



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

FEBRUARY 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
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 January 29, 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-25-0001 123 CHILEAN AVE The applicant, Robert & Perri Bishop, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for construction a new two-story single-family residence and one-story accessory cabana structure with final hardscape, landscape and swimming pool. (ORIGINALLY ARC-23-145 (ZON-23-113) AND APPROVED AT THE FEBUARY 28, 2024 MEETING)
2. ARC-24-0143 1404 N LAKE WAY. The applicant, Jason Capello (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a pergola with associated landscape and hardscape changes.
3. 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.
4. ARC-24-0139 (ZON-24-0090) 401 WORTH AVE (COMBO) The applicant, 401 Worth Avenue Building Inc. Condominium Association, has filed an application requesting Architectural Commission review and approval for installation of a new 100KW generator with associated site wall and landscaping on the west side of an existing multi-family building, requiring variances from side and rear setback minimums in the RC district. Town Council shall review the application as it pertains to zoning relief/approval.
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 bollard lights in the rear courtyard.

B. MAJOR PROJECTS-OLD BUSINESS

1. **ARC-24-0106 (ZON-24-0063) 260 COLONIAL LN (COMBO)** The applicants, Thomas & Meredith Hunt, have filed an application requesting Architectural Commission review and approval for the construction of a new, one-story, single-family residence with final hardscape, landscape and swimming pool; requiring a special exception with site plan review to permit the redevelopment of the existing nonconforming parcel. Town Council shall review the application as it pertains to zoning relief/approval.
2. **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.
3. **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.
4. **ARC-24-0085 (ZON-24-0044) 315 CHAPEL HILL RD (COMBO)** The applicant, Ocean Breezes 2 LLC (Francis Lynch, Attorney), has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story, single-family residence of over 10,000 SF with a detached two-story accessory structure including final hardscape, landscape, and swimming pool improvements; requiring a special exceptions to redevelop a nonconforming parcel in the R-A zoning district and to provide reduced vehicle stacking; also one variance to encroach into the building height plane setback area. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.
5. **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. ***This item has been deferred to the March 26, 2025 meeting.***
6. **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. ***This item has been deferred to the March 26, 2025 meeting.***

C. **MAJOR PROJECTS-NEW BUSINESS**

1. **ARC-24-0121 (ZON-24-0073) 1030 N LAKE WAY (COMBO)** The

applicants, David and Jennifer Fischer (Maura Ziska representative), have filed an application requesting Architectural Commission review and approval for enclosure of a second story terrace necessitating a variance for cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

2. **ARC-24-0127 (ZON-24-0075) 210 VIA LINDA (COMBO)**. The applicants, Diana Wood and Robert Pinkney, have filed an application requesting Architectural Commission review and approval for a 250 SF garage addition, and window and door modifications requiring a variance for a side setback. Town Council shall review the application as it pertains to zoning relief/approval.
3. **ARC-24-0131 288 SANDPIPER DR.** The applicant, Mr. Ke ly Wiliams, has filed an application requesting Architectural Commission review and approval for modifications and additions to the previously approved design of an existing one-story guest structure.
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, twostory, 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 shal review the application as it pertains to zoning relief/approval.
5. **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.

D. MINOR PROJECTS - OLD BUSINESS

1. **ARC-24-0066 (ZON-25-0001) 324 PLANTATION RD (COMBO)** The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for construction of a pergola structure requiring a variance to exceed maximum allowable height within a setback. Town Council shall review the application as it pertains to zoning relief/approval.
2. **ARC-24-0096 150 WORTH AVE—THE ESPLANADE** The applicant, Wilson 150 Worth LLC, has filed an application requesting Architectural Commission review and approval for updated paving, updated railings, removal of the main central staircase, and the addition of a water feature for the Esplanade.

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.

E. MINOR PROJECTS-NEW BUSINESS

1. **ARC-24-0116 (ZON-24-0089) 1 S COUNTY RD (BREAKERS BEACH CLUB) (COMBO)** The applicant, Breakers Palm Beach Inc. (Alex Gilmurray), has filed an application requesting Architectural Commission review and approval for exterior modifications to the east façade of the dining facility, specifically enclosing the existing covered loggia for interior dining space with a new glass windows and doors. The Town Council shall review the application as it pertains to zoning relief/approval.
2. **ARC-24-0099 250 VIA LINDA** The applicant, Subtrust Under Article Second of the MTDT 2009 Descendants Trust, has filed an application requesting Architectural Commission approval for the installation of a generator.
3. **ARC-24-0109 (ZON-24-0062) 1739 S OCEAN BLVD (COMBO)** The applicant, Peter Eyckeler, has filed an application requesting Architectural Commission review and approval for a new front door, new vehicular gate, cabana height adjustment, new driveway, hardscape and landscape; with special exceptions required for reduced vehicle stacking. Town Council shall review the application as it pertains to zoning relief/approval.
4. **ARC-24-0142 280 EL PUEBLO WAY.** The applicant, David & Danielle Ganek (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a rear yard putting green composed of artificial turf.
5. **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.

X. UNSCHEDULED ITEMS

XI. NEXT MEETING DATE: Wednesday, March 26, 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.