



TOWN OF PALM BEACH
ARCHITECTURAL COMMISSION
360 SOUTH COUNTY ROAD
COUNCIL CHAMBERS - SECOND FLOOR

AGENDA

AUGUST 24, 2022

9:00 AM

Welcome

- I. **CALL TO ORDER**
- II. **ROLL CALL**
Jeffrey W. Smith, Chairman
Richard F. Sammons, Vice Chairman
Maisie Grace, Member
John David Corey, Member
Betsy Shiverick, Member
Thomas Kirchhoff, Member
Kenn Karakul, Member
Dan Floersheimer, Alternate Member
Elizabeth Connaughton, Alternate Member
Joshua L. Martin, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES FROM THE JULY 27, 2022 MEETING**
- V. **APPROVAL OF THE AGENDA**
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

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

VIII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **ARC-22-159 1280 N. LAKE WAY** The applicant, The AK Family Trust, have filed an application requesting Architectural Commission review and approval to replace the existing artificial turf with native vegetation.
2. **ARC-22-175 210 FAIRVIEW RD.** The applicant, Aaron Ford, has filed an application requesting Architectural Commission review and approval for the construction of a new site wall and landscape improvements.
3. **ARC-22-179 151 CHILEAN AVE.** The applicant, Brad McPherson, has filed an application requesting Architectural Commission review and approval for the enclosure of an existing loggia.

B. **TIME EXTENSIONS**

None

C. **MAJOR PROJECTS – OLD BUSINESS**

1. **ARC-22-022 (ZON-22-021) 160 SEAVIEW AVE. (COMBO)** The applicant, Coral Beach Corporation (Angela Feldman, President) (160 Seaview Ave) and Seaview Holdings, Inc. (David Feldman, Director) (170 Seaview Ave), has filed an application requesting Architectural Commission review and approval of the construction of a new two-story guest house including variances from setback and point of measurement requirements on a unified site of 160 and 170 Seaview Avenue. Town Council will review the variance portion of the application.

Please note: This item shall be deferred to the September 28, 2022 meeting at the request of the applicant.

2. **ARC-22-029 411 BRAZILIAN AVE.** The applicant, Holy Union PB Limited (Sean Sheridan), has filed an application requesting Architectural Commission review and approval for the construction of a new approximately 3700 SF two story residence designed in a mix of modern and classical style architecture.

Please note: This item shall be deferred to the September 28, 2022 meeting at the request of the applicant.

3. **ARC-22-032 (ZON-22-017) 1237 N. LAKE WAY (COMBO)** The applicant, Frank H. Pearl and Geryl T. Pearl, has filed an application requesting Architectural Commission review and approval for construction of a new 5800

SF two story residence and two-story accessory structure in the modern/classical style of architecture including variances for a two-story accessory structure to replace an existing two-story residence to be demolished. The variance portion of the application will be reviewed by Town Council.

Please note: This item shall be deferred to the September 28, 2022 meeting at the request of the applicant.

4. **ARC-22-097 142 PERUVIAN AVE.** The applicant, Susan & Robert Taylor, has filed an application requesting Architectural Commission review and approval for the replacement of two pedestrian courtyard gates on a two-story condominium building.

Please note: This item shall be deferred to the September 28, 2022 meeting at the request of the applicant.

5. **ARC-22-099 (ZON-22-065) 360 EL BRILLO WAY (COMBO)** The applicant, El Brillo Way Trust ad September 24, 2021 (David Klein, trustee), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence over 10,000 sq ft including variances from the angle of vision, front setback for a pool, and building height plane, with related sitework, landscape and hardscape improvements. Town Council will review Variance portion of the application.
6. **ARC-22-105 (ZON-22-071) 124 COCOANUT ROW (COMBO)** The applicant, Nedim Soylemez and Rebecca Ann Soylemez, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and the construction of a new two-story residence including variances from the cubic content ratio (CCR), height and overall height, with related landscape and hardscape improvements. Town Council will review the variance portion of the applications.
7. **ARC-22-123 (ZON-22-078) 231 BRADLEY PL. (COMBO)** The applicant, Bradley Palm LLC, has filed an application requesting Architectural Commission review and approval for exterior design modifications and additions to the existing two-story office building including façade alterations and the construction of a new second floor balcony and new exterior stair, including variances from the parking requirements, setback requirements and lot coverage requirements. The variance and Special exception with site plan review portion of the application shall be reviewed by Town Council.
8. **ARC-22-126 (ZON-22-088) 240 OLEANDER AVE. (COMBO)** The applicant, PTMJM Florida Investment Properties, LLC (Patricia Lambrecht), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story apartment building and the construction of a new two-story single-family residence with final hardscape,

landscape and pool, requiring variances due to deficient lot area and to exceed maximum lot coverage. Town Council will review the variance portion of the application.

Please note: This item shall be deferred to the September 28, 2022 meeting at the request of the applicant.

9. **ARC-22-127 234 LIST RD.** The applicant, Valley Property Management, LLC. (Phil Cambo), has filed an application requesting Architectural Commission review and approval for the demolition of the existing one-story residence and the construction of a new one-story residence with related landscape and hardscape improvements.
10. **ARC-22-140 248 VIA MARILA** The applicant, 248 Via Marila Trust dated September 13, 2021 (Guy Rabideau), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story single-family residence, one-story guesthouse, pool and hardscape, and the construction of a new two-story single-family residence with related hardscape and landscape improvements.
11. **ARC-22-148 (ZON-22-105) 150 SEMINOLE AVE. (COMBO)** The applicant, James Lansing and Haviva D. Langenauer, as Trustee of the Haviva D. Langenauer Trust u/a/d/8/10/92, has filed an application requesting Architectural Commission review and approval for a demolition and redesign of the southern portion of the existing two-story residence, a redesign of all facades, the construction of an approximately 680 SF addition to the second story, and new pool, and new hardscape and landscape, requiring variances to maintain existing nonconforming setbacks with more than 50% demolition of a nonconforming structure as part of a renovation. Town Council will review the variance portion of the application.

Please note: This item shall be deferred to the September 28, 2022 meeting at the request of the applicant.

D. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-115 (ZON-22-125) 233 BAHAMA LN. (COMBO)** The applicants, Richard and Lori Jabara, have filed an application requesting Architectural Commission review and approval for a 437 SF rear addition and exterior alterations including roof, window, and door replacement for an existing one-story residence, including variances from landscape open space and setback requirements for a proposed rear landing due to demolition of more than 50% of a structure on a nonconforming lot as part of the renovation. This is a combination project that shall also be reviewed by Town Council as it pertains to the variances and Site Plan Review.

2. **ARC-22-136 (ZON-22-101) 980 S. OCEAN BLVD. (COMBO)** The applicant, 980 South Ocean (Emma), LLC; 980 South Ocean (Ian), LLC; 980 South Ocean (Jane), LLC (JANE HOLZER), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and two-story accessory structure and the construction of a new two-story residence with basement on a lot deficient in width and lot area requirements the R-A Zoning District with related landscape and hardscape improvements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
3. **ARC-22-144 (ZON-22-103) 164 SEMINOLE AVE. (COMBO)** The applicant, JPBK PROPERTIES #2 LLC (James Held), has filed an application requesting Architectural Commission review and approval for the construction of a new one-story residence with hardscape and landscape improvements on a vacant parcel, requiring variances for angle of vision and generator location. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
4. **ARC-22-160 269 JAMAICA LN.** The applicant, Marrano Holdings 2022 INC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with hardscape and landscape improvements.
5. **ARC-22-161 (ZON-22-108) 335 COCOANUT ROW (COMBO)** The applicant, N & R 335, LLC (Robert F. Kassatly) has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and the construction of a new two-story residence on a deficient in lot width and lot area requirements the R-C Zoning District with related landscape and hardscape improvements, including variances from both side setback and landscape open space requirements, and from the minimum lot width and lot area requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
6. **ARC-22-167 273 TANGIER AVE.** The applicant, Gretchen Jordan, has filed an application requesting Architectural Commission review and approval for landscape and hardscape alterations, including a new driveway, pool deck, and modifications to existing site walls.
7. **ARC-22-169 625 CREST RD.** The applicant, 625 Crest Road LLC, has filed an application requesting Architectural Commission review and approval for construction of a new two-story residence.
8. **ARC-22-178 581 E. WOODS RD.** The applicant, 581 E Woods Rd. LLC., has filed an application requesting Architectural Commission review and approval

for exterior alterations to an existing two-story residence, including roof, window, and door replacement.

E. MINOR PROJECTS – OLD BUSINESS

1. **ARC-22-152 375 S. COUNTY RD.** The applicant, Three Seventy-Five South County Assoc/Gedney Station, have filed an application requesting Architectural Commission review and approval for the installation of two (2) wall mounted pieces of artwork in the courtyard of an existing one-story building.

Please note: This item shall be deferred to the September 28, 2022 meeting at the request of the applicant.

2. **ARC-22-119 150 WORTH AVE.** The applicants, Wilson 150 Worth LLC, have filed an application requesting Architectural Commission review and approval for the installation of new second floor window openings along the south elevation and the installation of new service gates.
3. **ARC-22-138 353 PERUVIAN AVE.** The applicant, Lifestyle Holdings, LLC, has filed an application requesting Architectural Commission review and approval for a modification to the existing interior hardscape and landscape, that will include new paving and water features within the interior courtyard and increasing the open space and landscaping on site.
4. **ARC-22-150 150 BRAZILIAN AVE.** The applicant, Patrick Ryan, has filed an application requesting Architectural Commission review and approval for landscape and hardscape alterations at the single-family residence and the installation of new driveway gates.

F. MINOR PROJECTS – NEW BUSINESS

1. **ARC-22-172 219 WORTH AVE.** The applicant, M Development (Zachary Baraf), has filed an application requesting Architectural Commission review and approval to replace the existing storefront with impact storefront in the existing opening.
2. **ARC-22-174 223 WORTH AVE.** The applicant, Jerome Baumoehl Architect, Inc. (Jerome I. Baumoehl, NCARB), has filed an application requesting Architectural Commission review and approval to replace the existing storefront with impact window and doors and a new awning.

IX. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

2. Staff

3. Commission

X. **NEXT MEETING DATE:** Wednesday, September 28, 2022

XI. **ADJOURNMENT**

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.