



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

JANUARY 29, 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 Review Commission Meeting of December 20, 2024

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-24-0011 129 CHILEAN AVE. The applicant, Ch1129 LLC (George Mykoniatis), 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. (ORIGINALLY ARC-23-161 (ZON-24-006) AND APPROVED AT THE JANUARY 24, 2024, MEETING)
2. ARC-24-0104 581 E WOODS RD. The applicant, 581 E Woods Trust, has filed an application requesting Architectural Commission review and approval for the construction of a second-floor rear addition with new staircase and replacement of front door.

B. MAJOR PROJECTS-OLD BUSINESS

1. 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.
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-24-0106 (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. ***This item has been deferred to the February 26, 2025 meeting.***

4. **ARC-24-0040 1285 N OCEAN BLVD.** 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. ***This item has been deferred to the February 26, 2025 meeting.***
5. **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 item has been deferred to the February 26, 2025 meeting.***

C. **MAJOR PROJECTS-NEW BUSINESS**

1. **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.
2. **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.
3. **ARC-24-0117 980 S OCEAN BLVD.** The applicant, 980 S Ocean (Emma) LLC, 980 S Ocean (Ian) LLC, and 980 S Ocean (Jane) LLC (Jane Holzer, Manager), has filed an application requesting Architectural Commission review and approval for modifications to the previously approved design of a new, two-story single-family residence including new additions and complete redesign of landscape and hardscape across the site, resulting from the acquisition of additional lot area subsequent to the original approval.
4. **ARC-24-0133 (ZON-24-0074) 410 SEABREEZE AVE (COMBO)** The applicant, Deborah Glass, has filed an application requesting Architectural

Commission review and approval for a second story addition which requires variance(s). Town Council shall review the application as it pertains to zoning relief/approval.

5. **ARC-24-0131 288 SANDPIPER DR.** The applicant, Mr. Kelly Williams, 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. ***This item has been deferred to the February 26, 2025 meeting.***
6. **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. ***This item has been deferred to the February 26, 2025 meeting.***

D. **MINOR PROJECTS - OLD BUSINESS**

1. **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.
2. **ARC-24-0066 324 PLANTATION RD.** The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for construction of a pergola structure and site wall with associated landscape and hardscape. ***This item has been deferred to the February 26, 2025 meeting.***
3. **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. ***This item has been deferred to the February 26, 2025 meeting.***

E. **MINOR PROJECTS-NEW BUSINESS**

1. **ARC-24-0134 (ZON-24-0076) 369 LAKE DR PH-A (COMBO)** The applicant, Hunter Trust, has filed an application requesting Architectural Commission review and approval for an approximately +/- 335 SF addition to an existing penthouse unit on an existing 6-story building, requiring a special exception with site plan review and variances for height and setback. 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-24-0115 249 W INDIES DR** The applicant, 239 Monterey Land Trust, have filed an application requesting Architectural Commission review and approval for installation of a swimming pool and generator with site wide landscape and hardscape modifications.
4. **ARC-24-0119 (ZON-24-0072) 136 REEF RD (COMBO)** The applicants, John and Bonnie Stepan, have filed an application requesting Architectural Commission review and approval for the reconstruction of a rear terrace with one variance to reduce the side yard setback. Town Council shall review the application as it pertains to zoning relief/approval.
5. **ARC-24-0120 224 ATLANTIC AVE.** The applicant, 224 Atlantic LLC, have filed an application requesting Architectural Commission review and approval for the enclosure of first floor covered parking area to an enclosed garage and storage area with sitewide landscape and hardscape improvements.
6. **ARC-24-0124 232 COLONIAL LANE** The applicant, George and Zvenka Kleinfeld, have filed an application requesting Architectural Commission review and approval for installation of a perimeter fence on the South property line.
7. **ARC-24-0125 936 N LAKE WAY** The applicant, Michael and Pamela Line, have filed an application requesting Architectural Commission review and approval for new garage door and pedestrian gate designs, driveway material changes and landscape modifications.
8. **ARC-24-0118 (ZON-24-0071) 239 WORTH AVE (COMBO)** The applicant, CSPB WORTH LLC, has filed an application required Architectural Commission review and approval for a one-story addition to the rear of an existing one-story commercial building, including variances from parking, landscape open space, and lot coverage in the C-WA district. Town Council shall review the application as it pertains to zoning relief/approval. (***This application has been withdrawn.***)

X. UNSCHEDULED ITEMS

XI. NEXT MEETING DATE: Wednesday, February 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.