



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

ACTION MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, JUNE 29, 2022

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES FROM THE MAY 25, 2022 MEETING**
ACTION: APPROVED
- V. **APPROVAL OF THE AGENDA**
ACTION: APPROVED AS AMENDED
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- VII. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**
- VIII. **DISCUSSION ITEM**
 1. Project Designation Manual Matrix
ACTION: NONE
- IX. **PROJECT REVIEW**
 - A. **CONSENT AGENDA OF MINOR PROJECTS**
 1. **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.

ACTION: PULLED FROM CONSENT

2. **ARC-22-097 142 PERUVIAN AVE.** The applicant, Susan & Robert Taylor, has filed an application requesting Architectural Commission review and approval for the replacement of two pedestrian courtyard gates on a two-story condominium building.

ACTION: PULLED FROM CONSENT

3. **ARC-22-109 854 S. COUNTY RD.** The applicant, Todd Glaser, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence.

ACTION: APPROVED ON CONSENT

4. **ARC-22-110 221 EL VEDADO RD.** The applicant, Singer Addition Land Trust Denning Alexandra C TR, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing two-story residence.

ACTION: APPROVED ON CONSENT

5. **ARC-22-112 1464 N. OCEAN BLVD.** The applicant, Evan and Manuel Castelo, have filed an application requesting Architectural Commission review and approval for an additional driveway entry and modification to previously approved pool entry steps.

ACTION: PULLED FROM CONSENT

6. **ARC-22-124 124 AUSTRALIAN AVE.** The applicants, William and Angela Cruger, have filed an application requesting Architectural Commission review and approval for exterior alterations to an existing single-family residence and landscape and hardscape improvements.

ACTION: APPROVED ON CONSENT

7. **ARC-22-128 258 LIST RD.** The applicant, Beth Martignetti, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing one-story residence including a new entry portico.

ACTION: APPROVED ON CONSENT

B. ITEMS PULLED FROM CONSENT

1. **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.

ACTION: APPROVED AS PRESENTED

2. **ARC-22-097 142 PERUVIAN AVE.** The applicant, Susan & Robert Taylor, has filed an application requesting Architectural Commission review and approval for the replacement of two pedestrian courtyard gates on a two-story condominium building.
ACTION: DEFERRED TO JULY 27, 2022
3. **ARC-22-112 1464 N. OCEAN BLVD.** The applicant, Evan and Manuel Castelo, have filed an application requesting Architectural Commission review and approval for an additional driveway entry and modification to previously approved pool entry steps.
ACTION: PULLED FROM CONSENT

C. MAJOR PROJECTS – OLD BUSINESS

1. **B-065-2021 7 OCEAN LN.** The applicant, 7 Ocean Lane LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with pool, hardscape, and landscape on a vacant site.
ACTION: APPROVED AS PRESENTED
2. **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.
ACTION: WITHDRAWN
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.
ACTION: DEFERRED TO JULY 27, 2022
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.
ACTION: DEFERRED TO JULY 27, 2022
5. **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.

ACTION: DEFERRED TO JULY 27, 2022

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.

ACTION: DEMOLITION APPROVAL RENEWED FOR 10 AND 70 BLOSSOM WAY; PROJECT APPROVED AS PRESENTED

7. **ARC-22-075 301 POLMER PARK RD., LOT B** The applicant, 301 Polmer Park LLC (Richard True, Managing Member) has filed an application requesting Architectural Commission review and approval for a new two-story residence with landscape, hardscape, and pool.

ACTION: APPROVED AS PRESENTED

8. **ARC-22-086 (ZON-22-059) 2219 IBIS ISLE RD. (COMBO)** The applicant, GLOBAL ONE INVESTMENT GROUP LLC (Alfredo Borges), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in the Cape Dutch style containing 4100 SF and with new landscaping and hardscape on vacant site. Town Council will review the site plan review portion of the application.

ACTION: APPROVED WITH FOLLOWING CONDITIONS: THE SECOND PROJECTING HIP ROOF SHALL BE ELIMINATED AND SIMPLIFIED, AND THE WOOD CORBELS OVER THE FRONT WINDOW WILL BE REPLACED WITH THE MASONRY ARCADE AS PREVIOUSLY PROPOSED.

9. **ARC-22-091 256 MOCKINGBIRD TR.** The applicant, M2B Properties LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new single-family residence designed in a "Cottage" style, with associated pool, hardscape, and landscape improvements.

ACTION: APPROVED WITH THE FOLLOWING CONDITIONS: THE FRONT DOOR SHALL BE PAINTED, THE SIDELIGHTS SHALL BE ENLARGED, THE FREE BOARD ABOVE THE FRONT DOOR SHALL BE RAISED, AND THE BOTTOM PANEL ON THE FRONT DOOR SHALL BE INCREASED.

10. **ARC-22-043 (ZON-22-073) 143 REEF RD. (COMBO)** The applicant, John K. Criddle, has filed an application requesting Architectural Commission review and approval 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). Town Council will review the variance portion of the application.

ACTION: IMPLEMENTATION OF THE VARIANCES WILL CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY; APPROVED WITH THE FOLLOWING CONDITION: THE DESIGN MUST MEET ALL ZONING CODES

11. **ARC-22-063 (ZON-22-046) 1160 N. OCEAN BLVD. (COMBO)** The applicant, Paul & Cythlen Maddock, has filed an application requesting Architectural Commission review and approval for the construction of a new 500 SF beach cabana in the BA zoning district. The application will require Special Exception with Site Plan Review by Town Council.

ACTION: APPROVED WITH FOLLOWING CONDITIONS: THE FENESTRATION SHALL BE CHANGED TO A 3 TO 5 RATIO WITH 6/1 DIVIDED LIGHT PATTERNS, OPERATIONAL SHUTTERS SHALL BE ADDED, AND ADDITIONAL PLANTS SHALL BE ADDED TO THE SOUTH.

12. **ARC-22-072 (ZON-22-083) 965 N. OCEAN BLVD. (COMBO)** The applicant, 965 North Ocean Boulevard, LLC (Matthew Sellick), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with a basement exceeding 10,000 sq ft with associated landscape and hardscape improvements. Site Plan Review for 150 kW generator will be performed by Town Council.

ACTION: DEFERRED TO JULY 27, 2022

13. **ARC-22-089 315 CLARKE AVE.** The applicant, PB Island LLC (Jean-Francois Benoist D'Etiveaud), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence exceeding 10,000 sq ft with associated landscape and hardscape improvements.

ACTION: APPROVED WITH CAVEAT THAT THE FRONT ENTRY FAÇADE WILL BE RESTUDIED, THE HEIGHT OF THE ARCHES ON THE WEST ELEVATION SHALL BE LOWERED, AND THESE CHANGES SHALL BE APPROVED BY STAFF IN COORDINATION WITH THE CHAIR.

14. **ARC-22-095 2270 IBIS ISLE RD.** The applicant, W Ibis Isle, LLC. (Christina Bamann) has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related hardscape and landscape improvements.

ACTION: APPROVED WITH FOLLOWING CONDITIONS: THE OVERALL EAVE HEIGHT SHALL BE LOWERED, THE PROJECTION OF THE ROOF OVER THE BALCONY SHALL BE A CONTINUATION OF THE BROKEN SLOPE ROOFLINE AND 6 INCHES SHALL BE ADDED TO THE WIDTH OF THE MAIN BODY OF THE HOME.

15. **ARC-22-099 (ZON-22-065) 360 EL BRILLO WAY (COMBO)** The applicant, El Brillo Way Trust u/a/d September 24, 2021 (David Klein, trustee), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence over 10,000 sq ft including variances from the angle of vision, front setback for a pool, and building height plane, with related sitework, landscape and hardscape improvements. Town Council will review Variance portion of the application.
ACTION: DEFERRED TO JULY 27, 2022
16. **ARC-22-105 (ZON-22-071) 124 COCOANUT ROW (COMBO)** The applicant, Nedim Soylemez and Rebecca Ann Soylemez, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and the construction of a new two-story residence including variances from the cubic content ratio (CCR), height and overall height, with related landscape and hardscape improvements. Town Council will review the variance portion of the applications.
ACTION: DEFERRED TO JULY 27, 2022

Please note: At this time, ARC-22-129, 515 N. Lake Way was heard out of order.

D. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-129 (ZON-22-089) 515 N LAKE WAY (COMBO)** The applicant, Roberto and Joanne DeGuardiola (Contract Purchaser), has filed an application requesting Architectural Commission review and approval for the partial demolition, enlargement and second floor addition to an existing one-story residence, including (1-5) to reduce setback requirements, (6) to exceed the angle of vision, (7) to exceed site wall height, and (8) to exceed the maximum Cubic Content Ratio (CCR) allowance. Town Council will review the variance portion of the application.
ACTION: DEFERRED TO JULY 27, 2022
2. **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.
ACTION: DEFERRED TO AUGUST 24, 2022
3. **ARC-22-116 (ZON-22-082) 1338 N. LAKE WAY (COMBO)** The applicant, Sailfish Club of Florida, Inc. (Ryan Barry, General Manager), has filed an application requesting Architectural Commission review and approval for window replacement, awning system and new site lighting. Town Council will perform review of the special exception with site plan review portion of the application.

ACTION: APPROVED WITH THE FOLLOWING CONDITIONS: THE PROPOSED LIGHTING WILL MATCH THE TEMPERATURE OF THE LIGHTING IN THE NORTH LOT, AND THE LIGHTING SHALL BE PLACED ON A DIMMER.

4. **ARC-22-117 (ZON-22-075) 102 FLAGLER DR. (COMBO)** The applicant, FDPB Holding Company LLC (Adam Seligman), has filed an application requesting Architectural Commission review and approval for a new folly structure, new skylights, and 2nd floor walkway, including variances to reduce street side yard and side yard setback requirements and to exceed the allowable Cubic Content Ratio (CCR). The variance portion of the application shall be reviewed by Town Council.

ACTION: IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY; APPROVED AS PRESENTED.

5. **ARC-22-121 (ZON-22-077) 304 GARDEN RD. (COMBO)** The applicant, 304 GARDEN RD LCC, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing two-story residence including the addition of a new covered loggia internal to the site, including a variance to exceed the lot coverage requirements. The variance portion of the application shall be reviewed by Town Council.

ACTION: WITHDRAWN

6. **ARC-22-122 239 EMERALD LN.** The applicant, Buck House Limited, has filed an application requesting Architectural Commission review and approval to construct a new two-story addition to the west and rear of the existing two-story residence, and for alterations including new windows and doors, hardscape, and landscape modifications.

ACTION: DEFERRED TO JULY 27, 2022

7. **ARC-22-127 234 LIST RD.** The applicant, Valley Property Management, LLC. (Phil Cambo), has filed an application requesting Architectural Commission review and approval for the demolition of the existing one-story residence and the construction of a new one-story residence with related landscape and hardscape improvements.

ACTION: DEFERRED TO JULY 27, 2022

8. **ARC-22-131 (ZON-22-090) 225 INDIAN RD. (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 stair addition to an existing loggia including a variance from the setback requirements and new roof extension of existing structure. Town Council will review the variance portion of the application.

ACTION: IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY; APPROVED AS PRESENTED.

E. MINOR PROJECTS – OLD BUSINESS

1. **ARC-22-101 249 WORTH AVE.** The applicant, Holbrook Real Estate, LLC. (Jane Holzer), has filed an application requesting Architectural Commission review and approval for storefront alterations to an existing commercial space.

ACTION: DEFERRED TO JULY 27, 2022

F. MINOR PROJECTS – NEW BUSINESS

1. **ARC-22-113 (ZON-22-074) 133 GULFSTREAM RD. (COMBO)** The applicant, Elena Arredondo, has filed an application requesting Architectural Commission review and approval for the installation of a vehicular driveway gate including a variance from the backup/queuing distance requirement. The variance portion of the application shall be reviewed by Town Council.

ACTION: IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY; APPROVED WITH THE FOLLOWING CONDITIONS: THE GATES AND PIERS WILL BE REDUCED TO A WIDTH NO LARGER THAN 14 FEET, AND THE GATE WILL BE PLACED NO CLOSER THAN 2 FEET TO THE FRONT PROPERTY LINE.

X. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

XI. NEXT MEETING DATE: Wednesday, July 27, 2022

XII. ADJOURNMENT