



# TOWN OF PALM BEACH

## PLANNING, ZONING AND BUILDING DEPARTMENT

### SUMMARY OF THE ACTIONS TAKEN AT THE ARCHITECTURAL REVIEW COMMISSION MEETING MEETING HELD ON WEDNESDAY, AUGUST 28, 2024

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting once it has concluded may access the audio of that item via the Town's website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com).

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF MINUTES**  
**ACTION: APPROVED, AS PRESENTED (7-0)**
- V. **APPROVAL OF THE AGENDA**  
**ACTION: APPROVED, AS AMENDED (7-0)**
- 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. **DISCUSSION ITEMS**
  1. Presentation by Jones Foster Regarding Meeting Procedure  
**ACTION: NONE**
- X. **CONSENT AGENDA**
  1. **ARC-24-0056 255 PLANTATION RD.** The applicant, Patricia Rigsby (General Contractor), has filed an application requesting Architectural Commission review and approval for exterior alterations to replace existing columns, remove decorative element in pediment, remove decorative metal door, remove transom, and replace front door with single pane glass all at

residence's front entry.

**ACTION: PULLED FROM CONSENT (KC)**

**A. ITEMS PULLED FROM CONSENT AGENDA, IF NEEDED**

1. **ARC-24-0056 255 PLANTATION RD.** The applicant, Patricia Rigsby (General Contractor), has filed an application requesting Architectural Commission review and approval for exterior alterations to replace existing columns, remove decorative element in pediment, remove decorative metal door, remove transom, and replace front door with single pane glass all at residence's front entry.

**ACTION: DENIED (5-2, KC AND DF)**

**XI. PROJECT REVIEW**

**A. MAJOR PROJECTS-OLDBUSINESS**

1. **ARC-24-0023 (ZON-24-0010) 515 NORTH LAKE WAY (COMBO)** The applicant, JORDAN GRETCHEN S TRUST (Maura Ziska, Authorized Representative), has filed an application requesting Architectural Commission review and approval for the construction of a new one-story single-family residence with final hardscape and landscape, a special exception to develop the existing nonconforming lot, and one variance 1) to exceed the permitted angle of vision. This is a combination project that shall be reviewed by the Town Council as it pertains to zoning relief/approval.

**ACTION: DEFERRED TO OCTOBER 23, 2024, FOR A RESTUDY OF THE FOLLOWING ITEMS: THE HEIGHT OF THE HOME, FRIEZE, COLORS OF THE GATE AND WINDOWS, AND SCONCES (7-0)**

2. **ARC-24-0011 (ZON-24-0006) 1741 S OCEAN BLVD (COMBO)** The applicant, Maura Ziska (attorney), in conjunction with SKA Architect + Planner, has filed an application requesting Architectural Commission review and approval for partial second-floor demolition, construction of an expanded second floor on a single-family residence including variances from setbacks, open space requirements, and lot coverage. Additional components of the request include a new covered terrace area, interior renovation, and replacement of the swimming pool with a smaller version. This is a combination project that shall be reviewed by the Town Council as it pertains to zoning relief/approval.

**ACTION: APPROVED, WITH THE FOLLOWING CONDITIONS: THE REAR CENTER COLUMNS WILL BE INCREASED IN SIZE, THE FRONT CIRCULAR WINDOWS SHALL BE SLIGHTLY RAISED, NO SHUTTERS SHALL BE ADDED TO THE REAR SECOND-FLOOR FENESTRATION, AND AN ADDITIONAL MUNTIN SHALL BE ADDED TO THE FIRST-FLOOR WINDOWS WITH THE CHANGES ADMINISTRATIVELY APPROVED BY THE STAFF, IN COORDINATION WITH THE CHAIR (7-0) AND THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY (7-0)**

3. **ARC-23-155 160 SEAVIEW AVE.** The applicant, Coral Beach Corporation (Angela Feldman, President) & Seaview Holdings, Inc (David Feldman, Director), has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story guest wing and detached cabana structure with associated hardscape and landscape and swimming pool improvements. *This item has been deferred to the September 25, 2024, meeting.*

**ACTION: DEFERRED TO SEPTEMBER 25, 2024 (7-0)**

## **B. MAJOR PROJECTS-NEWBUSINESS**

1. **ARC-24-0025 2273 IBIS ISLE RD.** The applicant, Hayati Banastey, has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story single-family residence with final hardscape, landscape, and swimming pool.

**ACTION: APPROVED, WITH THE FOLLOWING CONDITIONS: A ROOF DRAIN SHALL BE ADDED, THE PITCH OF THE FLAT ROOF SHALL BE INCREASED, THE STONE PIERS AT THE FRONT OF THE ENTRANCE SHALL BE REMOVED, THE ONE STORY GARAGE SHALL BE STEPPED BACK FROM THE TWO-STORY MASSING, THE SHADE TREE SHALL BE MOVED WESTWARD ON THE SITE, MUNTINS SHALL BE ADDED TO WINDOWS ON THE EAST AND WEST ELEVATION ON THE SECOND FLOOR, THE NORTH ELEVATION SHALL BE ALIGNED TO MATCH THE RIGHT SIDE OF THE SECOND FLOOR, AND THAT THE LIGHTING AND THE FRONT DOOR CHANGES SHALL BE ADMINISTRATIVELY APPROVED BY THE STAFF IN COORDINATION WITH THE CHAIR. (5-2, EC & KC)**

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.

**ACTION: DEFERRED TO OCTOBER 23, 2024 (7-0)**

3. **ARC-24-0048 1520 N OCEAN WAY)** The applicant, Jennifer Beqaj, has filed an application requesting Architectural Commission review and approval for a second-story addition to an existing single-story residence with hardscape and landscape modifications at the main entry.

**ACTION: APPROVED, AS PRESENTED (4-3, EC, CV, BS)**

4. **ARC-24-0049 (ZON-24-0027) 2 S COUNTY RD (COMBO)** The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting Architectural Commission review and approval for the

installation of padel sports courts with related improvements at the Breakers Tennis Center, requiring special exception, site plan review, and variances for deficient tennis court enclosure height and to exceed maximum light pole height permitted. Town Council shall review the application as it pertains to zoning relief/approval.

**ACTION: APPROVED, AS PRESENTED (5-2, KC & CV)**

5. **ARC-24-0052 (ZON-24-0033) 130 SEASPRAY AVE (COMBO)** The applicant, Kirchoff and Associates on behalf of Victor and Julia Tolkan, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with final hardscape landscape and swimming pool, requiring Special Exception with Site Plan Review approval to develop a nonconforming parcel with a variance required to reduce the number of required enclosed garage parking spaces. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

**ACTION: APPROVED, AS PRESENTED WITH THE CONDITION THAT THE GREEN BUTTONWOOD ADJACENT TO THE GARAGE AT 128 SEASPRAY AVENUE SHALL BE MAINTAINED AT 10 FEET IN HEIGHT (6-1, EC) AND IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY (7-0)**

#### **C. MINOR PROJECTS - OLD BUSINESS**

1. **ARC-24-0034 (ZON-24-0020) 336 AUSTRALIAN AVE W (COMBO) - VARIANCES** The applicant, Sharon Handler Loeb, has filed an application requesting Architectural Commission review and approval for site-wide landscape and hardscape modifications, installation of a generator and the relocation of pool equipment requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

**ACTION: REMOVED FROM AGENDA (7-0)**

2. **ARC-24-0022 (ZON-24-0014) 1246 N LAKE WAY (COMBO)- VARIANCES** The applicant, Myron, and Michelle Miller, has filed an application requesting Architectural Commission review and approval to enclose an existing covered patio with a variance to exceed the allowable Cubic Content Ratio. Town Council shall review the application as it pertains to zoning relief/approval.

**ACTION: APPROVED, AS PRESENTED WITH THE CONDITIONS THAT THE ARCHES ARE REINSTATED IN THE PROPOSAL, THE SHUTTERS ARE REMOVED OVER THE FRONT DOOR WINDOW AND THE SCONCES ARE CHANGED, WITH THE CHANGES ADMINISTRATIVELY APPROVED BY THE STAFF IN COORDINATION WITH THE CHAIR. (6-1, EC) AND IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY (5-2, EC & JS)**

3. **ARC-24-0032 (ZON-24-0028) 272 VIA MARILA (COMBO)** The applicant, Melissa Wight, has filed an application requesting Architectural Commission review and approval for a new vehicular gate, which requires one (1) variance to reduce the minimum driveway area in front of the vehicular gate. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

**ACTION: DEFERRED TO SEPTEMBER 25, 2024 (5-2, BS & DF)**

4. **ARC-24-0001 640 ISLAND DR.** The applicant, 640 FLORIDA LAND TRUST BALLERANO HAMES A JR TR, has filed an application requesting Architectural Commission review and approval for modifications to an existing vehicular and pedestrian gate design. *This item has been deferred to the September 25, 2024, meeting.*

**ACTION: DEFERRED TO SEPTEMBER 25, 2024 (7-0)**

#### **D. MINOR PROJECTS - NEW BUSINESS**

1. **ARC-24-0015 (ZON-24-0008) 253 SEMINOLE AVE (COMBO)** The applicant, Thomas D'Agostino, has filed an application requesting Architectural Commission review and approval for an expanded pool deck and new awning shade structure, requiring variances related to landscape open space and lot coverage. The Town Council shall review the application as it pertains to zoning relief/approval.

**ACTION: APPROVED THE AWNING OF THE PROJECT WITH A REVISED AWNING POST TO BE ADMINISTRATIVELY APPROVED BY THE STAFF IN COORDINATION WITH THE CHAIR, AND ADDITIONAL HARDSCAPE TO BE REMOVED (7-0) AND THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY (7-0)**

2. **ARC-24-0030 (ZON-24-0015) 410 SEABREEZE AVE (COMBO)** The applicant, Deborah Glass, has filed an application requesting ARCOM review and approval for a second-floor addition to an existing two-story residence requiring setback and Cubic Content Ratio (CCR) variances. The Town Council shall review the application as it pertains to zoning relief/approval.

**ACTION: DENIED (7-0)**

3. **ARC-24-0051 250 SANDPIPER DR.** The applicant, Judith Guest (Environment Design Group), has filed an application requesting Architectural Commission review and approval for modification to a previously approved site wall and installation of a new generator.

**ACTION: APPROVED, AS PRESENTED (7-0)**

4. **ARC-24-0029 (ZON-24-0023) 242 PARK AVE (COMBO)** The applicant, Rhonda Nasser, has filed an application requesting Architectural Commission review and approval for modifications to the first-floor fenestration and the addition of a swimming pool, requiring variances for

pool setback, pool equipment setbacks, and pool equipment screening. The Town Council shall review the application as it pertains to zoning relief/approval.

**ACTION: DEFERRED TO SEPTEMBER 25, 2024 (7-0)**

5. **ARC-24-0033 (ZON-24-0021) 1356 N OCEAN BLVD (COMBO)** The applicants, Gary & Kelly Pohrer, have filed an application requesting Architectural Commission review and approval for hardscape and landscaping improvements including the addition of a pergola requiring a variance. The application shall be reviewed by Town Council as it pertains to zoning relief/approval.

**ACTION: APPROVED, AS PRESENTED WITH THE CONDITION THAT VINES SHALL BE ADDED TO THE PERGOLA, AND THAT THE PROPOSED LANDSCAPE SHALL BE REDUCED TO MEET THE LANDSCAPE OPEN SPACE REQUIREMENT (7-0), AND THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY (7-0)**

6. **ARC-24-0050 130 CLARENDON AVE.** The applicant, Mr. & Mrs. Harry Slatkin (MP Design & Architecture), has filed an application requesting Architectural Commission review and approval for the enclosure of an existing pool pavilion to construct a two-story accessory structure.

**ACTION: DEFERRED TO SEPTEMBER 25, 2024 (7-0)**

7. **ARC-24-0054 154 ATLANTIC AVE.** The applicant, 154 Atlantic Ave., LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for site-wide landscape and hardscape modifications and exterior modifications to an existing single-family residence.

**ACTION: APPROVED, AS PRESENTED WITH THE FOLLOWING CONDITIONS: THE SCONCES SHALL BE REMOVED AT THE BALCONY ON THE SECOND FLOOR, THE WHITE CIRCULAR LOUVERED VENT SHALL BE PAINTED WHITE, THE FRONT DOOR SHALL REVERT BACK TO THE ORIGINAL STYLE BUT IN A LIME-WASHED PECKY CYPRESS COLOR, THE SCONCES ON THE REAR SHALL BE CHANGED, THE OVERHEAD LIGHTING AT THE FRONT DOOR SHALL BE REMOVED WITH ALL CHANGES TO BE ADMINISTRATIVELY APPROVED BY THE STAFF IN COORDINATION WITH THE CHAIR (7-0)**

XII. **UNSCHEDULED ITEMS**

XIII. **NEXT MEETING DATE:** Wednesday, September 25, 2024, at 9:00 a.m.

XIV. **ADJOURNMENT**