

REVISED

3:02 pm, Jan 21, 2022



TOWN OF PALM BEACH

ARCHITECTURAL REVIEW COMMISSION

MEETING HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://us06web.zoom.us/j/84324925960>

AGENDA

WEDNESDAY, JANUARY 26, 2022

9:00 A.M.

- 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 DECEMBER 17, 2021 MEETING**
- VI. **APPROVAL OF THE AGENDA**

VII. PROJECT REVIEW

A. CONSENT AGENDA OF MINOR PROJECTS

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

2. ARC-22-007 210 EDEN RD (minor project) The applicant, Sarah Reynolds, has filed an application requesting Architectural Commission review and approval of exterior modifications to an existing two-story residence.

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

3. ARC-22-012 1480 N LAKE WAY (minor project) The applicant, Southpaw Trust, has filed an application requesting Architectural Commission review and approval of modifications to the existing landscape and hardscape plan as well as the relocation of AC equipment and installation of a new generator.

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

4. ARC-22-017 217 SEABREEZE AVE (minor project) The applicant, Robert S. Berg, has filed an application requesting Architectural Commission review and approval for the installation of a vehicular gate and minor landscape alterations.

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

5. ARC-22-019 635 CREST RD (minor project) The applicant, Lili C. Monell, has filed an application requesting Architectural Commission review and approval for the construction of a new concrete masonry wall along the south property line and new pedestrian gate.

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

6. ARC-22-025 1340 S OCEAN BLVD (minor project) The applicant, Greene Family Trust, has filed an application requesting the Architectural Commission review and approval for exterior design modifications to the landscape and hardscape plan.

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

B. DEMOLITIONS AND TIME EXTENSIONS

None

C. MAJOR PROJECTS – OLD BUSINESS

1. B-065-2021 7 OCEAN LN.

Applicant: 7 Ocean Lane, LLC (Nedim Soylemez, Manager)

Professional: Portuondo Perotti Architects, Inc.

Project Description: New two-story residence with pool. Final hardscape and landscape.

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting for a restudy in accordance with the comments of the Commissioners. At the July 28, 2021 meeting, a motion was made to deny the proposed new home as presented but failed for lack of a second. Another motion was made to defer the project, for two months to the September 29, 2021 meeting, for a restudy with a potential change in style, moving the house to the west, reducing the size of the house, reducing the east fenestration and reducing the garage size or relocating it to the basement as well as all of the direction provided. A motion carried at the September meeting to defer the project to the November 19, 2021 meeting for a restudy with particular attention to the front façade screening and the glazing on the rear façade

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

3. ARC-21-101 425 CHILEAN AVE. The applicant, Loraine 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 application shall be deferred to the February 23, 2022 meeting.

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

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.

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

6. 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 note: This application shall be deferred to the February 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 refer to staff memo for additional information on this project.

8. B-074-2019 125 Worth Avenue
Applicant: 125 Worth Partners LLC
Professional: Jose Luis Gonzalez Perotti/Portuondo Perotti Architects
Project Description: The project consists of the façade renovation and addition to an existing four-story 1970's building. The fourth-floor structure will be removed and replaced with four new luxury residential apartments, and trellis gardens. The façade will be renovated with new architectural screens, white brick veneer and exposed concrete accents that will enhance the aesthetic of the building for its users and pedestrians alike. The addition

component consists of a new one-story commercial structure with a roof top trellised courtyard and a two-story elevator tower.

Please note: The application has been withdrawn.

9. ARC-21-084 (ZON-21-022) 191 BRADLEY PL. (COMBO) The applicant, NDL Property Palm Beach Property LLC (David Tomek, Mgr.), has filed an application requesting Architectural Commission review and approval for exterior seating (48 seats) to an existing one-story restaurant (Meat Market) not exceeding the maximum capacity licensed. The outdoor seating will require a Special Exception Review w/Site Plan Review by the Town Council.

Please note: The application has been withdrawn.

D. MAJOR PROJECTS – NEW BUSINESS

1. 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.

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

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.

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

3. ARC-21-080 757 ISLAND DR. The applicant, 757 Island Drive LLC, has filed an application requesting Architectural Commission review and approval of a new two-story residence designed in the Are Moderne style containing 13,000 SF and with new landscaping and hardscape.

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

4. 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 exiting 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.

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

5. ARC-22-001 (ZON-22-033) 108 EL MIRASOL (COMBO) The applicant, ANK Palm Beach LLC (Anand “Andy” Khubani, Managing Member), has filed an application requesting Architectural Commission review and approval of a new two story residence designed in Contemporary Classicism style containing 15,446 SF and a 6,750 SF below grade basement/parking garage, and landscaping. Town Council to review the variance portion of the application.

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

6. 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.

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

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

8. ARC-22-008 (ZON-22-012) 420 BRAZILIAN AVE. (COMBO) The applicant, Ronald Gross, has filed an application requesting Architectural Commission review and approval for a the installation of a new generator and screening wall in the required front yard of an existing residence, including variances from landscape open space, setback, and a height requirements. Town Council will review the variance portion of the application.

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

9. 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.

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

10. 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.

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

11. ARC-22-014 (ZON-22-030) 143 SEMINOLE AVE. (COMBO) The applicant, Lisa Pevaroff Cohn, has filed an application requesting Architectural Commission review and approval for modifications to window and door openings and a two-story addition to an existing two-story residence. Town Council will review the Special Exception with Site Plan Review and Variances portion of the application.

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

12. 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.

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

13. ARC-22-018 333 EDEN RD. The applicant, 333 Eden Road, LLC, has riled an application requesting Architectural Commission review and approval for the demolition of an existing one-story cabana and construction of a new 540 SF new cabana with associated landscape and hardscape changes.

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

14. 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.

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

15. ARC-22-021 129 CHILEAN AVE. The applicant, CH1129 LLC, has filed an application requesting Architectural Commission review and approval for

exterior façade modifications to an existing two-story residence and one-story accessory buildings and associated landscape and hardscape changes.

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

16. 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.

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

17. 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.

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

18. ARC-22-030 230 VIA LAS BRISAS The applicant, 230 Via Las Brisas LLC, has filed an application requesting Architectural Commission review and approval of a new two story residence designed in a Classical style with landscape and hardscape improvements.

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

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.

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

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.

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

21. ARC-22-035 726 HI MOUNT RD. The applicant, Irimar Ocean Properties LLC, has filed an application requesting Architectural Commission review and approval for modifications to a previously approved two-story single-family residence currently under construction.

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

22. ARC-22-036 (ZON-22-016) 60 COCOANUT ROW (COMBO) The applicant, Royal Poinciana Chapel, Inc. (Cater Randolph, Board President) has filed an application requesting Architectural Commission review and approval for the construction of approximately 240 SF addition to the existing house of worship to house a generator including a setback variance. Town Council will review the Special Exception with Site Plan Review and Variance portion of the application.

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

E. MINOR PROJECTS – OLD BUSINESS

1. ARC-21-102 200 EVERGLADE AVE. UNIT A-2 (minor project) The applicant, Robert Satterfield, has filed an application requesting Architectural Commission review and approval for the installation of solar panels on the shared existing flat roof on a town house building.

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

2. ARC-21-103 225 SEABREEZE AVE. (minor project) The applicant, Robert Berg, has filed an application requesting Architectural Commission review and approval for the installation of solar panels on the existing roof of a two-story single family residence.

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

3. 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 note: This application shall be deferred to the February 23, 2022 meeting.

F. ITEMS PULLED FROM CONSENT

G. MINOR PROJECTS – NEW BUSINESS

None

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

1. Public
2. Staff
3. Commission

IX. **NEXT MEETING DATE:** February 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.