



# TOWN OF PALM BEACH

## PLANNING, ZONING AND BUILDING DEPARTMENT

### SUMMARY OF THE ACTIONS TAKE AT THE ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, NOVEMBER 22, 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. **PROJECT REVIEW**
  - A. **CONSENT AGENDA**
    1. **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.  
**ACTION: DEFERRED TO DECEMBER 20, 2024 (7-0)**
    2. **ARC-24-0101 259 PENDLETON AVE.** The applicant, Mr. & Mrs. Iovino (MP Design & Architecture), has filed an application requesting Architectural Commission review and approval for installation of a backyard sculpture exceeding 12 feet in height.

**ACTION: PULLED FROM CONSENT; APPROVED AS PRESENTED (4-3, BS, EC AND RS)**

3. **ARC-24-0093 1240 N OCEAN WAY** The applicant, Polly Daugherty, on behalf of Paradelo Burgess Design Studio, has filed an application requesting Architectural Commission review and approval for the installation of solar panels on the roofs of an existing two-story residence.

**ACTION: PULLED FROM CONSENT; DEFERRED TO DECEMBER 20, 2024, SO THAT AN ANGLE OF VISION STUDY FROM THE SURROUNDING STREETS COULD BE COMPLETED (6-1, BS)**

*Clerk's note: The following item was moved to be heard immediately after the consent agenda at the Approval of the Agenda, Item V.*

**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 exception 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.

**ACTION: DEFERRED TO DECEMBER 20, 2024 (7-0)**

#### **B. MAJOR PROJECTS-OLD BUSINESS**

1. **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 construction of a new, two-story guest wing and detached cabana structure with associated hardscape and landscape and swimming pool improvements.

**ACTION: APPROVED, WITH THE DIRECTION TO ADD MORE TEXTURE TO THE LANDSCAPE DESIGN (7-0)**

2. **ARC-24-0074 117 DOLPHIN RD.** The applicant, Marla Wiegman Fusz 2021 Family Trust (Marla Fusz, Trustee), 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.

**ACTION: DEFERRED TO DECEMBER 20, 2024, WITH A RESTUDY OF THE FIRST FLOOR ENTRY AND BRICK, THE ADDITION OF VINES TO THE WINGS AND A RESTUDY OF THE ENTIRE LANDSCAPE PLAN (7-0)**

3. **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 Town Council as it pertains to zoning relief/approval.

**ACTION: DEFERRED TO DECEMBER 20, 2024, WITH A CONSIDERATION OF THE COMMISSIONERS' COMMENTS (7-0)**

4. **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. [The applicant has requested a one-month deferral to the December 20, 2024, ARCOM meeting.]

**ACTION: DEFERRED TO DECEMBER 20, 2024 (7-0)**

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. [The applicant has requested a one-month deferral to the December 20, 2024, ARCOM meeting.]

**ACTION: DEFERRED TO DECEMBER 20, 2024 (7-0)**

#### **C. MAJOR PROJECTS - NEW BUSINESS**

1. **ARC-24-0080 (ZON-24-0042) 141 ATLANTIC AVE (COMBO)** The applicants, Sloane Family Trust (Brasseur & Drobot Architects, P.A.), have filed an application requesting Architectural Commission review and approval for a first-floor addition to an existing residence, a new pool and hardscape, new site wall and expansion of an existing curb cut. Town Council shall review the application as it pertains to zoning relief/approval.

**ACTION: DEFERRED TO DECEMBER 20, 2024, WITH A CONSIDERATION OF THE COMMISSIONERS' COMMENTS (7-0)**

2. **ARC-24-0095 210 JAMAICA LN.** The applicant, J. Williams Weeks Estate (Robin Weeks), 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 improvements.

**ACTION: DEFERRED TO DECEMBER 20, 2024, WITH A CONSIDERATION OF THE COMMISSIONERS' COMMENTS (7-0)**

3. **ARC-24-0102 218 MERRAIN RD.** The applicants, Mr. and Mrs. Robert Keith, have filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements.

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

**D. MINOR PROJECTS - OLD BUSINESS**

1. **ARC-24-0087 215 SEMINOLE AVE.** The applicants, Brenda H. Schwerin (Environment Design Group), have filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications, including a new water feature, pedestrian gates, and front yard wall.

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

2. **ARC-24-0060 910 S OCEAN BLVD.** The applicant, 910 S Ocean LLC (Portuondo Perotti Architects), has filed an application requesting Architectural Commission review and approval for modifications to an interior courtyard and balcony railings. [The applicant has requested a one-month deferral to the December 20, 2024, ARCOM meeting.]

**ACTION: DEFERRED TO DECEMBER 20, 2024 (7-0)**

3. **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 December 20, 2024 meeting.

**ACTION: DEFERRED TO DECEMBER 20, 2024 (7-0)**

**E. MINOR PROJECTS-NEW BUSINESS**

1. **ARC-24-0036 (ZON-24-0050) 333 SUNSET AVE (COMBO)** The applicant, Royal Poinciana South, has filed an application requesting Architectural Commission review and approval for the installation of eleven (11) new aluminum shade structures on the 7th-floor apartment balconies requiring Special Exception, Site Plan Review and height variances. 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 (7-0)**

2. **ARC-24-0088 (ZON-24-0088) 310 PLANTATION RD (COMBO)** The applicant, John Burns III (Environment Design Group), has filed an application requesting Architectural Commission review and approval for a new spa, site wall, and outdoor grill with associated landscape and hardscape modifications requiring variances. Town Council shall review the application as it pertains to zoning relief/approval.

**ACTION: APPROVED, AS PRESENTED, WITH THE CONDITION THE APPLICANT SHALL LOWER THE GENERATOR AND SCREENING WALL HEIGHT TO 7 FEET, ELIMINATING THE NEED FOR TWO VARIANCES, REVISE THE FILL CALCULATIONS AND SUBMIT TO THE TOWN PRIOR TO THE PROJECT BEING HEARD AT TOWN COUNCIL. (7-0) A SECOND MOTION WAS MADE THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY. (7-0)**

3. **ARC-24-0094 260 NIGHTINGALE TRL.** The applicant, Nightingale 260 Property LLC (Environment Design Group), has filed an application requesting Architectural Commission approval for sitewide landscape and hardscape modifications.

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

4. **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.

**ACTION: DEFERRED TO DECEMBER 20, 2024 (7-0)**

5. **ARC-24-0097 (ZON-24-0057) 334 CHILEAN AVE (COMBO).** The applicants, Overflow Pad Too LLC (Environment Design Group), have filed an application requesting Architectural Commission review and approval for modifications to an existing site wall, installation of two additional A/C units, and water feature with associated landscape and hardscape changes. Town Council shall review the application as it pertains to zoning relief/approval.

**ACTION: DEFERRED TO DECEMBER 20, 2024, TO ALLOW THE APPLICANTS TO RELOCATE THE A/C MECHANICAL UNITS TO A DIFFERENT LOCATION (7-0)**

X. **ANY OTHER MATTERS**

XI. **NEXT MEETING DATE:** Friday, December 20, 2024

XII. **ADJOURNMENT**