



TENTATIVE:
SUBJECT TO
REVISION

TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

MARCH 26, 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. ELECTION OF CHAIR AND VICE CHAIR

V. RULES AND PROCEDURES

VI. APPROVAL OF MINUTES

- A. **Minutes of the Architectural Commission Meeting of February 26, 2025**

VII. APPROVAL OF THE AGENDA

VIII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

IX. COMMENTS FROM THE ARCHITECTURAL REVIEW COMMISSION MEMBERS

X. COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)

XI. PROJECT REVIEW

A. CONSENT AGENDA

1. **ARC-24-0145 (ZON-24-0094) 10 SLOANS CURVE DR (COMBO).** The applicant, Sean Hannity, has filed an application requesting Architectural Commission review and approval for a second story addition to an existing two-story townhome, requiring site plan review. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
2. **ARC-25-0002 171 EL PUEBLO WAY.** The applicants, Kevin Ryan and Carolyn Pressly-Ryan, have filed an application requesting Architectural Commission review and approval for modifications to a previously approved new, two-story residence including second floor fenestration modifications, revision to swimming pool, and related landscape adjustments.
3. **ARC-25-0004 223 SUNSET AVE.** The applicant, 223 Sunset Holdings LLC (Matt Peltz), has filed an application requesting Architectural Commission review and approval for modifications to previously approved renovations of an existing mixed-use structure, including raising terrace railings and new exterior windows and doors at the second floor residences.

A. ITEMS PULLED FROM THE CONSENT AGENDA, IF NEEDED

B. MAJOR PROJECTS-OLD BUSINESS

1. **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.
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-24-0114 (ZON-24-0092) 1010 N LAKE WAY (COMBO)** The applicant, 1010 North Lake Trust LLC, has filed an application requesting Architectural Commission review and approval for elevation, shifting and renovation of a two-story house, addition of a loggia, new pool, hardscape and landscape requiring variances for lot coverage, setbacks and screening. Town Council shall review the application as it pertains to zoning relief/approval.
4. **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.
5. **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.
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.***
7. **ARC-24-0108 (ZON-24-0066) 1519 N OCEAN WAY (COMBO)** The applicant, 1519 N Ocean Way #1 LLC & 1519 N Ocean Way #2 LLC (Maura Ziska, Attorney), has filed an application requesting Architectural Commission review and approval for a new two-story single-family residence of over 10,000 sq ft and detached guest house with final hardscape, landscape and swimming pool improvements. A special exception with site plan review is required to redevelop the existing nonconforming parcel and zoning variances are required to exceed maximum building height, maximum overall building height, and to permit improvements within the ocean bulkhead setback. The Town Council shall review the application as it pertains to zoning relief/approval. ***This application has been withdrawn by the applicant.***

C. **MAJOR PROJECTS-NEW BUSINESS**

1. **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.

2. **ARC-24-0090 (ZON-24-0046) 2720 – 2730 S OCEAN BLVD—EDGEWATER / AMBASSADOR SITE (COMBO).** The applicant, Palm Beach Edgewater Fee Borrower LLC and Palm Beach Ambassador Fee Borrower LLC, has filed an application for Architectural Commission review and approval of a new multifamily, multibuilding residential development on the east and west sides of S Ocean Boulevard with a new multi-story residential building with five residential levels and a subterranean parking level and rooftop penthouse mechanical equipment to replace two existing five- and eight-story buildings on the east side of S Ocean Boulevard and to replace an existing three-story building on the west side of S Ocean Boulevard, to be demolished. This project includes multiple variances related to building height, building setbacks, building length, lot coverage, maximum amount of fill, rooftop generators, and rooftop mechanical equipment. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
3. **ARC-24-0111 (ZON-24-0067) 175 BRADLEY PL (COMBO).** The applicant, DOCPALMBEACH PPLC, has filed an application requesting has filed an application required Architectural Commission review and approval for a new second floor addition for a new residential unit to an existing one-story commercial building and substantial exterior alterations, including variances from setbacks and parking requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

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-24-0144 147 DUNBAR RD.** The applicant, Susan Pappas Trust, has filed an application requesting Architectural Commission review and approval for installation of two vehicular gates. ***This application has been deferred to the April 23, 2025 meeting.***
3. **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. ***This application has been deferred to the April 23, 2025 meeting.***
4. **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. ***This application has been deferred to the April 23, 2025 meeting.***

5. **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 April 23, 2025 meeting.***

E. MINOR PROJECTS-NEW BUSINESS

1. **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.
2. **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.
3. **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 deferred to the April 23, 2025 meeting.***

XII. Unscheduled Items

XIII. NEXT MEETING DATE: Wednesday, April 23, 2025

XIV. 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.