



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, APRIL 23, 2025

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.

I. **CALL TO ORDER**

Chair Smith called the meeting to order at 9:00 a.m.

II. **ROLL CALL**

Jeffrey W. Smith, Chairman	PRESENT
Richard F. Sammons, Vice Chairman	PRESENT
Betsy Shiverick, Member	PRESENT
Kenn Karakul, Member	PRESENT
Elizabeth Connaughton, Member	PRESENT (Arrived at 9:01 am)
Katherine "KT" Catlin	PRESENT
Claudia Visconti, Member	PRESENT (Arrived at 10:31 am)
David Phoenix, Alternate Member	PRESENT
Sue Patterson, Alternate Member	PRESENT
Kathy Georgas, Alternate Member	PRESENT

Staff Members present were:

Friederike Mittner, Design and Preservation Manager
Sarah Pardue, Design & Preservation Planner
Bradley Falco, Design & Preservation Planner
Kelly Churney, Town Clerk
Lainey Francisco, Assistant Town Attorney

III. **PLEDGE OF ALLEGIANCE**

Chair Smith led the Pledge of Allegiance.

IV. **APPROVAL OF MINUTES**

A. Minutes of the Architectural Review Commission Meeting on March 26, 2025

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to approve the minutes of the March 26, 2025, meeting as presented. The motion was carried unanimously, 7-0.

V. **APPROVAL OF THE AGENDA**

Ms. Pardue announced the following changes to the agenda:

- ARCS-25-0814, 393 N Lake Way will be withdrawn from the agenda and reviewed at the staff level.

A motion was made by Ms. Shiverick and seconded by Mr. Sammons to approve the amended agenda. The motion was carried unanimously, 7-0.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

Ms. Churney administered the oath and continued to do so throughout the meeting, as necessary.

VII. **COMMENTS FROM THE ARCHITECTURAL REVIEW COMMISSION MEMBERS**

There were none.

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

No one indicated a desire to speak.

IX. **PROJECT REVIEW**

A. **CONSENT AGENDA**

1. **EXTPLAN-25-0002 260 MIRAFLORES DR.** The applicant, KEAN Development of Palm Beach, Inc. (Giorgio Citarella, Agent), has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for the construction of a new two-story single-family residence with final hardscape, landscape, swimming pool and spa. (ORIGINALLY ARC-24-009 AND APPROVED AT THE APRIL 24, 2024 MEETING)
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-25-0006 (ZON-25-0003) 400 HIBISCUS AVE (COMBO)** The applicant, Sferra Fine Linens, LLC d/b/a Pratesi (Robert Tomlinson Jr.), has filed an application requesting Architectural Commission review and approval for storefront window and door replacements, new awnings, façade renovations, signage, and courtyard modification of existing commercial tenant spaces, with Special Exception approval required by the Town Council for the expanded Gross Leasable Area. Town Council shall review the application as it pertains to zoning relief/approval.

4. **ARCS-25-0798 150 WOODBRIDGE RD.** The applicant, Wayne Julius Safro (Environment Design Group), has filed an application requesting Architectural Commission review and approval for the modification of entry piers and the addition of pedestrian gates.
5. **ARC-25-0010 130 SEASPRAY AVE.** The applicants, Victor and Julia Tolkan (Kirchoff and Associates representatives) have filed an application requesting Architectural Commission review and approval of a mirrored and slightly modified design of a new two-story single-family residence with final hardscape landscape and swimming pool that previously received approvals at this location.

This item was pulled from consent and was not included in the approval of the consent agenda.

A motion was made by Mr. Karakul and seconded by Ms. Shiverick to approve the amended consent agenda. The motion carried unanimously, 7-0.

ITEMS PULLED FROM CONSENT:

5. **ARC-25-0010 130 SEASPRAY AVE.** The applicants, Victor and Julia Tolkan (Kirchoff and Associates representatives) have filed an application requesting Architectural Commission review and approval of a mirrored and slightly modified design of a new two-story single-family residence with final hardscape landscape and swimming pool that previously received approvals at this location.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Ms. Catlin discussed the reasons she thought the project was different than the mirrored image that was stated. She thought the project should be presented as a new project.

Mr. Smith thought the design was better than the original design.

Tom Kirchhoff of Kirchhoff & Associates Architects presented the architectural, landscape, and hardscape plans for the site.

Ms. Catlin asked how the front-loaded garage was less prominent on the street.

Cory Meyer of Nievera Williams discussed the site's landscape and how it would buffer the garage. Mr. Kirchhoff discussed the increase in green space with the new design.

Mr. Sammons did not have a problem with one garage door facing the street. He provided a few recommendations for the design of the garage.

A motion was made by Ms. Shiverick and seconded by Mr. Phoenix to approve the project as presented. The motion carried unanimously, 7-0.

B. MAJOR PROJECTS-OLDBUSINESS

1. **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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

David Rao of Hart Howerton presented the architectural, landscape, and hardscape plans for the site.

Mr. Sammons thought the height, scale, and mass looked better. He thought the folly was a bit small and thought it could be taller. He liked the design and thought the details on the center element and other elements needed refinement.

Ms. Catlin liked the design. She questioned the mosaic above the front door and wondered if it should be wider. Mr. Rao said it would not be tile but a shell or coral material. She wondered about parking for the service vehicles and if more greenery should be added to the area. Mr. Rao stated that it would not be visible to the public, and the parking was necessary.

Ms. Shiverick thought the design was very different from the hotel. She thought the proposed building should relate more to the classic architecture of the main hotel. She thought the design should be simpler. Mr. Rao further explained the design approach.

Mr. Phoenix thought the building looked better. He agreed with Ms. Shiverick's comments about the fish's details in the design. However, he thought that some of the details may look dated a few years down the road, and a simpler design would stay more classic.

Ms. Patterson liked the building's whimsical charm. She thought The Breakers were always very mindful of design. She supported the design and thought it would elevate the hotel.

Ms. Connaughton agreed with Ms. Shiverick and wished the design was more simplified.

Ms. Catlin suggested removing the fish from the arches and the appliqué from the building while keeping the details on the benches.

Mr. Sammons further discussed his request for details to be refined.

Mr. Karakul thought the building had improved. He thought a few areas should be restudied, but overall, it was a good design.

Mr. Smith recommended keeping the whimsy in stone material. He was not in favor of the murals and recommended limiting the color. Mr. Rao discussed the caliber of the materials proposed.

Ms. Connaughton discussed the importance of seeing all the details.

Ms. Patterson thought it would help if the elevations showed the details; she thought they were lost in the larger elevations. Mr. Rao agreed and stated he would return with material samples.

Mr. Smith called for public comment. No one indicated a desire to speak.

Attorney Jamie Crowley stated that they would be happy to come back with a refinement of the details and advocated the ability to move forward to the Town Council.

Mr. Phoenix thought the landscaping plans should be returned for approval. A short discussion ensued about the portion of the project that should be restudied.

A motion was made by Mr. Karakul and seconded by Mr. Sammons that the proposed project ARC-24-0141 located at 1 South County Road has met the criteria set forth in Section 18-205 and to approve the project with the conditions that details on the main entrance, venetian arcade, main arcade and landscaping return to the meeting on July 23, 2025. The motion carried 5-2, with Mses. Shiverick and Connaughton dissenting.

2. **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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Patrick O'Connell of Patrick Ryan O'Connell Architect presented the architectural plans, and Dustin Mizell of Environment Design Group presented the landscape and hardscape plans for the site.

Ms. Catlin wondered if the neighbor to the north had been consulted about the relocation of the new bathroom. Mr. O'Connell stated that he had not spoken to him. Ms. Catlin suggested that the neighbor be notified of the change. She also

requested that the truck logistics plan identify N. County Road rather than N. Lake Way.

Mr. Sammons thought the project was mundane and confusing. He commented on the columns and lack of string course on the east façade. He thought the fenestration needed restudy and the urns needed a plinth. He thought the rear façade was the least successful and thought a courtyard should be considered where the living room is in this location. He recommended raising the oval windows. He liked the details but thought the mass and scale needed to be reconsidered.

Mr. Phoenix liked the finials but agreed with Mr. Sammons that they needed a plinth. He found the front door too fancy and the fountain very contemporary.

Ms. Connaughton thought a few changes to the details would help elevate the project. She thought the home was too thick, especially for a home in Florida. She liked Mr. Sammons' comment about adding a courtyard. She expressed concern about where the master bedroom and loggia met.

Ms. Patterson agreed with the comments. She also agreed with Ms. Catlin's comment about the bathroom's location on the north side of the property, especially since the door would face their property. Mr. O'Connell stated he could agree to remove that element from the plan.

Ms. Shiverick agreed that the cabana bath should be removed, the fountain was too contemporary, and the muntin patterns should be regulated; she recommended four over six windows.

Ms. Connaughton recommended switching the locations of the cabana bath and the dining pavilions.

Mr. Smith did not believe that the cabana bath would be problematic for the neighbor. He also did not believe that the commission should be commenting on interior floor plans.

Mr. Smith called for public comment.

Robert Fromer, 340 Polmer Park, representing six other neighbors on the street, asked that the commission restrict any construction accessing the property from N. Lake Way. Mr. Smith stated that the commission did not have that purview; that was the Public Works Department.

Attorney M. Timothy Hanlon, representing six other neighbors on the street, stated that the neighbors would like to be involved in the pre-construction meetings so that they could work out any details. He also stated that he had negotiated five conditions with Attorney Lynch, and if the project were to be approved, he would like those five conditions stated in the approval.

Attorney Frank Lynch stated that the neighbors initially asked for his client to provide access to N. Lake Way, and Public Works said no. He read the five conditions that he and Attorney Hanlon agreed to, which were that all construction

vehicles will be parked onsite with access only from N. Lake Way during construction, perform all sitework during the summer through October, all excavators and dump trucks will access the site through N. Lake Way, remove the existing site wall and landscaping affecting the site triangle for Polmer Park, and all service vehicles will be parked on the driveway post construction.

A motion was made by Ms. Shiverick and seconded by Ms. Catlin that ARC-24-0098 at 301 Polmer Park Road be deferred for further study to the meeting on May 28, 2025. The motion carried 6-1, with Mr. Smith dissenting.

Clerk's note: A short break was taken at 10:35 a.m. The meeting resumed at 10:50 a.m.

3. **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.

Ms. Mittner provided staff comments on the project.

Mr. Phoenix and Ms. Georgas disclosed ex parte communications.

Gregory Palmer of Harrison Design provided an overview of the project and its site plans.

Ms. Sammons was in favor of the changes. He did not believe the half columns were necessary. He recommended increasing the size of the master bathroom and closet to align with the wall. Mr. Palmer stated that he could not increase the size due to the cubic content ratio limitation. He asked about the mid-level cornice; he recommended reducing it in size.

Mr. Phoenix supported the shutter color. He thought the house was beautiful and would set a high bar for North Ocean Boulevard.

Ms. Catlin liked the changes and thought that by lowering the height, the design fell into place. She suggested slightly lowering the height of the chimneys.

Ms. Connaughton thought the improvements were wonderful. However, she questioned what aligned with the entablature and thought the pilasters felt a little wide on the bottom.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Ms. Catlin that the proposed project ARC-24-0040 located at 1285 N. Ocean Blvd. has met the criteria set forth in Section 18-205 and that the project be approved with the following conditions: the half columns on the side porches will be eliminated, the center bay columns will be adjusted in width and the chimney height will be reduced by 8 inches. The motion carried unanimously, 7-0.

A motion was made by Ms. Shiverick and seconded by Ms. Catlin that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion carried unanimously, 7-0.

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, 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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Attorney Jamie Crowley from Gunster, representing the owner, stated he was still working with Attorney John Eubanks and the neighbor to resolve the drainage in the alley. He stated that there was no objection to the architecture from the neighbor. Jonathan Parks of Solstice presented the architectural plans for the project, and Andres Paradelo of Paradelo Burgess Design Studio presented the landscape and hardscape plans for the site.

Mr. Sammons asked about the lack of ornamentation in the design. Mr. Parks discussed the comments he received and how he addressed them. Mr. Sammons thought the design was lovely, but thought the front façade needed additional dimension. He also asked about the parapet wall that was over the cantilever; he thought the parapet should follow the wall. Mr. Sammons provided some suggestions on how to modify the design.

Ms. Visconti asked about the white Chattahoochee gravel. Mr. Paradelo responded. She asked about the vines proposed; Mr. Paradelo described the material and location for the vines. She asked about the height of the proposed walls. Mr. Paradelo responded. Ms. Visconti asked about the relocated Gumbo and the area surrounding the tree. Mr. Paradelo explained the design. Ms. Visconti asked about the proposed vehicular gate. Mr. Paradelo discussed the design and material for the gate. Ms. Visconti confirmed that there would be hedging in front of the chain link fence at the rear, to which Mr. Paradelo provided confirmation.

Ms. Shiverick thought the project looked nice and suggested adding a little relief over the front door, like Wyeth's design at the Norton. She asked about the height of the fountain and wondered if the back wall was too high. Mr. Parks further explained the design.

Mr. Phoenix thought the plans looked better. He did not believe the proposed sconces were appropriate and recommended restudying the element. He

recommended using a different material around the front entry with sconces added. He did not like the pecky cypress on the garage door and on the wall facing south, or the chain-link fence.

Mr. Karakul asked about the reduction in scale on the front façade; he liked the previous rendition of the design.

Ms. Catlin thought that many recommendations were personal preferences, but agreed that the structural issues should be addressed.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick that the proposed project ARC-24-0128 located at 203 Via Vizcaya has met the criteria set forth in Section 18-205 and that the project be approved with the following conditions: the back wall of the fountain shall be reduced, the light fixtures shall be restudied and approved at the staff level in coordination with the chair, and the front entry detail shall be restudied to provide some relief and will return at the meeting on May 28, 2025.

Mr. Smith called for public comment. No one indicated a desire to speak.

The motion carried 6-1, with Mr. Karakul dissenting.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion carried unanimously, 7-0.

5. **ARC-24-0129 288 QUEENS LANE** The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for the construction of a one-story addition on an existing single-family residence. *This application has been deferred to the May 28, 2025, meeting.*
Clerk's note: This item was deferred to the meeting on May 28, 2025, at Item V. Approval of the Agenda.

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.*
Clerk's note: This item was deferred to the meeting on May 28, 2025, at Item V. Approval of the Agenda.

C. MAJOR PROJECTS-NEW BUSINESS

None

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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Jason Drobot of Brasseur and Drobot Architects presented the site's architectural plans.

Ms. Shiverick liked the options, and she was in favor of option 2.

Ms. Visconti agreed and suggested adding Confederate Jasmine to the building.

Ms. Patterson thought Mr. Drobot did a great job. She preferred the folly and thought it was more interesting and fun.

Mr. Sammons thought that if the folly was chosen, it should be moved away from the Spanish-style building.

Attorney Maura Ziska stated that the board would prefer the folly design.

Mr. Phoenix stated that he liked the folly design and found it attractive. He agreed that it could be moved away from the building, as Mr. Sammons suggested.

Ms. Connaughton thought the proposed folly next to the building was a bit awkward. She agreed it should be moved and provided suggestions for the windows at the end of the folly design.

Mr. Smith liked both solutions.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Visconti and seconded by Mr. Karakul that the proposed project ARC-24-0137 located at 500 S. County Road has met the criteria set forth in Section 18-205 and that the project be approved with the following conditions: the folly design was preferred with its location moved to the end of the wall. The motion carried unanimously, 7-0.

2. **ARC-24-0113 1600 S OCEAN BLVD.** The applicant, PB Pavilion Trust (Peter A. Flanagan, Robert G. Simes, & Michael Vineberg as Trustees), has submitted an application requesting Architectural Commission (ARCOM) review and approval for modifications to the 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.

Mr. Falco provided staff comments on the project.

Mr. Phoenix and Ms. Catlin and Georgas disclosed ex parte communications.

Cory Meyer of Nievera Williams presented the site's landscape and hardscape plans.

Ms. Visconti thought the design had improved. She asked about a portion of the curves in the gate and provided a recommendation for the design.

Mr. Smith asked about the center portion at the top of the gate design. He thought it looked clunky and should be reduced. Mr. Meyer said it could be removed to allow only the scrolls on top.

Mr. Sammons provided a recommendation for the two panels on the side of the gate. He recommended adding a stone frieze to the caps on the piers. He recommended a modification to the kick of the gate.

Mr. Karakul asked about the side pieces of the gate design. Mr. Meyer responded. Mr. Karakul thought they were overdone.

Ms. Visconti recommended removing the side panels and attaching the gates to the piers.

A motion was made by Ms. Visconti and seconded by Mr. Karakul that the proposed project ARC-24-0113 located at 1600 S. Ocean Blvd. has met the criteria set forth in Section 18-205 and that the project be approve with the following conditions: the filigree side panels are removed and the gate enlarged to attach to the piers, the rectangle piece of the upper panel is removed, the center bar in the gate is removed and the filigree at the top engages the sides. The motion carried unanimously, 7-0.

3. **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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Michael Perry of MP Design & Architecture presented the architectural plans, and Cory Meyer of Nievera Williams presented the site's landscape and hardscape plans.

Ms. Visconti questioned the pedestrian gate; she recommended removing the stucco surround and adding a lower pedestrian gate. She suggested making the surround out of a hedge in the same shape to replace the stucco.

Ms. Catlin liked the stucco detailing and garage doors. She was not in favor of the pattern of the gate and thought it should be lowered. She thought the proposed gate was not appealing.

Mr. Sammons thought the grid could work if properly designed. He thought the stucco should be thicker at the top. He was not in favor of the garage door design.

Mr. Karakul was not in favor of the garage door design and did not add interest to the home. He wondered if doors should be added where the gate is proposed. He thought a more subtle design would be better.

Ms. Connaughton agreed with the suggestion to add a door where the gate was located. She was also not in favor of the garage door design.

Ms. Patterson was not in favor of the squares on the garage doors. She agreed with Mr. Karakul to have a solid gate design.

Mr. Phoenix was not in favor of the garage door design. He suggested changing the gate so that it would look like a wow element with ornamentation. He thought the whole design was a missed opportunity for an incredible feature.

Ms. Shiverick wondered if an artist was looking at the gate design. She liked the gate and supported Ms. Visconti's suggestion to add vines to the stucco. She recommended using plain garage doors.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Visconti and seconded by Ms. Shiverick that ARC-24-0125 at 936 N. Lake Way be deferred to the meeting on May 28, 2025, for a restudy of the pedestrian gate, garage doors, and to request a sample of the gate be brought to the commission. The motion carried unanimously, 7-0.

4. **ARC-24-0144 147 DUNBAR RD** The applicant, Susan Pappas Trust, has filed an application requesting Architectural Commission review and approval for the installation of two vehicular gates.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications. *Clerk's note: Ms. Visconti declared a conflict of interest and left the dais during the discussion.*

Peter Coyle of SMI Landscape Architecture presented the site's landscape and hardscape plans.

Mr. Sammons asked if the piers existed, to which Mr. Coyle confirmed they existed but would be rebuilt to narrow the opening. Mr. Sammons thought the pier cap needed to be restudied and the architrave removed.

Mr. Smith asked why one pier was larger than the other pier. Mr. Coyle responded.

Ms. Shiverick asked about the gates' functionality. Mr. Coyle stated that they slide open. She was not in favor of the gates in this location.

Mr. Phoenix asked about the way the gates slide and thought the pilasters should be

the same size.

Mr. Smith thought three gates were excessive.

Chris Pappas, owner, discussed the caps on top of the piers and stated that they matched the existing caps. Mr. Pappas discussed the need for the gates.

Mr. Sammons suggested making the piers the same size as the existing columns.

A motion was made by Mr. Karakul and seconded by Mr. Sammons that the proposed project ARC-24-0144 located at 147 Dunbar Road has met the criteria set forth in Section 18-205 and that the project be approved with the following conditions: the outer east and west piers are narrowed to match the existing smaller piers, and the vehicular opening is kept at 12 feet. The motion carried 5-2, with Mses. Shiverick and Connaughton dissenting.

5. **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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex parte communications.

Bryan Brown of Bryan Brown Architects presented the architectural modifications, and Cory Meyer of Nievera Williams Design presented the site's landscape and hardscape plans.

Ms. Visconti asked about the pilasters and wondered if they existed. Mr. Brown responded. She recommended lowering the main gate to the same height. She asked about the size of the proposed opening of the vehicular gate. Mr. Meyer stated that they were 18 feet wide. She provided a suggestion for moving the pilasters.

Mr. Smith recommended eliminating the side panels and reducing the pilasters. He thought they should be simplified, and the vehicular gate should be reduced.

Mr. Phoenix agreed with the suggestion to narrow the vehicular gate and restudy the pilasters. He did not support the front door and sconces at the front entry.

Ms. Patterson thought the pilasters were too big and overwhelmed the front of the property. She recommended designing a smaller entry. Mr. Brown stated that they could be slimmed down.

Mr. Phoenix recommended leaving the existing gates and pilasters. He thought the sconces and front door should be restudied.

Ms. Connaughton thought the proposed elements were incongruent with the architecture.

Mr. Brown stated they were trying to improve the design. Mr. Smith recommended starting with narrowing the driveway.

Ms. Catlin thought the proposal did not match the style of the home. She was not in favor of the sconces, and the changes did not enhance the existing home.

Ms. Georgas thought the existing front door looked better than the proposed one.

Ms. Visconti provided further suggestions for the piers. She thought the proposed vehicular gate looked too modern and recommended a solid front door without metal grillwork.

Mr. Sammons thought the drawing and the details did not reflect the proposal. He agreed to hide the piers and provided further suggestions.

Mr. Karakul asked about the material for the fencing. Mr. Meyer stated that they were wood fence panels that provided access to the rear yard.

Mr. Phoenix appreciated the effort to clean up the building. He recommended a solid, paneled front door with gas lanterns.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Shiverick and seconded by Mr. Sammons to defer the project ARC-25-0001 located at 640 Island Drive to the meeting on May 28, 2025. The motion carried unanimously, 7-0.

Clerk's note: A short break was taken at 12:48 p.m. and resumed at 1:03 p.m.

6. **ARCS-24-0681 160 ROYAL PALM WAY(PALM HOUSE HOTEL)** The applicant, LR Palm House LLC (Natalie LeClerc, 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. *This application has been deferred to the May 28, 2025 meeting.*

Clerk's note: This item was deferred to the meeting on May 28, 2025, at Item V. Approval of the Agenda.

7. **ARCS-24-0622225VIALINDA.** The applicant, John and Heather Rogers, have filed an application requesting Architectural Commission review and approval for window and door replacement. *This application has been deferred to the May 28, 2025 meeting.*

Clerk's note: This item was deferred to the meeting on May 28, 2025, at Item V. Approval of the Agenda.

8. **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 withdrawn*

by the applicant.

Clerk's note: This item was withdrawn at Item V. Approval of the Agenda.

E. MINOR PROJECTS-NEWBUSINESS

1. **ARC-25-0008 (ZON-25-0013) 401 BRAZILIAN AVE (COMBO)** The applicant, Marlene Perlmutter (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape improvements, with related variances for the placement of pool and mechanical equipment and reduction in required overall landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

Mr. Phoenix and Mses. Catlin and Georgas disclosed ex parte communications.

Cory Meyer of Nievera Williams Design presented the site's landscape and hardscape plans.

Ms. Visconti asked about the remaining plants. Mr. Meyer responded. She asked about the hardscape around the pool and thought it should be reduced to improve the greenspace calculations. She thought the material for the driveway contrasted too much. She recommended considering another material.

Mr. Sammons supported moving the equipment. He wondered why the niches in the wall did not align with any element.

Ms. Shiverick asked about the material for the pool deck; Mr. Meyer responded.

Mr. Connaughton wondered if the landscape could be increased somewhere else if the pool deck remained.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Sammons and seconded by Ms. Connaughton that the proposed project ARC-25-0008 located at 401 Brazilian Avenue has met the criteria set forth in Section 18-205 and that the project be approve with the following conditions: the niches will be centered with the architecture and the hardscape of the rear terrace will be reduced to allow for more greenspace. The motion carried unanimously, 7-0.

A motion was made by Mr. Sammons and seconded by Ms. Connaughton that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion carried unanimously, 7-0.

2. **ARC-25-0009 (ZON-25-0007) 218 TANGIER AVE (COMBO)** The applicants, William A. Miller 2005 Trust (William A. Miller, Trustee) & Elaine G. Miller 2005 Trust (Elaine G. Miller, Trustee), have filed an application requesting Architectural Commission review and approval for a one-story addition to an

existing single-story residence, requiring a variance related to the angle of vision requirement. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Harold Smith of Smith and Moore Architects presented the architectural plans, and Cory Meyer of Nievera Williams presented the site's landscape and hardscape plans.

Mr. Karakul thought the changes were sensitive, and he supported the project.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Karakul and seconded by Mr. Sammons that the proposed project ARC-25-0009 located at 218 Tangier Avenue has met the criteria set forth in Section 18-205 and that the project be approved as presented. The motion carried unanimously, 7-0.

A motion was made by Ms. Visconti and seconded by Ms. Catlin that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion carried unanimously, 7-0.

3. **ARC-25-0011 (ZON-25-0011) 261 MIRAFLORES DR (COMBO)** The applicant, Fernanda Niven (Maura Ziska, Representative), has filed an application requesting Architectural Commission review and approval for a one-story garage addition to an existing single-story residence, with related setback and angle of vision variances. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex parte communications.

Caroline Forrest of MHK Architecture presented the project's architectural plans, and Cory Meyer of Nievera Williams Design presented the site's landscape and hardscape plans.

Mr. Sammons supported the design.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Shiverick and seconded by Ms. Connaughton that the proposed project ARC-25-0011, located at 261 Miraflores Drive, has met the criteria set forth in Section 18-205 and that the project be approved as presented. The motion carried unanimously, 7-0.

A motion was made by Ms. Visconti and seconded by Ms. Catlin that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion carried unanimously, 7-0.

4. **ARCS-25-0704 223 VIA TORTUGA** The applicants, Harry and Gail Theodoracopulos, have filed an application requesting Architectural Commission review and approval for roof replacement from barrel to “S” tile.

Ms. Mittner provided staff comments on the project.

Mr. Phoenix and Ms. Georgas disclosed ex parte communications.

Dan Dunkelberger of Gulfstream Roofing presented the proposed replacement for the roof material.

Mr. Smith thought the material was a downgrade and did not support the proposal.

Ms. Visconti preferred the barrel tile for Palm Beach.

Ms. Patterson was not in favor of the s-tile. Mr. Phoenix agreed.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Ms. Visconti and seconded by Ms. Shiverick that project ARCS-25-0704, located at 223 Via Tortuga, be denied based on failure to comply with Section 18-205 (a) 1 of the Town Code. The motion carried unanimously, 7-0.

5. **ARCS-25-0723 100 CASA BENDITA** The applicant, Villa Bendita LLC (EDG representative), has filed an application requesting Architectural Commission review and approval for gates and sitewide hardscape and landscape modifications.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex parte communications.

Dustin Mizell of Environment Design Group presented the site’s landscape and hardscape plans.

Ms. Visconti asked about the path, which was a ramp, and its function. Mr. Mizell responded and discussed the purpose.

Ms. Shiverick asked about the age of the home. Mr. Smith was the architect and discussed the age of the home. Mr. Mizell stated he would return to the commission with the gate.

Mr. Phoenix thought the approval of the gates should be part of the current proposal.

Mr. Smith called for public comment. No one indicated a desire to speak.

A motion was made by Mr. Karakul and seconded by Ms. Catlin that project ARCS-25-0723, located at 100 Casa Bendita, has met the criteria set forth in Section 18-205 and that the project be approved as presented. The motion carried unanimously, 7-0.

6. **ARCS-25-0814 393 N LAKE WAY** The applicant, Judith Robinson (SKA Architect and Planner representatives), has filed an application requesting Architectural Commission review and approval of new roofing materials and window modifications.

Clerk's note: This item was withdrawn by staff at Item V. Approval of the Agenda.

X. **UNSCHEDULED ITEMS**

Ms. Churney stated that:

- Richard Sammons had declared a continuing conflict of interest for 150 Worth Avenue at the February 26, 2025, meeting
- Claudia Visconti had declared a conflict of interest for 260 Colonial Lane and 147 Dunbar Road at the February 26, 2025, meeting
- Richard Sammons had declared a conflict of interest for 175 Bradley Place at the March 26, 2025, meeting

All forms required by the state were filled out correctly and submitted.

- XI. **NEXT MEETING DATE:** Wednesday, May 28, 2025

XII. **ADJOURNMENT**

A motion was made by Ms. Visconti and seconded by Ms. Shiverick to adjourn the meeting at 1:56 p.m. The motion was carried unanimously, 7-0.

The next meeting will be held on Wednesday, May 28, 2025, at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully Submitted,

Jeffrey Smith, Chairman
ARCHITECTURAL COMMISSION

kmc