



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

AUGUST 23, 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 July 26, 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. **CONSENT AGENDA**

1. **ARC-22-095 2270 IBIS ISLE RD – EXTENSION OF TIME** The applicant, W Ibis Isle, LLC, has filed an application requesting an Extension of Time for a previously issued Architectural Commission Approval for the construction of a new two-story single-family residence with related hardscape and landscape improvements. (ORIGINALLY APPROVED AT THE JUNE 29, 2022 ARCOM MEETING)
2. **ARC-23-112 (ZON-23-078) 225 WORTH AVE (COMBO)** The applicant, 225 WORTH AVENUE HOLDINGS LLC, has filed an application requesting Architectural Commission review and approval for hardscape modifications in the rear (north) of the property, including a variance from landscape open space requirement. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
3. **ARC-23-101 155 BRAZILIAN AVE.** The applicant, Lorraine Gerrity, has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications sitewide and existing fence repair.

This project has been WITHDRAWN by the applicant.

B. **MAJOR PROJECTS-OLD BUSINESS**

1. **ARC-23-039 (ZON-23-063) 599 S. COUNTY RD (COMBO)** The applicant, SAS Realty Enterprises LLC (Greg Simonian, President), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single family residence and related landscape, hardscape and pool. The application shall be reviewed by Town Council as it pertains to zoning relief/approval.
2. **ARC-23-063 (ZON-23-059) 1265 N LAKE WAY (COMBO)** The applicant, 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-23-074 (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.
4. **ARC-23-066 1421 N. LAKE WAY** The applicant, 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.
5. **ARC-23-099 274 MONTEREY RD.** The applicant, 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.
6. **ARC-23-088 (ZON-23-086) 292 ORANGE GROVE RD (COMBO)** The applicants, 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.
7. **ARC-22-022 (ZON-22-021) 160 SEAVIEW AVE. (COMBO)** The applicant, Coral Beach Corporation (Angela Feldman, President) (160 Seaview Ave) and Seaview Holdings, Inc. (David Feldman, Director) (170 Seaview Ave), has filed an application requesting Architectural Commission review and approval of the construction of a new two-story guest house including variances from setback and point of measurement requirements on a unified site of 160 and 170 Seaview Avenue. Town Council will review the variance portion of the application.
This project has been deferred to the September 27, 2023 meeting.
8. **ARC-23-064 (ZON-23-054) 1473 N OCEAN BLVD (COMBO)** The applicants, 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 September 27, 2023 meeting.

9. **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 September 27, 2023 meeting.

10. **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 September 27, 2023 meeting.

C. MAJOR PROJECTS-NEW 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 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-23-092 (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.
3. **ARC-23-093 (ZON-23-071) 220 ARABIAN RD (COMBO)** The applicant, 206 CARIBBEAN LLC (Robert Frisbie), has filed an application requesting Architectural Commission review and approval for construction of a new 2-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.
4. **ARC-23-107 (ZON-23-077) 162 E INLET DR (COMBO)** The applicants, 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.

5. **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.

Plans are being reduced in size and will be uploaded.

6. **ARC-23-108 (ZON-23-080) 760 N OCEAN BLVD—PALM BEACH COUNTRY CLUB (COMBO)** The applicant, Palm Beach Country Club, Inc. (Robert Schlager, President), has filed an application requesting Architectural Commission review and approval for the installation of two pickle ball courts and fencing with acoustic panels, on a vacant portion of to the existing tennis court and padel court area, including variances from side setback, minimum heights of court fencing and landscape screening. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

This project has been WITHDRAWN by the applicant.

D. MINOR PROJECTS - OLD BUSINESS

1. **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 September 27, 2023 meeting.

E. MINOR PROJECTS-NEW BUSINESS

1. **ARC-23-078 160 KINGS RD.** The applicant, Gene & Mindy Aaron, has filed an application requesting Architectural Commission review and approval for overall site landscape and hardscape improvements, modification to vehicular gates and new generator.
2. **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.

3. **ARC-23-103 308 ARABIAN RD.** The applicants, 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.
4. **ARC-23-110 (ZON-23-079) 2773 S OCEAN BLVD (COMBO)** The applicant, 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.

X. Unscheduled Items

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

XI. NEXT MEETING DATE: September 27, 2023

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.