



TOWN OF PALM BEACH

ARCHITECTURAL COMMISSION

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

APRIL 26, 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

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 (PRESENTATIONS)

1. **ARC-22-216 (ZON-22-140) 248 COLONIAL LN (COMBO)** The applicant, 306 Livingston Street Holdings I, LLC (Matthew Mirones), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence including variances (1) to not provide required garage enclosure for two vehicles, (2 and 3) and locate a generator in a setback which is higher than allowed and not adequately screened, in the R-B zoning district. This is a combination project that shall also be reviewed by Town Council as it pertains to the Special Exception w Site Plan Review and Variance relief for approval.
2. **ARC-23-049 210 FAIRVIEW RD.** The applicant, Aaron Ford, has filed an application requesting Architectural Commission review and approval for the construction of a new site wall, landscape, and the relocation of a generator into the west side yard.
3. **ARC-23-029 (ZON-23-038) 3400 S OCEAN BLVD (COMBO)** The applicant, ATRIUMS OF PALM BEACH, has filed an application requesting Architectural Commission review and approval for the renovation of the pool deck amenity level within the courtyard of the buildings located above the bermed parking structure that includes a new pavilion, landscape, hardscape, and structural engineering work. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
4. **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.
5. **ARC-23-046 250 PENDLETON AVE.** The applicant, Bailey Point Holdings, LLC, has filed an application requesting Architectural Commission review and approval to revise the pedestrian entry walkway, a new pool deck, and associated landscape improvements.
6. **ARC-23-048 (ZON-23-048) 755 N COUNTY RD (COMBO)** The applicant, Beach Club, Inc., has filed an application requesting Architectural Commission review and approval for the expansion of an existing outdoor pavilion including a variance to exceed lot coverage. This is a combination

project that shall be reviewed by Town Council as it relates to zoning relief/approvals.

7. **ARC-23-051 310 POLMER PARK RD.** The applicant, Jennifer O'Scannlain, has filed an application requesting Architectural Commission review and approval for window, door, and garage door replacement to impact resistant, the redesign of a rear garden to include a new spa, paving, breakfast terrace, outdoor bar area, generator rotation, and new landscaping.

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.

This application has been deferred to the May 24, 2023, meeting.

3. **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.

This application has been deferred to the May 24, 2023 meeting.

4. **ARC-23-013 (ZON-23-028) 177 CLARKE AVE (COMBO)** The applicants, James Coleman Baker and Veronica Chen Baker, have filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence, alterations to an existing garage structure, and landscape and hardscape improvements, including (1) Cubic Content Ratio, (2-4) to vest existing rear and side setback encroachments due to the demolition of more than 50% of the building, and (5) to allow a two-story accessory structure. This is a combination project that shall also be reviewed by Town Council as it relates to the zoning relief/approval.

5. **ARC-23-020 576 ISLAND DR.** The applicant, 576 Florida Land Trust Tow Anne Marie Tr, has filed an application requesting Architectural Commission review and approval for exterior modifications to the entry porch and replacement of the entry door and second floor window to an existing two-story residence.
6. **ARC-23-022 (ZON-23-032) 125 WORTH AVE (COMBO)** The applicant, 125 Worth Partners LLC, has filed an application requesting Architectural Commission review and approval for the substantial demolition, renovation and expansion of the existing four-story nonconforming commercial building with underground parking, including multi-story additions and façade alterations proposing in accordance with the Worth Avenue Design Guidelines, involving multiple variances including from the parking requirements, setback, lot coverage, height and open space regulations and other nonconforming aspects of the existing building. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

This application has been withdrawn by the applicant.

7. **ARC-23-025 274 MONTEREY RD.** The applicant, Morton Pierce, 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.
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 depth in the R-C zoning district and not provide required garage enclosure for two vehicles. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
9. **ARC-23-014 (ZON-23-029) 325 VIA LINDA (COMBO)** The applicant, Three Palm Trees, LLC, has filed an application requesting Architectural Commission review and approval of the construction of a new two-story residence with garage and basement, a two-story detached accessory structure with garage and basement, a pool pergola structure with awning, pool(s)/water feature(s), and associated landscape and hardscape including entry gate assemblies, site walls and an emergency generator. This is a combo project that will require Town Council review and approval for a Special Exception and Site Plan Approval to permit a reduction in the required setback for the proposed gate and gateposts. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
10. **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.

This application has been deferred to the May 24, 2023, meeting.

C. MAJOR PROJECTS-NEW BUSINESS

1. **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.
2. **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.
3. **ARC-23-034 170 N OCEAN BLVD.** The applicant, Ocean Towers North, has filed an application requesting Architectural Commission review and approval for the installation of new metal balcony railings for all balconies on floors 2 through 6 of the existing seven-story condominium.
4. **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.
5. **ARC-23-043 (ZON-23-042) 259 OLEANDER AVE (COMBO)** The applicant, 259 Oleander LLC (Uriel Rubinov, Manager), has filed an application requesting Architectural Commission review and approval for demolition of an existing multifamily structure and construction of a new single-family residence requiring variances from lot yard and area requirements in the R-C zoning district, including setbacks and lot coverage. This is a combination project that shall be reviewed by the Town Council as it relates to zoning relief/approval.
6. **ARC-23-047 269 JAMAICA LN.** 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.

D. MINOR PROJECTS - OLD BUSINESS

1. **ARC-23-024 (ZON-23-033) 1540 S. OCEAN BLVD AND 114 OCEAN VIEW RD (COMBO)** The applicant, 1540 S Ocean LLC (Steven Kirsch, Managing Director) has filed an application requesting Architectural Commission review and approval to construct a new plunge pool, deck, and landscaping for an existing 136 square foot one (1) story cabana structure including variances at 1540 S Ocean Blvd and 114 Ocean View Road. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
2. **ARC-23-030 1090 N OCEAN BLVD.** The applicant, Ann Desruisseaux, has filed an application requesting Architectural Commission review and approval of new entry columns and driveway gate to an existing residence.
3. **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 May 24, 2023, meeting.

4. **ARC-22-162 (ZON-22-110) 2773 S OCEAN BLVD (COMBO)** The applicant, Carlyle House Condominium, has filed an application requesting Architectural Commission review and approval for demolition and redesign of the existing pool, pool deck and associated landscape and hardscape, with Town Council review required for site plan approval.

E. MINOR PROJECTS-NEW BUSINESS

1. **ARC-23-045 269 QUEENS LN.** The applicant, Mr. and Mrs. Kevin McNamara, have filed an application requesting Architectural Commission review and approval for the construction of a new ground floor entryway addition and sitewide landscape and hardscape improvements.
2. **ARC-23-053 241 JUNGLE RD.** The applicant, 241 Aurora Trust (Joel Patrick Erb, Trustee), has filed an application requesting Architectural Commission review and approval for the installation of (2) new vehicular gates.
3. **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.

X. Unscheduled Items

- A. **Public**
- B. **Staff**

C. Commission

XI. NEXT MEETING DATE: May 24, 2023, at 9:00 AM

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.