



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

AGENDA

WEDNESDAY, FEBRUARY 23, 2022
9:00 AM

Welcome

- I. **CALL TO ORDER**
- II. **ROLL CALL**
Michael B. Small, Chairman
John David Corey, Vice Chairman
Alexander C. Ives, Member
Maisie Grace, Member
Betsy Shiverick, Member
Jeffrey W. Smith, Member
Thomas Kirchhoff, Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
Richard F. Sammons, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **RULES OF ORDER AND PROCEDURE**
- V. **APPROVAL OF THE MINUTES FROM THE JANUARY 26, 2022 MEETING**
- VI. **APPROVAL OF THE AGENDA**
- VII. **PROJECT REVIEW**

A. CONSENT AGENDA OF MINOR PROJECTS

1. **ARC-22-047 288 SANDPIPER DR (minor project)** The applicant, Mr. & Mrs. Forsyth-Williams, has filed an application requesting Architectural Commission approval for modifications to windows, doors, and paint trim on guest house, to match main house.

Please refer to staff memo for additional information on this project.

2. **ARC-22-038 (ZON-22-027) 225 INDIAN ROAD (COMBO)** The applicant, White Oak, LLC, a Wyoming LLC, as Trustee for 225 Trust u/a/d 12/13/2019 (Dennis Walsh, Trust Officer), has filed an application requesting Architectural Commission review and approval for a driveway hardscape addition and a 226 sq. ft. loggia expansion with staircase to access the existing 2nd floor open terrace including variances from the setback requirements. The variance portion of the application will be reviewed by Town Council.

Please refer to staff memo for additional information on this project.

B. DEMOLITIONS AND TIME EXTENSIONS

None

C. MAJOR PROJECTS – OLD BUSINESS

1. **B-063-2021, 280 VIA MARILA**

Applicant: CJN P Holdings LLC (Daniel Pergola, Managing Member)

Professional: MP Design & Architecture, Inc.

Project Description: Demolition of an existing two-story structure. Proposal of a new two-story residence with rear facing two-car garage, new pool, hardscape and landscape.

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion carried to defer the project to the July 28, 2021 meeting to address the comments of the commissioners. A motion carried to defer the project to the September 29, 2021 meeting with a clear understanding that a complete redesign of the home was highly requested. A motion carried at the September meeting to defer the project to the November 19, 2021 meeting for a restudy in accordance with the comments from the Commissioners, particularly with the scale and mass of the proposed home. A motion carried at the November meeting to defer the project to the December 17, 2021 meeting. A motion carried at the December meeting to defer the project to the February 23, 2022 meeting.

Please note: This item shall be deferred to the March 23, 2022 meeting

2. **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.

3. **ARC-21-040 (ZON-21-006) 164 SEASPRAY AVE (COMBO) – VARIANCES.** The applicant, Hayati Banastey, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story home designed in the Classical Style and related site improvements, including variances for side yard setbacks as they pertain to the new residence on a nonconforming lot. Town Council shall review the variance portion of the application. The application will require special exception and site plan reviewed by Town Council.

Please refer to staff memo for additional information on this project.

4. **ARC-21-044 (ZON-21-013) 1800 S. OCEAN BLVD. (COMBO)** The applicant, Gerard Beekman, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in the Traditional Anglo Caribbean-Georgian style of architecture over 20,000 sf in size, multiple accessory buildings, generator and Padel court on a vacant site. The application will require Special Exception request and Site Plan Review by Town Council.
5. **ARC-21-050 (ZON-21-011) 1090 S OCEAN BLVD. (COMBO)** The applicant, 1090SOCEAN LLC (Brad McPherson), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in the traditional Georgian style. The application will require special exception and site plan reviewed by Town Council. The application will require special exception and site plan reviewed by Town Council.
6. **ARC-21-064 120 SEAGATE RD.** The applicant, Tracey Hirt, has filed an application requesting Architectural Commission review and approval for modifications to an existing two-story residence including the addition of new front entry, the enclosure of a second floor terrace and ground floor patio, the construction of a new one-story addition totaling approximately 600SF in area, a new pool, spa and pool deck, new landscaping, and other exterior modifications.

Please note: This item shall be deferred to the March 23, 2022 meeting

7. **ARC-21-077 991 N LAKE WAY** The applicant, Michael Rapp, has filed an application requesting Architectural Commission review and approval for exterior modifications to a previously approved two-story residence, including the demolition of portions of the existing structure and the construction of a

new detached accessory structure, architectural changes and modifications to the site plan and landscaping.

Please note: This item shall be deferred to the March 23, 2022 meeting

8. **ARC-21-093 (ZON-22-002) 150 WORTH AVE, STE 234 (COMBO)** The applicant, Cojimar Palm Beach (Joseph Hernandez and Charles Masson) has filed an application requesting Architectural Commission review and approval for outdoor furniture associated with proposed exterior seating in association with a new second floor restaurant in The Esplanade (Cojimar). The outdoor seating will require a Special Exception Review w/Site Plan Review by the Town Council.

Please note: This item shall be deferred to the March 23, 2022 meeting

9. **ARC-21-095 (ZON-22-006) 432 SEABREEZE AVE (COMBO)** The applicant, Bijon Memar, has filed an application requesting Architectural Commission review and approval for modifications to the existing residence including window and door replacements, roof changes, and new covered loggia, including variances from lot coverage and setback requirements. The variance portion of the application will require review and approval by town council.

10. **ARC-21-101 425 CHILEAN AVE.** The applicant, Lorraine Charman, has filed an application requesting Architectural Commission review and approval for the modification of a previously approved landscape plan to include the removal of two trees to be replaced with hedge material.

Please note: This item shall be deferred to the March 23, 2022 meeting

11. **ARC-22-005 225 EL PUEBLO WAY** The applicant, 225 El Pueblo Way LLC, has filed an application requesting Architectural Commission review and approval for the demolition of an existing one-story residence and the construction of a new 5,006 SF two-story residence designed in a Regency-inspired style.

12. **ARC-22-006 215 ARABIAN RD.** The applicant, 215 Arabian LLC, has filed an application requesting Architectural Commission review and approval for new construction of a 7,400 SF two story residence designed in the Regency style, detached cabana, swimming pool and associated hardscape and landscape.

Please note: This item shall be deferred to the March 23, 2022 meeting

13. **ARC-22-009 (ZON-22-013) 215 SEABREEZE AVE. (COMBO)** The applicant, Edward & Margot Mehm, has filed an application requesting Architectural Commission review and approval for construction of an

unenclosed pergola structure in the rear of the property, including a setback variance. Town Council will review the variance portion of this application.

14. **ARC-22-011 233 BAHAMA LN.** The applicant, Richard and Lori Jabara, has filed an application requesting Architectural Commission review and approval for exterior modifications to the landscape and hardscape plan.
15. **ARC-22-016 625 CREST RD.** The applicant, Crest Road LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new 10,518 SF two story main house and a 576 SF one story pool pavilion designed in the Anglo-Caribbean style.
16. **ARC-22-020 120 CLARENDON AVE.** The applicant, 120 Clarendon Ave LLC, has filed an application requesting Architectural Commission review and approval for the second story addition and renovation of existing detached cabana.
17. **ARC-22-026 170 N OCEAN BLVD.** The applicant, The Condominium Association of Ocean Towers, Inc., has filed an application requesting Architectural Commission review and approval for the installation of a metal railing along the entirety of an existing rooftop penthouse terrace/balcony.
18. **ARC-22-027 (ZON-22-034) 127 EL BRAVO WAY (COMBO)** The applicant, 127 El Bravo Trust (Guy Rabideau, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new residence and guest house designed in a Mediterranean Revival style and landscaping. Town Council will review the variance portion of the application.
19. **ARC-22-031 2285 IBIS ISLE RD.** The applicant, Global 1 Investment Group LLC, has filed an application requesting Architectural Commission review and approval for the renovation and major additions to an existing one-story residence.
20. **ARC-22-033 (ZON-22-019) 200 OCEAN TERRACE (COMBO)** The applicant, Mr. & Mrs. Timothy Davidson, has filed an application requesting Architectural Commission review and approval for the demolition of an existing one-story residence (201 Osceola Way) and construction of a new one-story guest residence of approximately 2400 SF with new hardscape, landscape, and pool. Town Council will review the variance portion of this application.

D. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-21-039 (ZON-21-003) 380 SOUTH COUNTY ROAD (COMBO)** The applicant, 380 S County LLC (Phillip Norcross, Manager) has filed an application requesting Architectural Commission review and approval for the

construction of new one- and two-story additions to an existing two-story building including variances from setbacks, rooftop mechanical equipment height, and to reduce the existing parking in order to expand an existing food and beverage serving lounge and office use. The variance portion of the application shall be reviewed by Town Council. The application will require special exception and site plan reviewed by Town Council.

Please refer to staff memo for additional information on this project.

2. **ARC-22-028 (ZON-22-024) 1540 S OCEAN BLVD (COMBO)** The applicant, 1540SOcean LLC (Steven Kirsch, Managing Director), has filed an application requesting Architectural Commission review and approval for changes to an existing beach cabana and for construction of beach tunnel with related site modifications. The variance portion of the application will be reviewed by Town Council.

Please refer to staff memo for additional information on this project.

3. **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 refer to staff memo for additional information on this project.

4. **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 refer to staff memo for additional information on this project.

5. **ARC-22-037 (ZON-22-025) 247 MIRAFLORES DR (COMBO)** The applicant, Laetitia Oppenheim, has filed an application requesting Architectural Commission review and approval for the installation of a generator and associated required site wall screening. The variance portion of the application will be reviewed by Town Council.

Please refer to staff memo for additional information on this project.

6. **ARC-22-040 (ZON-22-037) 60-70 BLOSSOM WAY (COMBO)** The applicant, Blossom Way Holdings LLC and Providencia Partners LLC (Maura Ziska, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a combined

50,000+ sq. ft two-story main house and two-story guest house with associated hardscape, landscape and site improvements. Town Council will perform Site Plan Review for the installation of a generator.

Please refer to staff memo for additional information on this project.

E. MINOR PROJECTS – OLD BUSINESS

1. **ARC-21-046 237 BRAZILIAN AVE. (minor project)** The applicant, Brazilian PB Land Trust, has filed an application requesting Architectural Commission review and approval for the installation of two new side entry gates.

Please refer to staff memo for additional information on this project.

2. **ARC-21-062 327 BARTON AVE (minor project)** The applicant, Brian and Laura Carr, has filed an application requesting Architectural Commission review and approval of modifications to an existing landscape and hardscape plan as well as a driveway opening increase of 2 feet.

Please note: This item shall be deferred to the March 23, 2022 meeting

F. MINOR PROJECTS – NEW BUSINESS

None

VIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

IX. NEXT MEETING DATE: Wednesday, March 23, 2022

X. 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.