



# TOWN OF PALM BEACH

## PLANNING, ZONING AND BUILDING DEPARTMENT

### MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, OCTOBER 23, 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**

Chair Smith called the meeting to order at 9:02 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
Katherine "KT" Catlin	PRESENT
Claudia Visconti, Member	PRESENT (Arrived at 9:03 a.m.)
Dan Floersheimer, Alternate Member	ABSENT (Unexcused)
David Phoenix, Alternate Member	PRESENT
Maisie Grace, 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, Acting Town Clerk  
Assistant Town Attorney Lainey Fransisco

#### III. **PLEDGE OF ALLEGIANCE**

Chair Smith led the Pledge of Allegiance.

#### IV. **APPROVAL OF MINUTES**

A. Minutes of the Architectural Review Commission Meeting of September 25, 2024

**A motion was made by Ms. Shiverick and seconded by Ms. Catlin to approve the minutes of the September 25, 2024, meeting as presented. The motion was carried unanimously, 7-0.**

V. **APPROVAL OF THE AGENDA**

A motion was made by Mr. Karakul and seconded by Ms. Shiverick to approve the agenda as presented. 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**

Ms. Catlin asked about what constituted a reasonable time extension; she believed one year was insufficient and thought the commission should address the issue ahead of future situations. Mr. Smith thought Ms. Catlin had a good point and asked staff to address the issue with the Town Council. Ms. Pardue responded.

Ms. Catlin asked how staff determines whether a project is a major or minor. Ms. Pardue explained the design matrix in place and said she would send the document to the members.

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

Aimee Sunny of the Preservation Foundation of Palm Beach informed the commission of an upcoming training, in coordination with the National Alliance of Preservation Commission, on Monday, November 18, 2024, and invited the members to attend. She indicated that an invitation to the training would be forthcoming.

IX. **PROJECT REVIEW**

A. **CONSENT AGENDA**

1. **EXTPLAN-24-0008 100 WORTH AVE—EXTENSION OF TIME** The applicant, The Winthrop House, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for exterior renovation to an existing seven-story residential building. (ORIGINALLY ARC-23-074 (ZON-23-061) AND APPROVED AT THE OCTOBER 25, 2023, MEETING)
2. **EXTPLAN-24-0010 292 ORANGE GROVE RD—EXTENSION OF TIME** The applicant, Kerry and Stephen Myers, 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. (ORIGINALLY ARC-23-088 (ZON-23-086) AND APPROVED AT THE OCTOBER 25, 2023, MEETING)
3. **ARC-24-0075 110 ATLANTIC AVE.** The applicant, MP Design & Architecture, Inc., on behalf of Twin Hearts Palm Beach Realty Trust, has filed an application requesting Architectural Commission review and approval for exterior architectural modifications, including two new canvas awnings on the front elevation.

**A motion was made by Mr. Karakul and seconded by Ms. Catlin to**

**approve the consent agenda as presented. The motion was carried unanimously, 7-0.**

**B. MAJOR PROJECTS-OLD BUSINESS**

1. **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 a 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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Randy Correll of RAMSA gave an architectural presentation, and Cory Meyer of Nievera Williams Design gave the landscape and hardscape presentation.

Mr. Sammons thought there was a problem with the entire scale of the design and did not believe the design related to John Volk. He thought there was too much fenestration at the rear of the home.

Ms. Shiverick asked about the height of the home and the amount of fill being used. Messrs. Correll and Meyer responded. Ms. Shiverick did not have a problem with the proposed curb cuts.

Ms. Catlin thought the height and scale were out of proportion. She liked the design and had no issue with the two entries. She thought the patio was stark and needed more style. She also requested the previously presented plans to compare with the current design. Mr. Correll stated that the height of the new home would be five feet higher due to the FEMA requirements.

Ms. Connaughton thought the site planning changes would improve the situation. She agreed with Mr. Sammons and thought the details in the design were missing. She also thought the scale and height of the home would not be appropriate for the neighborhood. She did not have a problem with the proposed curb cuts. She thought the lanai area looked like a resort and needed some restudy.

Ms. Grace thought many of the changes were good. She requested to see before-and-after elevations so she could determine the proposed changes. She thought the east elevation proportions were better than the west elevation proportions. She suggested restudying the pool loggia and recommended more design in the

landscape plans.

Mr. Karakul agreed with many of the comments. He thought the reductions in the plan improved the site. He pointed out the enclosed porch on the loggia and thought that detail needed restudy. He also recommended looking at the roof of the guest house.

Ms. Visconti thought the pool house was lacking in detail. She recommended restudying the east lawn to add different ground coverings and pleached trees around the motor court.

Ms. Connaughton recommended restudying the mass at the front entrance.

Mr. Sammons was in favor of the gates. He was not in favor of the slate roof.

Ms. Shiverick agreed that the proposed roof was too heavy.

Mr. Smith thought the professionals should restudy the elevation and reduce the home's scale in line with the neighborhood. He was not in favor of the fountain at the front entrance. Mr. Smith expressed concern about the loggia's roof design and suggested looking at the roof pitch for the guest house; he thought the element should be subservient to the main house and thought the loggia needed study.

Mr. Karakul thought higher palm trees would help break up the home's height.

Mr. Smith called for public comment.

Leslie Wytrzes, 444 Seabreeze Avenue, expressed concern about the additional curb cut proposed.

Anne Pepper, 333 Seaspray Avenue, was thankful for all the changes. However, she expressed concern about the additional curb cut proposed and lamented the loss of the Chinese garden.

**A motion was made by Ms. Catlin and seconded by Mr. Karakul to defer the project to the meeting on November 22, 2024, with consideration of the commissioners' comments. The motion carried unanimously, 7-0.**

2. **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. *This item has been deferred to the November 22, 2024, meeting.*

***Clerk's note: This item was deferred to the meeting on November 22, 2024, at Item V. Approval of the Agenda***

**C. MAJOR PROJECTS-NEW BUSINESS**

1. **ARC-24-0040 1285 N OCEAN BLVD.** The applicant, M2B Properties LLC, has filed an application requesting an Architectural Commission review and approval for the construction of a new, two-story single-family residence with final hardscape, landscape, and swimming pool.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Gregory Harrison of Harrison Design gave an architectural presentation, and Brian Vertesch of Vertesch Landscape Architecture gave the landscape and hardscape presentation.

Ms. Connaughton wondered how the site grade change would be addressed. Mr. Harrison responded. She thought the elevation change would be problematic for the neighbors and that there was a more creative solution for the garage area.

Mr. Sammons liked the house but wondered why the garage was not placed on a lower level. He commented on the garage's roof and wondered if the main house was too wide. He suggested looking at the columns and their spans on the rear of the home. He requested scale figures in the drawings. He asked for a restudy of the entablature at the front door.

Ms. Shiverick questioned the style of the home in the location; she thought it was too heavy for the corner. She recommended changing the balcony so it ran across the entire house. She also thought the chimneys should be eliminated and the design simplified.

Ms. Catlin liked the home's style but thought it was too big; she thought the design pushed the building envelope.

Ms. Grace thought the home was too large for the neighborhood. She liked the suggestion to continue the porch across the entire house. She thought the home looked too tall, had too much hardscape, and needed more landscaping.

Ms. Visconti questioned the gray shutters proposed; she thought the design needed more elements of Palm Beach. She thought the chimney cap was too big. She also thought the gray tabby should be used in the rear rather than the front of the home. She thought

the wind would be problematic for the pool in its proposed location. She recommended using vining to help soften the home.

Mr. Phoenix was not supportive of the gray colors proposed.

Mr. Karakul thought the home could be very interesting. He questioned some of the one-story elements' roofs and thought the design needed some refinement, particularly the side facing Kenlyn Road.

Mr. Smith thought the style would be refreshing in the area.

Mr. Smith called for public comment.

A resident of 1291 N Ocean Way expressed concern about the elevation, especially for drainage and flooding onto his property.

**A motion was made by Ms. Catlin and seconded by Mr. Karakul to defer the project to the meeting on December 20, 2024, with consideration of the commissioners' comments. The motion carried unanimously, 7-0.**

2. **ARC-24-0082 (ZON-24-0045) 740 HI MOUNT ROAD (COMBO)** The applicant, H.C. Jones Living Trust (Fernando Wong Outdoor Living Design) has filed an application requesting Architectural Commission review and approval for a renovation of the entry structure from Lake Trail, the addition of fenestration on garage structure and addition of a pergola with associated landscape/hardscape modifications. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Maura Ziska, an attorney representing the owner, explained the variances and advocated for a positive recommendation to the Town Council. Kevin Buccellato of Schafer Buccellato gave an architectural presentation, and Jacqueline Bayliss of Fernando Wong Outdoor Living Design gave the landscape and hardscape presentation.

Mr. Sammons thought the changes would be an improvement. He questioned the proposed sculpture.

Ms. Catlin thought the entrance to the Lake Trail was nice. She was in favor of the project.

Ms. Connaughton favored the design but was hesitant about the scrolling details.

Ms. Grace questioned the formality of the gardens but thought the architecture was very nice. She recommended changing some of the landscaping for privacy and questioned the removal of the vines from the garage structure.

Mr. Phoenix liked the plans and the new gate on the Lake Trail. He was in favor of the project.

Ms. Visconti asked about the planting material raised by Ms. Grace. Ms. Bayliss responded and agreed with Ms. Grace; she stated she would change the material to Green Buttonwood. Ms. Visconti asked about the design of the pergola. Mr. Buccellato responded and further described the design.

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

**A motion was made by Ms. Visconti and seconded by Ms. Catlin to approve the project with the condition that the Jamaican Capers on the north side be changed to Green Buttonwood. The motion was carried unanimously, 7-0.**

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

*Clerk's note: A short break was taken at 10:47 a.m., and the meeting resumed at 11:08 a.m.*

3. **ARC-24-0083 (ZON-24-0051) 239 TANGIER AVE (COMBO)** The applicant, Patricia Dean, has filed an application requesting ARCOM review and approval for new dormer windows related to improvements and enclosure of existing attic space to achieve a second-floor habitable area; a lot coverage variance is required to achieve the scope of work. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Maura Ziska, an attorney representing the owner, explained the variances and advocated for a positive recommendation to the Town Council. Pat Segraves of SKA Architect + Planner gave an architectural presentation.

Mr. Sammons suggested pushing the dormers back into the roof. Mr. Segraves responded.

Ms. Grace appreciated that the owner could get more space without demolishing the home.

Ms. Catlin liked the design but questioned the style of the dormers; she thought they seemed a bit narrow. Mr. Segraves thought he could reduce the height by six to eight inches.

Mr. Karakul also questioned the depth of the dormers.

Ms. Visconti asked if the existing wall had pickets on top. Mr. Segraves stated that they did not exist.

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 to approve the project with the condition of lowering the heads of the dormer windows. The motion was carried unanimously, 7-0.**

**A motion was made by Ms. Catlin 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 was carried unanimously, 7-0.**

4. **ARC-24-0092 1020 N LAKE WAY** The applicant, 1020 North Lake Way Revocable Trust (Paul Krasker), has filed an application requesting Architectural Commission review and approval for the construction of new habitable second-floor living space within an existing mansard roof, the construction of new second-floor dormer windows, and the installation of new rooftop solarpanels.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Michael Perry of MP Design and Architecture gave an architectural presentation.

Ms. Shiverick asked about removing the awnings and wondered if they could be reinstalled. Mr. Perry responded.

Ms. Connaughton asked about the proportion of the dormer windows. Mr. Perry responded.

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

**A motion was made by Mr. Karakul and seconded by Ms. Visconti to approve the project as presented. The motion was carried 6-1, with Mr. Smith dissenting.**

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



1. **ARC-24-0076 1260 N LAKE WAY** The applicant, Sabatello Construction of Florida Inc. (Paul Sabatello, Director / Vice President), has filed an application requesting Architectural Commission review and approval for the installation of S-Tile roof material on a previously approved new, two-story single-family residence, in lieu of the approved true barrel tile material.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Rafael Portuondo of Portuondo Perotti Architecture gave an architectural presentation.

Ms. Grace wondered if the proposed roof material was the same as the one that the commission did not approve for homes to the south of the project.

Mr. Smith stated he did not believe the commission allowed s-tile on properties in the Town.

Ms. Visconti thought the s-tile could work but also thought a barrel tile would be nice.

Mr. Sammons did not believe the roof should be redone to change the material.

Ms. Shiverick asked how the tile had been ordered and installed. Mr. Portuondo responded.

Ms. Catlin stated that the material had been allowed in other locations. She thought the material was appropriate but thought a barrel tile would look better.

Ms. Connaughton thought the situation was unfortunate but did not think the tile was visible.

Ms. Grace thought the professionals should have a plan in place so that this situation does not happen again.

Ms. Shiverick expressed concern about the approval setting precedence.

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

**A motion was made by Mr. Karakul and seconded by Ms. Visconti to approve the project as presented. The motion was carried 4-3, with Messrs. Smith, Sammons, and Ms. Shiverick dissenting.**

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 the construction of a pergola structure and site wall with associated landscape and hardscape.

Ms. Pardue provided staff comments on the project.

Mses. Connaughton, Grace, and Catlin disclosed ex-parte communications.

Dustin Mizell of Environment Design Group gave the landscape and hardscape presentation.

Ms. Connaughton thought the design could benefit from an architect. She thought the columns needed better detailing, and the design needed a restudy.

Ms. Visconti thought the pergola needed restudy. She was not in favor of the three columns and thought the trellis was too heavy.

Ms. Catlin questioned the column design and wondered if the pergola needed more landscaping to ground the element to the site.

Mr. Phoenix agreed with Ms. Catlin and did not favor the trellis design.

Mr. Sammons thought the item needed more work.

Mr. Smith agreed the item needed more work. He questioned the lattice and suggested a different roof for the pergola.

Ms. Shiverick questioned why the lattice was proposed only on one side.

Mr. Mizell responded and explained the design's limitations. However, he indicated he would be happy to restudy the element.

Ms. Connaughton thought the lattice was accentuating the horizontality.

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

**A motion was made by Ms. Catlin and seconded by Ms. Visconti to defer the project to the meeting on November 22, 2024, for a restudy of the pergola. The motion was carried unanimously, 7-0.**

3. **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. *This item has been deferred to the November 22, 2024, meeting.*

***Clerk's note: This item was deferred to the meeting on November 22, 2024, at Item V. Approval of the Agenda***

**E. MINOR PROJECTS-NEW 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.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex-parte communications.

Dustin Mizell of Environment Design Group gave the landscape and hardscape presentation.

Ms. Catlin thought the design would clean up the site but noted that she did not see many walls and gates on the street. She thought the design may be overdone for the area.

Mr. Karakul wondered if the professional considered pushing the wall back so that landscaping could be added in front of it. Mr. Mizell responded. Mr. Karakul thought it might be more pleasing for the owner.

Ms. Shiverick thought the gate was too high and should be more transparent. She suggested lowering the pickets.

Mr. Sammons thought it was a nice improvement. He asked about the cap on the columns and asked if they could be replaced with an appropriate cap. He thought the gates should be installed below the cap, and wood pickets would be nicer.

Ms. Connaughton agreed that the gate was too solid and foreboding. She thought the wall and column connection needed simplification. She also agreed that wood pickets would be nicer.

Ms. Visconti agreed with Ms. Connaughton's suggestion on connecting the wall and the column. She suggested a more transparent gate. She wondered if the wall could be pushed back so that a small hedge or vine could be added.

Mr. Mizell spoke about his client's wish to have a private garden.

Mr. Sammons provided a suggestion for the gate.

Bill McGuire, an attorney for the owner, discussed the reason for his client's request.

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

**A motion was made by Ms. Connaughton and seconded by Ms. Catlin to defer the project to the meeting on November 22, 2024. The motion was carried unanimously, 7-0.**

2. **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. *This item has been deferred to the November 22, 2024, meeting.*

***Clerk's note: This item was deferred to the meeting on November 22, 2024, at Item V. Approval of the Agenda***

X. **UNSCHEDULED ITEMS**

Ms. Churney stated that Claudia Visconti had declared a conflict of interest for 1741 S. Ocean Blvd. at the August 28, 2024, meeting and correctly filled out the forms required by the State.

Ms. Mittner informed the commission about two appeals of their decisions that would be heard at the November 13, 2024, Town Council meeting.

- XI. **NEXT MEETING DATE:** Friday, November 22, 2024, at 9:00 a.m.

XII. **ADJOURNMENT**

**A motion was made by Mr. Karakul and seconded by Ms. Shiverick to adjourn the meeting at 12:11 p.m. The motion was carried unanimously, 7-0.**

The next meeting will be held on Friday, November 22, 2024, at 9:00 a.m. in the Town Council Chambers, 2<sup>nd</sup> floor, Town Hall, 360 S. County Road.

Respectfully Submitted,

Jeffrey W. Smith, Chairman  
ARCHITECTURAL COMMISSION

kmc