 274 MONTEREY RD** Morton Pierce, 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
5. **ARC-23-088 (ZON-23-086) 292 ORANGE GROVE RD** Stephen and Kerri Meyers, have 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, requiring (1) variance for Cubic Content Ratio (CCR). The Town Council shall review the application as it pertains to the zoning relief/approval.
6. **ARC-23-064 (ZON-23-054) 1473 N OCEAN BLVD** William C. Powers & Marianne Elaine Elmasri, have filed an application requesting Architectural Commission review and approval for renovations and additions to an existing one-story residence, requiring setback variances. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.
This project has been deferred to the October 25, 2023 meeting.
7. **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.
8. **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.
9. **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.

10. **ARC-23-074 (ZON-23-061) 100 WORTH AVE (COMBO)** The applicant, The Winthrop House, has filed an application requesting Architectural Commission review and approval for an exterior renovation to an existing seven-story residential building including the installation of new storefronts at the ground level, new stucco, repairs and paint finishes to all elevations, the removal of exterior brick finish materials along all façades, the installation of new metal balconies guardrails along all balconies, removal and replacement of balustrade parapet at rooftop, sitework including new surface material, removal of existing drive aisle and parking lanes, new landscaping, modifications to the existing porte-cochere, and new pedestrian gates and a new vehicular gate; and including a variance for the removal of on-site parking. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

This project has been deferred to the October 25, 2023 meeting.

11. **ARC-23-033 1440 S OCEAN BLVD.** The applicant, 1440 South Ocean Trust (Ronald Kochman, Trustee), has filed an application requesting Architectural Commission review and approval for a new 2-story residence over 10,000 square feet and accompanying hardscape, landscape, pool, site walls and gates.

This project has been deferred to the October 25, 2023 meeting.

12. **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.

This project has been deferred to the October 25, 2023 meeting.

B. MAJOR PROJECTS-NEW BUSINESS

1. **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.

2. **ARC-23-117 (ZON-23-091) 341 PERUVIAN AVE (COMBO)**. The applicant, Villa Giardino Land Trust (Jeff and Elizabeth Louis), has filed an application requesting Architectural Commission review and approval for the construction of a new fabric tent and package receptacle requiring a front setback variance, and the construction of a new masonry screening wall for the installation of a new generator and air conditioning equipment, requiring a wall height variance. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
3. **ARC-23-121 (ZON-23-094) 428 SEABREEZE AVE (COMBO)**. The applicants, Dr. Chauncey Crandall and Deborah Crandall, have 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 Special Exception and Site Plan Review for the redevelopment of a non-conforming lot and variances to reduce setback requirements and to not provide garage parking. 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-23-084 286 ORANGE GROVE RD**. The applicant, Harry M. & Deirdre Harnett Shaw, has filed an application requesting Architectural Commission review and approval for a first-floor expansion of an existing two-story residence, redesign of front door, all new impact rated exterior doors and windows, minor hardscape reconfiguration, pool reconfiguration.
2. **ARC-23-103 308 ARABIAN RD**. Conan and Brooke Laughlin, have filed an application requesting Architectural Commission review and approval for landscape and site modifications, including replacement of the existing driveway and the construction of a new spa and covered loggia with an outdoor fireplace in the rear yard.
3. **ARC-23-110 (ZON-23-079) 2773 S OCEAN BLVD**. Carlyle House Condominium, has filed an application requesting Architectural Commission review and approval for demolition and redesign of the existing north and south parking areas with new hardscape, installation of two new pedestrian entrance canopies, new exterior proposed stair, gate and wall improvements, and modifications to existing modifications address identification monument signage in the public r-o-w swale, including variances from lot coverage, landscape open space and monument signage requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
4. **ARC-23-002 (ZON-23-015) 160 ROYAL PALM WAY – THE PALM HOUSE HOTEL (COMBO)**. The applicant, LR PALM HOUSE, LLC., has filed an application requesting Architectural Commission review and approval for modifications to previously approved improvements at the site, including the relocation of mechanical equipment to the roof, the construction of new site walls, parapet alterations, and pool deck lighting, requiring a variance for rooftop air conditioning equipment height and requiring Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it relates to the zoning relief/approval.

This project has been deferred to the October 25, 2023 meeting.

D. MINOR PROJECTS-NEW BUSINESS

1. **ARC-23-114 354 CHILEAN AVE, VILLA A.** The applicants, Samuel and Leslie Dashiell, have filed an application requesting Architectural Commission review and approval for the installation of a new pedestrian gate visible from a right-of-way.
2. **ARC-23-119 266 FAIRVIEW RD.** The applicant, Linda Fennell, has filed an application requesting Architectural Commission review and approval for landscape modifications and a driveway reconfiguration.
3. **ARC-23-125 700 S COUNTY RD.** The applicant, Paul Kozloff, has filed an application requesting Architectural Commission review and approval for the installation of a new "S" tile roof.
4. **ARC-23-129 220 ONONDAGA AVE.** The applicant, Peter E Sayer, has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modifications.

XI. Unscheduled Items

1. **Public**
2. **Staff**
3. **Commission**

XII. NEXT MEETING DATE - October 25, 2023

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.