



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

AGENDA

JULY 27, 2022
9:00 AM

- 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 JUNE 29, 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-22-077 2276 IBIS ISLE RD.** The applicants, Sue and Sheldon Gering, have filed an application requesting Architectural Commission review and approval for roof replacement with an alternate material.
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-22-134 325 SEASPRAY AVE.** The applicant, Jeffrey Cohen, has filed an application requesting Architectural Commission review and approval for modifications to existing landscape and hardscape.
4. **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.
5. **ARC-22-139 525 N COUNTY RD.** The applicant, Mr. & Mrs. Flowers, has filed an application requesting Architectural Commission review and approval for modifications to a previously approved design of entry wall and gate as well as interior fountains.
6. **ARC-22-145 241 JUNGLE RD.** The applicant, RH Real Estate Organization (Marc Schmidt), has filed an application requesting Architectural Commission review and approval for the installation of two (2) new vehicular gates and for fenestration alterations to the existing one-story residence.
7. **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.

B. **MAJOR PROJECTS – OLD BUSINESS**

1. **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 August 24, 2022 meeting at the request of the applicant.

2. **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.
3. **ARC-21-038 (ZON-21-002) 218 ROYAL PALM WAY (COMBO)** The applicant, 218 Holdings LLC (Susan Hudson, Manager) has filed an application requesting Architectural Commission review and approval for the expansion of a third floor to an existing three-story building including variances from the parking, generator and wall height, and setback requirements. Town Council shall review the variance portion of the application. The application will require special exception and site plan reviewed by Town Council.
4. **ARC-22-072 (ZON-22-083) 965 N OCEAN BLVD. (COMBO)** The applicant, 965 North Ocean Boulevard, LLC (Matthew Sellick), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with a basement exceeding 10,000 sq ft with associated landscape and hardscape improvements. Site Plan Review for 150 kW generator will be performed by Town Council.
5. **ARC-22-099 (ZON-22-065) 360 EL BRILLO WAY (COMBO)** The applicant, El Brillo Way Trust uad 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-22-129 (ZON-22-089) 515 N LAKE WAY (COMBO)** The applicant, Roberto and Joanne DeGuardiola (Contract Purchaser) has filed an application requesting Architectural Commission review and approval for the partial demolition, enlargement and second floor addition to an existing one-story residence, including (1-5) to reduce setback requirements, (6) to exceed the angle of vision, (7) to exceed site wall height, and (8) to exceed the maximum Cubic Content Ratio (CCR) allowance. Town Council will review the variance portion of the application.
8. **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: Item previously deferred to the August 24, 2022 ARCOM meeting.

9. **ARC-22-122 239 EMERALD LN.** The applicant, Buck House Limited, has filed an application requesting Architectural Commission review and approval to construct a new two-story addition to the west and rear of the existing two-story residence, and for alterations including new windows and doors, hardscape, and landscape modifications.
10. **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.

C. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-094 249 MONTEREY RD.** The applicant, Michael Peacock, has filed an application requesting Architectural Commission review and approval for the demolition of an existing single-family residence and the construction of a new single-family residence with related hardscape and landscape improvements.
2. **ARC-22-098 (ZON-22-064) 742 SLOPE TRL (COMBO)** The applicant, John R. Tozzi, Trustee of the Tozzi Family Trust u/a/d December 29, 1980, has filed an application requesting Architectural Commission review and approval for two (2) one (1)-story 273 square foot additions to create two (2) new front-loading single car garages to an existing one-story residence, including a variance to exceed the maximum Cubic Content Ratio (CCR) to permit 5.99 in lieu of the existing 5.7 and the 3.91 maximum allowed in the R-B Zoning District. Town Council will review the variances portion of the application.

3. **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.
4. **ARC-22-137 (ZON-22-092) 321 BARTON AVE (COMBO)** The applicant, Timothy Hanlon, has filed an application requesting Architectural Commission review and approval for site improvements to the hardscape and landscape plans, including a new motor court, garage parking removal, and relocating a freestanding landscape wall, including variances to reduce the open space requirements and to eliminate the garage requirement. The variance review portion of the application shall be reviewed by Town Council.
5. **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.
6. **ARC-22-141 218 MERRAIN RD.** The applicant, Robert and Kate Keith, has filed an application requesting Architectural Commission review and approval for demolition of an existing 4,287 square foot residence and construction of a new contemporary two-story residence with associated landscape and hardscape.
7. **ARC-22-142 232 MOCKINGBIRD TRAIL** The applicant, The Beach House Trust, has filed an application requesting Architectural Commission review and approval for the demolition of an existing 3,371 square foot residence. Construction of a new two-story 4,629 square foot residence with associated landscape and hardscape.
8. **ARC-22-143 (ZON-22-093) 1356 N OCEAN BLVD. (COMBO)** The applicant, Pippasbeachclub LLC (Gary and Kelly Pohrer), has filed an application requesting Architectural Commission review and approval for a new beach cabana structure, requiring special exception and site plan review, and variances for (1) height, (2 + 3) setbacks, and (4) pool equipment location. Town Council will review the special exception with site plan review and variances portion of the application.

9. **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 August 24, 2022 ARCOM meeting at the request of the applicant.

10. **ARC-22-153 243 SEASPRAY AVE.** The applicant, 243 Seaspray LLC, 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 single-family residence in the Island Transitional Style.
11. **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.

D. MINOR PROJECTS – OLD BUSINESS

1. **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.
2. **ARC-22-101 249 WORTH AVE.** The applicant, Holbrook Real Estate, LLC. (Jane Holzer), has filed an application requesting Architectural Commission review and approval for storefront alterations to an existing commercial space.

E. MINOR PROJECTS – NEW BUSINESS

1. **ARC-22-133 482 ISLAND DR.** The applicant, 482 Island Drive Trust (William W. Atterbury III), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing seawall and dock.

Please note: This item shall be withdrawn at the request of the applicant.

2. **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.

IX. **UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)**

1. Public
2. Staff
3. Commission

X. **NEXT MEETING DATE:** Wednesday, August 24, 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.