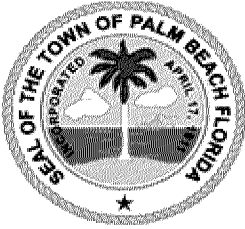


TENTATIVE:
SUBJECT TO
REVISION



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

MAY 24, 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. **Minutes of the Architectural Review Commission Meeting of April 26, 2023**

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-22-014 (ZON-22-030) 143 SEMINOLE AVE (COMBO)—EXTENSION OF TIME** An application has been filed requesting an Architectural Commission review and approval for a One (1) year Extension of Time for a previously issued Architectural Commission Approval for modifications to window and door openings and a two-story addition to an existing two-story residence.
Project was approved at the January 26, 2022, ARCOM meeting.
2. **ARC-22-020 120 CLARENDON AVE—EXTENSION OF TIME** An application has been filed requesting an Architectural Commission review and approval for a One (1) year Extension of Time for a previously issued Architectural Commission Approval for modifications to an existing pool cabana.
Project was approved at the April 27, 2022, ARCOM meeting.
3. **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.
4. **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.
This application has been deferred to the June 28, 2023 meeting.

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 application has been deferred to the June 28, 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.
3. **ARC-23-041 232 COLONIAL LN.** The applicant, George and Zvenka Kleinfeld, has filed an application requesting Architectural Commission review and approval for a pergola and modifications to a perimeter wall.
4. **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.
5. **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 application has been deferred to June 28, ARCOM meeting.

6. **ARC-23-018 260 NIGHTINGALE TRL.** The applicant, Nightingale 260 LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with associated landscape and hardscape.
7. **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.
This application has been deferred to June 28, ARCOM meeting.
8. **ARC-23-036 (ZON-23-050) 243 SEASPRAY AVE (COMBO)** The applicant, 243 Seaspray LLC (Larry Meyer, Manager), 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 pool, requiring setback variances. This is a combination project that shall be reviewed by Town Council as it relates to zoning relief/approval.
9. **ARC-22-240 1198 N. OCEAN WAY** The applicant, Douglas L Williams & Gabrielle J Sirchio, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with related landscape and hardscape improvements.

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-23-038 218 MERRAIN RD.** The applicants, Mr. and Mrs. Robert Keith, have 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.
3. **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.

4. **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.
5. **ARC-23-066 1421 N. LAKE WAY** The applicant, Reef Road LLC, has filed an application requesting Architectural Commission review and approval construction of a new two-story residence with associated landscape and hardscape.
6. **ARC-23-057 (ZON-23-049) 2 S. COUNTY RD. (COMBO)** The applicant, The BreakersPalm 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.

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 application has been deferred to the June 28, 2023 meeting.
2. **ARC-23-042 214 DUNBAR RD.** The applicant, 214 Dunbar LLC (William Georgas, Member), has filed an application requesting Architectural Commission review and approval for a new vehicular gate, new entry columns, and a redesigned pedestrian gate for an existing residence.

E. **MINOR PROJECTS-NEW BUSINESS**

1. **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.

2. **ARC-23-055 288 QUEENS LN.** The applicant, Steven Rosenberg, has filed an application requesting Architectural Commission review and approval for the replacement of an existing front door and transom window with a new Brazilian Mahogany impact door.

X. Unscheduled Items (3 Minute Limit)

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

XI. NEXT MEETING DATE - Wednesday, June 28, 2023 at 9:00 a.m.

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.