



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

SUMMARY OF THE ACTIONS TAKE AT THE ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, FEBRUARY 26, 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**
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF MINUTES**
ACTION: APPROVED (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. **EXTPLAN-25-0001 123 CHILEAN AVE** The applicant, Robert & Perri Bishop, 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 and one-story accessory cabana structure with final hardscape, landscape, and swimming pool. (ORIGINALLY ARC- 23-145 (ZON-23-113) AND APPROVED AT THE FEBRUARY 28, 2024, MEETING)
ACTION: APPROVED ON CONSENT (7-0)

2. **ARC-24-0143 1404 N LAKE WAY.** The applicant, Jason Capello (Environment Design Group), has filed an application requesting Architectural Commission review and approval for the installation of a pergola with associated landscape and hardscape changes.
ACTION: PULLED FROM CONSENT; APPROVED AS PRESENTED (7-0)

3. **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.
ACTION: PULLED FROM CONSENT; APPROVED WITH THE EXCEPTION OF THE CONCESSION STAND DESIGN WHICH WAS DEFERRED TO MARCH 26, 2025. (7-0)

4. **ARC-24-0139 (ZON-24-0090) 401 WORTH AVE (COMBO)** The applicant, 401 Worth Avenue Building Inc. Condominium Association, has filed an application requesting Architectural Commission review and approval for installation of a new 100KW generator with associated site wall and landscaping on the west side of an existing multi-family building, requiring variances from side and rear setback minimums in the RC district. Town Council shall review the application as it pertains to zoning relief/approval.
ACTION: APPROVED ON CONSENT (7-0)

5. **ARCS-24-0681 160 ROYAL PALM WAY (PALM HOUSE HOTEL).** The applicant, LR Palm House LLC (Natalie Le Clerc, 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.
ACTION: PULLED FROM CONSENT; DEFERRED TO MARCH 26, 2025 (7-0)

B. MAJOR PROJECTS-OLD BUSINESS

1. **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.
ACTION: APPROVED WITH THE FOLLOWING CONDITIONS: THE INSTALLATION OF FOUR (4) TALL PALMS THAT BREAK THE ROOF ON THE FRONT ELEVATION, THE GARAGE ELEMENT BEING LOWERED BY TWO (2) FEET, AND THE CENTER PORTION ON THE FRONT FAÇADE BEING REDUCED BY 6-8 INCHES. (5-2, RS, EC)

2. **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.

ACTION: DEFERRED FOR RESTUDY TO MARCH 26, 2025 (7-0)

3. **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.

ACTION: DEFERRED FOR RESTUDY TO MARCH 26, 2025 (6-1, KK)

4. **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: APPROVED, WITH THE CONDITIONS THAT THE WINDOWS WILL BE REFINED AND TO A NEW BRICK MATERIAL WILL BE CONSIDERED (7-0)

5. **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. *This item has been deferred to the March 26, 2025 meeting.*

ACTION: DEFERRED TO MARCH 26, 2025 (7-0)

6. **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. *This item has been deferred to the March 26, 2025 meeting.*

ACTION: DEFERRED TO MARCH 26, 2025 (7-0)

C. MAJOR PROJECTS-NEWBUSINESS

1. **ARC-24-0121 (ZON-24-0073) 1030 N LAKE WAY (COMBO)** The applicants, David and Jennifer Fischer (Maura Ziska representative), have filed an

application requesting Architectural Commission review and approval for enclosure of a second story terrace necessitating a variance for cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: APPROVED AS PRESENTED (7-0), AND THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY (7-0)

2. **ARC-24-0127 (ZON-24-0075) 210 VIA LINDA (COMBO).** The applicants, Diana Wood and Robert Pinkney, have filed an application requesting Architectural Commission review and approval for a 250 SF garage addition, and window and door modifications requiring a variance for a side setback. Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: APPROVED WITH THE CONDITIONS THAT THE GARAGE DOOR WILL BE OF A WOOD MATERIAL, THE GARAGE ROOF WILL BE REFINED TO REMOVE THE NOTCH IN THE DESIGN (7-0), AND THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY (7-0)

3. **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.

ACTION: APPROVED WITH THE CONDITIONS THAT A CURVED GLASS BLOCK WALL IS ADDED ADJACENT TO THE DINING ROOM SPACE AND THE DESIGN OF THE EGRESS OF THE GYM IS ALTERED TO HAVE GLASS BLOCK WITH FRENCH DOORS ON EACH SIDE OF THE BLOCK, WITH BOTH ITEMS RETURNING TO STAFF FOR APPROVAL IN COORDINATION WITH THE CHAIR (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.

ACTION: DEFERRED FOR RESTUDY TO MARCH 26, 2025 (7-0)

5. **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.

ACTION: DEFERRED FOR RESTUDY TO APRIL 23, 2025 (7-0)

D. MINOR PROJECTS - OLD BUSINESS

1. **ARC-24-0066 (ZON-25-0001) 324 PLANTATION RD (COMBO)** The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for construction of a pergola structure requiring a variance to exceed maximum allowable height within a setback. Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: APPROVED WITH THE FOLLOWING CONDITIONS: THE NECK OF THE COLUMNS WILL LINE WITH THE BEAMS, THE COLUMN SPACING SHALL BE INCREASED TO ALIGN WITH RAFTER TAILS, THERE WILL BE THREE COLUMNS ON EACH CORNER, THE REVISIONS WILL RETURN TO STAFF FOR APPROVAL IN COORDINATION WITH THE CHAIR (7-0) AND THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY (7-0)

2. **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: APPROVED WITH THE FOLLOWING CONDITIONS: ALL DOMINICAN CORAL WILL BE USED, THE JOINT LAYOUT WILL BE CHANGED TO BREAK THE BOND, AND THE LIGHTER BLUE ACCENT TILE SHALL BE USED WITH 1/8 GROUT LINES. (7-0)

3. **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.

ACTION: APPROVED LANDSCAPING PLANS WITH A DEFERRAL OF THE GATE TO MARCH 26, 2025 (7-0)

E. MINOR PROJECTS-NEW BUSINESS

1. **ARC-24-0116 (ZON-24-0089) 1 S COUNTY RD (BREAKERS BEACH CLUB) (COMBO)** The applicant, Breakers Palm Beach Inc. (Alex Gilmurray), has filed an application requesting Architectural Commission review and approval for exterior modifications to the east façade of the dining facility, specifically enclosing the existing covered loggia for interior dining space

with a new glass windows and doors. The Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: APPROVED WITH PIERS TO BE MODIFIED TO HALF-ROUND COLUMNS AND WITH THE PERSIANAS AND RAILINGS TO BE RESTUDIED AND RETURNED TO STAFF FOR APPROVAL IN COORDINATION WITH THE CHAIR (4-3, RS, BS & DF)

2. **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: APPROVED (7-0)

3. **ARC-24-0109 (ZON-24-0062) 1739 S OCEAN BLVD (COMBO)** The applicant, Peter Eyckeler, has filed an application requesting Architectural Commission review and approval for a new front door, new vehicular gate, cabana height adjustment, new driveway, hardscape and landscape; with special exceptions required for reduced vehicle stacking. Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: APPROVED WITH THE FOLLOWING CONDITIONS: THE VEHICULAR GATE SHALL BE PUSHED INTO THE PROPERTY AN ADDITIONAL THREE FEET WITH THE SPAN OF THE GATE REDUCED TO 12 FEET, AND THE INFINITY POOL DROP REDUCED AND TO INCORPORATE A TRAY WITH LANDSCAPING (7-0)

4. **ARC-24-0142 280 EL PUEBLO WAY.** The applicant, David & Danielle Ganek (Environment Design Group), has filed an application requesting Architectural Commission review and approval for installation of a rear yard putting green composed of artificial turf.

ACTION: APPROVED, WITH A CHANGE OF MATERIAL TO REAL GRASS IN THE CHIPPING GREEN AND WITH THE ALLOWANCE OF A SMALL AMOUNT OF ARTIFICIAL TURF IN THE INTERIOR OF THE PUTTING GREEN (6-1, EC)

5. **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.

ACTION: DEFERRED FOR A RESTUDY OF THE GATE DESIGN AND A SIMPLER PICKET TO MARCH 26, 2025 (5-2, EC, MG)

X. **UNSCHEDULED ITEMS**

XI. **NEXT MEETING DATE:** Wednesday, March 26, 2025

XII. **ADJOURNMENT**