



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

JUNE 28, 2023

9:00 AM

Welcome!

For information regarding this agenda and the procedures for public participation at Town Council Meetings, please refer to the end of this agenda.

I. **CALL TO ORDER**

II. **ROLL CALL**

Jeffrey W. Smith, Chairman
Richard F. Sammons, Vice Chairman
John David Corey, Member
Betsy Shiverick, Member
Kenn Karakul, Member
Thomas Kirchhoff, Member
Elizabeth Connaughton, Member
Dan Floersheimer, Alternate Member
Joshua L. Martin, Alternate Member
K. T. Catlin, Alternate Member

III. **PLEDGE OF ALLEGIANCE**

IV. **APPROVAL OF MINUTES**

A. Approval of the Minutes from the May 24, 2023, Architectural Review Commission Meeting

V. APPROVAL OF THE AGENDA

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. ARC-22-043 (ZON-22-073) 143 REEF RD (COMBO) – EXTENSION OF TIME The applicant, John K. Criddle, has filed an application requesting Architectural Commission review and approval for a One (1) year Extension of Time for a previously issued Development Order for the construction of a new two-story residence with associated landscape and hardscape, with variances to exceed maximum amount of fill and to exceed maximum allowed Cubic Content Ratio (CCR). (ORIGINALLY APPROVED AT THE JUNE 29, 2022 ARCOM MEETING)
2. ARC-23-037 991 N LAKE WAY The applicant, 991 N Lake Way Trust, has filed an application requesting Architectural Commission review and approval for modifications to a previously approved driveway and associated hardscape.

B. 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.
This item has been deferred to the July 26, 2023 meeting.
2. ARC-22-243 (ZON-23-014) 302 SEABREEZE AVE (COMBO) The applicant, Sean Rooney, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements, requiring Site Plan Review due to deficient lot width and area, and variances to provide one garage parking space in lieu of the two required and to install air conditioning condensing units and a generator in the rear yard setback without being completely screened from the adjacent property. This is a combination

project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

This item has been deferred to the July 26, 2023 meeting.

3. **ARC-23-032 (ZON-23-041) 176 SEMINOLE AVE (COMBO)** The applicant, William Paca Beatson, Jr. Trustee of the William Paca Beatson Revocable Trust dated January 8, 2021, has filed an application requesting Architectural Commission review and approval for the conversion of a rear vehicular garage into storage space, for the construction of a second-floor addition over the existing single-story garage, and landscape and hardscape alterations requiring four variances to eliminate required garage parking, to construct a second floor addition with a reduced rear setback, to exceed the maximum allowable Cubic Content Ratio (CCR), and to reduce landscape open space below code requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
4. **ARC-22-241 (ZON-23-002) 624 ISLAND DR (COMBO)** The applicant, Holly Ann Bartlett, as Trustee of the 1220 South Ocean Boulevard Trust dated May 23, 2013, has filed an application requesting Architectural Commission review and approval for the construction of a new rooftop clerestory projection enclosing an existing open-air interior courtyard to an existing two-story residence including variances from building height, lot coverage and Cubic Content Ratio (CCR). This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
This item has been deferred to the July 26, 2023 meeting.
5. **ARC-23-047 269 JAMAICA LANE** The applicant, Marrano Holdings 2022 LLC. (Maura Ziska), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements.
6. **ARC-23-039 (ZON-23-063) 599 S. COUNTY RD. (COMBO)** The applicant, SAS Realty Enterprises LLC (Greg Simonian, President), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single family residence and related landscape, hardscape and pool. The application shall be reviewed by Town Council as it pertains to zoning relief/approval.
This item has been deferred to the July 26, 2023 meeting.
7. **ARC-23-061 (ZON-23-062) 301 PLANTATION RD (COMBO)** The applicant, Berne Helen H Trust, Owner / Roberto and Joanne DeGuardiola, Contract Purchaser, have filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with detached pool cabana, swimming pool, and sitewide landscape and hardscape improvements, with variances related to height

and pool screening. Town Council shall review the applicant as it pertains to zoning relief/approval.

8. **ARC-23-057 (ZON-23-049) 2 S COUNTY RD (COMBO)** The applicant, The Breakers Palm Beach, Inc. (Alex Gilmurray), has filed an application requesting Architectural Commission review and approval for the renovation and expansion of the existing tennis area, including replacements of 10 existing courts, addition of 2 courts, addition of pickleball courts, shade structures, decorative fencing, new service path, stretching area and landscape improvements; requiring town council review of special exception, site plan review, and variances. This is a combination project that shall also be reviewed by Town Council as it relates to zoning relief/approval.
This item has been deferred to the September 27, 2023 meeting.

C. **MAJOR PROJECTS-NEW BUSINESS**

1. **ARC-23-033 1440 S. OCEAN BLVD** The applicant, 1440 South Ocean Trust (Ronald Kochman, Trustee), has filed an application requesting Architectural Commission review and approval for a new 2-story residence over 10,000 square feet and accompanying hardscape, landscape, pool, site walls and gates.
2. **ARC-23-015 (ZON-23-021) 320 CHILEAN AVE (COMBO)** The applicants, Valentin and Yaz Hernandez, have filed an application requesting Architectural Commission review and approval for changes to the overall site plan of an existing two-story condominium building, including landscape and hardscape improvements including the addition of artificial turf joints in a motor court and the installation of a pool in the side yard requiring variances from parking, equipment distances, setback requirements and open space. This is a combination project that shall also be reviewed by Town Council as it pertains to the zoning code relief/approval.
3. **ARC-23-063 (ZON-23-059) 1265 N LAKE WAY (COMBO)** The applicant, 1265 N Lake Way LLC (Maura Ziska, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape and landscape on a nonconforming lot. The application shall be reviewed by the Town Council as it pertains to zoning relief/approval.
4. **ARC-23-064 (ZON-23-054) 1473 N OCEAN BLVD (COMBO)** The applicants, William C. Powers & Marianne Elaine Elmasri, have filed an application requesting Architectural Commission review and approval for renovations and additions to an existing one-story residence, requiring setback variances. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.
This item has been deferred to the July 26, 2023 meeting.
5. **ARC-23-065 (ZON-23-060) 304 MADDOCK WAY (COMBO)** The applicant, 304 Maddock Way LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story primary residence, two-story detached garage, and two-story detached guest house providing over 20,000 SF of enclosed space with

site wide landscape and hardscape improvements. The application shall be reviewed by the Town Council as it pertains to the Site Plan Review.

6. **ARC-23-074 (ZON-23-061) 100 WORTH AVE (COMBO)** The applicant, The Winthrop House, has filed an application requesting Architectural Commission review and approval for an exterior renovation to an existing seven-story residential building including the installation of new storefronts at the ground level, new stucco, repairs and paint finishes to all elevations, the removal of exterior brick finish materials along all façades, the installation of new metal balconies guardrails along all balconies, removal and replacement of balustrade parapet at rooftop, sitework including new surface material, removal of existing drive aisle and parking lanes, new landscaping, modifications to the existing porte-cochere, and new pedestrian gates and a new vehicular gate; and including a variance for the removal of on-site parking. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.
7. **ARC-23-080 (ZON-23-065) 210 FAIRVIEW RD (COMBO)** The applicant, Aaron W. Ford, has filed an application requesting Architectural Commission review and approval for modification to the existing driveway, landscape modification, an addition to a one-story garage, requiring front and side yard setback variances. Town Council shall review the application as it pertains to zoning relief/approvals.
8. **ARC-23-083 516 S OCEAN BLVD** The applicant, 516 SOB Trust (Andrew Farkas) has filed an application requesting Architectural Commission review and approval for the construction of a second story addition above an existing single-story portion of a two-story residence.

D. **MINOR PROJECTS - OLD BUSINESS**

1. **ARC-23-002 (ZON-23-015) 160 ROYAL PALM WAY – THE PALM HOUSE HOTEL (COMBO)** The applicant, LR PALM HOUSE, LLC., has filed an application requesting Architectural Commission review and approval for modifications to previously approved improvements at the site, including the relocation of mechanical equipment to the roof, the construction of new site walls, parapet alterations, and pool deck lighting, requiring a variance for rooftop air conditioning equipment height and requiring Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it relates to the zoning relief/approval.
This item has been deferred to the July 26, 2023 meeting.
2. **ARC-23-067 1600 S. OCEAN BLVD** The applicant, Ninety 9798 Canada Inc, has filed an application requesting Architectural Commission review and approval for modifications to a previously approved single-family residence including fenestration changes and a second-floor addition.
3. **ARC-23-060 101 NIGHTINGALE TRL** The applicant, 04TST101 Nightingale LLC, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing one-story beach cabana, new spa and associated landscape and hardscape.

E. MINOR PROJECTS-NEW BUSINESS

1. **ARC-23-077 241 FAIRVIEW RD** The applicant, Antonio & Ayla Farnos, has filed an application requesting Architectural Commission review and approval for replacement of a vehicular driveway and landscape approvals to an existing two-story residence.
2. **ARC-23-070 60 BLOSSOM WAY** The applicant, Blossom Way Holdings LLC and Providencia Partners (Maura Ziska, Authorized Rep.), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved project for new construction, including on-grade garage expansion, relocation of previously approved utility building, and new service entry and parking with associated hardscape and landscape modifications.
3. **ARC-23-079 1020 N LAKE WAY** The applicant, 1020 North Lake Way Revokable 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 roof top solar panels.
4. **ARC-23-081 215 WORTH AVE** The applicant, 219 Worth Avenue Holdings LLC (rep. Zachary Baraf), has filed an application requesting Architectural Commission review and approval for storefront modifications to Hamilton Jewelers, including new storefront windows and doors, awnings, signage, and sconces.
5. **ARC-23-082 237(A) WORTH AVE** The applicant, 237-243 Worth Ave. LTD Partnership (rep. Andre Kinney) has filed an application requesting Architectural Commission review and approval for storefront modifications for Poupette St. Barth, including new storefront windows and doors, awnings, and signage.
6. **ARC-23-086 1230 S OCEAN BLVD** The applicant, 1230 LLC, has filed an application requesting Architectural Commission review and approval for incorporation of driveway and pedestrian gates to a previously approved landscape plan.

X. Any Other Matters

- A. **Public**
- B. **Staff**
- C. **Commission**

XI. NEXT MEETING DATE: Wednesday, July 26, 2023

XII. 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.