



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

APRIL 23, 2025

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
David Phoenix, Alternate Member
Sue Patterson, Alternate Member
Kathy Georgas, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. Minutes of the Architectural Review Commission Meeting on March 26, 2025

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-25-0002 260 MIRAFLORES DR. The applicant, KEAN Development of Palm Beach, Inc. (Giorgio Citarella, Agent), 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 with final hardscape, landscape, swimming pool and spa. (ORIGINALLY ARC-24-009 AND APPROVED AT THE APRIL 24, 2024 MEETING)
2. 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.
3. ARC-25-0006 (ZON-25-0003) 400 HIBISCUS AVE (COMBO) The applicant, Sferra Fine Linens, LLC d/b/a Pratesi (Robert Tomlinson Jr.), has filed an application requesting Architectural Commission review and approval for storefront window and door replacements, new awnings, façade renovations, signage, and courtyard modification of existing commercial tenant spaces, with Special Exception approval required by the Town Council for the expanded Gross Leasable Area. Town Council shall review the application as it pertains to zoning relief/approval.
4. ARCS-25-0798 150 WOODBRIDGE RD. The applicant, Wayne Julius Safro (Environment Design Group), has filed an application requesting Architectural Commission review and approval for the modification of entry piers and addition of pedestrian gates.
5. ARC-25-0010 130 SEASPRAY AVE. The applicants, Victor and Julia Tolkán (Kirchoff and Associates representatives), have filed an application requesting Architectural Commission review and approval of a mirrored and slightly modified design of a new two-story single-family residence with final hardscape landscape and swimming pool that previously received approvals

at this location.

B. MAJOR PROJECTS-OLD BUSINESS

1. **ARC-24-0141 (ZON-24-0079) 1 S COUNTY RD – THE BREAKERS FAMILY ENTERTAINMENT CENTER (COMBO)** The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting ARCOM review and approval for the demolition of an existing two-story building (Family Entertainment Center & The Italian Restaurant structure) and the construction of a new, three-story structure with basement to replace same that will connect with an overhead enclosed pedestrian bridge to the existing two-story building (Beach Club) at The Breakers Palm Beach Resort, with related site improvements. The proposal requires an amendment to the existing Breakers PUD and special exception approvals and site plan to be reviewed by Town Council.
2. **ARC-24-0098 301 POLMER PARK RD.** The applicant, Patrick Carney, has filed an application requesting Architectural Commission review and approval for the construction of a new, split-level, two-story, single-family residence of over 10,000 square feet; with final hardscape, landscape and swimming pool improvements.
3. **ARC-24-0040 (ZON-25-0002) 1285 N OCEAN BLVD (COMBO)** 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 requiring a variance for fill. Town Council shall review the application as it pertains to zoning relief/approval.
4. **ARC-24-0128 (ZON-24-0093) 203 VIA VIZCAYA (COMBO)** The applicant, PAUL Z. OKEAN (Trustee, under Trust Agreement dated 5/21/91 as the Paul Z. Okean Revocable Living Trust), has filed an application requesting Architectural Commission review for the design of a new, two-story, single-family residence with final hardscape, landscape and swimming pool improvements, with special exception approval required for redevelopment of a nonconforming parcel and a variance request for deficient landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.
5. **ARC-24-0129 288 QUEENS LANE** The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for construction of a one-story addition on an existing single-family residence. ***This application has been deferred to the May 28, 2025 meeting.***
6. **ARC-24-0071 224 VIA MARILA** The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape and swimming pool. ***This application has been deferred to the May 28, 2025 meeting.***

C. **MAJOR PROJECTS-NEW BUSINESS - NONE**

D. **MINOR PROJECTS - OLD BUSINESS**

1. **ARC-24-0137 (ZON-24-0086) 500 S COUNTY RD (COMBO)** The applicant, THE EVERGLADES CLUB INC, has filed an application requesting Architectural Commission review and approval for the design of a new concession stand and maintenance and upgrades to the golf course that will require a special exception and site plan review. Town Council shall review the application as it pertains to zoning relief/approval.
2. **ARC-24-0113 1600 S OCEAN BLVD.** The applicant, PB Pavilion Trust (Peter A. Flanagan, Robert G. Simes, & Michael Vineberg as Trustees), have submitted an application requesting Architectural Commission (ARCOM) review and approval for modifications to existing landscape and hardscape and modifications to the driveway gates and pedestrian gate at an existing single-family residence with ARCOM approved renovations and additions underway.
3. **ARC-24-0125 936 N LAKE WAY** The applicant, Pamela Cline, has filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes and landscape modifications.
4. **ARC-24-0144 147 DUNBAR RD** The applicant, Susan Pappas Trust, has filed an application requesting Architectural Commission review and approval for installation of two vehicular gates.
5. **ARC-25-0001 640 ISLAND DR.** The applicant, 640 Florida Land Trust, has filed an application requesting Architectural Commission review and approval for fenestration changes, modification of entry gates with landscape and hardscape improvements.
6. **ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL)** The applicant, LR Palm House LLC (Natalie Le Clerc, General Manager), has filed an application requesting ARCOM review and approval for signage on the hotel's front façade and for the approval of the design of the previously approved bolard lights in the rear courtyard. ***This application has been deferred to the May 28, 2025 meeting.***
7. **ARCS-24-0622 225 VIA LINDA.** The applicant, John and Heather Rogers, have filed an application requesting Architectural Commission review and approval for window and door replacement. ***This application has been deferred to the May 28, 2025 meeting.***
8. **ARC-25-0005 2252 IBIS ISLE RD.** The applicant, Andrew & Gail Marks (Madison Worth Architecture), has filed an application requesting Architectural Commission review and approval for modifications to a vehicular gate with landscape and hardscape modifications. ***This application has been withdrawn by the applicant.***

E. **MINOR PROJECTS-NEW BUSINESS**

1. **ARC-25-0008 (ZON-25-0013) 401 BRAZILIAN AVE (COMBO)** The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for

sitewide landscape and hardscape improvements, with related variances for the placement of pool and mechanical equipment and reduction in required overall landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

2. **ARC-25-0009 (ZON-25-0007) 218 TANGIER AVE (COMBO)** The applicants, William A. Miller 2005 Trust (William A. Miller, Trustee) & Elaine G. Miller 2005 Trust (Elaine G. Miller, Trustee), have filed an application requesting Architectural Commission review and approval for a one-story addition to an existing single-story residence, requiring a variance related to the angle of vision requirement. Town Council shall review the application as it pertains to zoning relief/approval.
3. **ARC-25-0011 (ZON-25-0011) 261 MIRAFLORES DR (COMBO)** The applicant, Fernanda Niven (Maura Ziska, Representative), has filed an application requesting Architectural Commission review and approval for a one-story garage addition to an existing single-story residence, with related setback and angle of vision variances. Town Council shall review the application as it pertains to zoning relief/approval.
4. **ARCS-25-0704 223 VIA TORTUGA** The applicants, Harry and Gail Theodoracopulos, have filed an application requesting Architectural Commission review and approval for roof replacement from barrel to "S" tile.
5. **ARCS-25-0723 100 CASA BENDITA** The applicant, Villa Bendita LLC (EDG representative), has filed an application requesting Architectural Commission review and approval for gates and sitewide hardscape and landscape modifications.
6. **ARCS-25-0814 393 N LAKE WAY** The applicant, Judith Robinson (SKA Architect and Planner representatives), has filed an application requesting Architectural Commission review and approval of new roofing materials and window modifications.

X. UNSCHEDULED ITEMS

XI. NEXT MEETING DATE: Wednesday, May 28, 2025

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.