



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

SUMMARY OF THE ACTIONS TAKEN AT THE ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, OCTOBER 26, 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 SEPTEMBER 28, 2022 MEETING**
MOTION: APPROVED, AS PRESENTED
- V. **APPROVAL OF THE AGENDA**
MOTION: APPROVED, AS AMENDED
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- VII. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**
- VIII. **PROJECT REVIEW**
 - A. **CONSENT AGENDA OF MINOR PROJECTS**
 1. **ARC-22-146 (ZON-22-104) 9 SLOANS CURVE DR (COMBO)** The applicant, Sean Hannity, has filed an application requesting Architectural Commission review and approval for the construction of a 409 SF second story addition and the installation of a 20-kw generator for an existing townhouse within an approved Sloan's Curve PUD, requiring a Special Exception with Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

MOTION: APPROVED ON CONSENT

2. **ARC-22-221 534 ISLAND DR.** The applicant, Richard Salomon, has filed an application requesting Architectural Commission review and approval for the sitewide landscape modifications and new driveway material change to an existing site.

MOTION: PULLED FROM CONSENT

ITEMS PULLED FROM CONSENT

1. **ARC-22-221 534 ISLAND DR.** The applicant, Richard Salomon, has filed an application requesting Architectural Commission review and approval for the sitewide landscape modifications and new driveway material change to an existing site.

MOTION: APPROVED, WITH CONDITION THAT ONE BUTTONWOOD TREE SHALL BE PLANTED ON EACH SIDE OF THE FIVE DATE PALMS IN THE FRONT OF THE PROPERTY.

B. TIME EXTENSIONS

None

C. 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. (*contd. from 08/24/22*).

MOTION: DEFERRED TO NOVEMBER 18, 2022

2. **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. (*contd. from 08/24/22*).

MOTION: APPROVED, WITH MODIFICATIONS TO THE FOLLOWING ITEMS, WHICH WILL RETURN TO THE NOVEMBER 18, 2022 MEETING: CHANGES TO THE HEIGHT OF THE BUILDING, THE WINDOWS SHALL BE MADE SLIGHTLY WIDER WITH THE FANTAILS REMOVED, COLUMNS SHALL BE ADDED TO THE BREEZEWAY, THE HEIGHT OF THE REAR HOME SHALL BE SLIGHTLY REDUCED, THE EDGES OF THE GARAGE SHALL BE CHAMFERED, AND THE EXTERIOR BAND ON THE HOME SHALL BE REMOVED.

3. **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. (*contd. from 08/24/22*).

MOTION: DENIED, BASED ON SECTION 18-205(A) 1, 2, 3 AND 4.

4. **ARC-22-094 249 MONTEREY RD.** The applicant, Michael Peacock, has filed an application requesting Architectural Commission review and approval for the demolition of an existing single-family residence and the construction of a new single-family residence with related hardscape and landscape improvements. (*contd. from 09/27/22*).

MOTION: DEFERRED TO DECEMBER 16, 2022.

5. **ARC-22-123 (ZON-22-078) 231 BRADLEY PL. (COMBO)** The applicant, Bradley Palm LLC, has filed an application requesting Architectural Commission review and approval for exterior design modifications and additions to the existing two-story office building including façade alterations and the construction of a new second floor balcony and new exterior stair, including variances from the parking requirements, setback requirements and lot coverage requirements. The variance and Special exception with site plan review portion of the application shall be reviewed by Town Council. (*contd. from 09/27/22*).

MOTION: APPROVED, WITH FRONT FAÇADE OPTION A TO INCLUDE THE EXTENDED ROOF PITCH, AND THE ADDITION OF A BUTTONWOOD TREE, WITH THE OPTION TO LET THE TREES GROW.

6. **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. (*contd. from 08/24/22*).

MOTION: DEFERRED TO NOVEMBER 18, 2022

7. **ARC-22-136 (ZON-22-101) 980 S. OCEAN BLVD. (COMBO)** The applicant, 980 South Ocean (Emma), LLC; 980 South Ocean (Ian), LLC; 980 South Ocean (Jane), LLC (JANE HOLZER), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story

residence and two-story accessory structure and the construction of a new two-story residence with basement on a lot deficient in width and lot area requirements the R-A Zoning District with related landscape and hardscape improvements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. (*contd. from 09/28/22*).

MOTION: DEFERRED TO NOVEMBER 18, 2022

8. **ARC-22-142 232 MOCKINGBIRD TR.** The applicant, The Beach House Trust, has filed an application requesting Architectural Commission review and approval for the demolition of an existing 3,371 square foot residence. Construction of a new two-story 4,629 square foot residence with associated landscape and hardscape. (*contd. from 07/27/22*).

MOTION: DEFERRED TO NOVEMBER 18, 2022

9. **ARC-22-148 (ZON-22-105) 150 SEMINOLE AVE. (COMBO)** The applicant, James Lansing and Haviva D. Langenauer, as Trustee of the Haviva D. Langenauer Trust u/a/d/8/10/92, has filed an application requesting Architectural Commission review and approval for a demolition and redesign of the southern portion of the existing two-story residence, a redesign of all facades, the construction of an approximately 680 SF addition to the second story, and new pool, and new hardscape and landscape, requiring variances to maintain existing nonconforming setbacks with more than 50% demolition of a nonconforming structure as part of a renovation. Town Council will review the variance portion of the application. (*contd. from 09/28/22*).

MOTION: DEFERRED TO NOVEMBER 18, 2022

10. **ARC-22-153 243 SEASPRAY AVE.** The applicant, 243 Seaspray LLC, 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 single-family residence in the Island Transitional Style. (*contd. from 07/27/22*).

MOTION: DENIED, BASED ON SECTION 18-205(A) 6A, 6B, 6C, 6E, 6F AND 6G.

11. **ARC-22-099 (ZON-22-065) 360 EL BRILLO WAY (COMBO)** The applicant, El Brillo Way Trust ad 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.

MOTION: APPROVED, WITH CONDITION THAT THE COLUMNS ON THE PAVILION SHALL BE THINNED AT THE BOTTOM.

12. **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. *(contd. from 08/24/22).*

MOTION: DEFERRED TO NOVEMBER 18, 2022

13. **ARC-22-160 269 JAMAICA LN.** The applicant, Marrano Holdings 2022 INC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with hardscape and landscape improvements. *(contd. from 09/28/22).*

MOTION: DEFERRED TO NOVEMBER 18, 2022

14. **ARC-22-169 625 CREST RD.** The applicant, 625 Crest Road LLC, has filed an application requesting Architectural Commission review and approval for construction of a new two-story residence. *(contd. from 09/28/22).*

MOTION: APPROVED, WITH OPTION D ELEVATION.

D. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-188 (ZON-22-143) 266 ORANGE GROVE RD. (COMBO)** The applicant, Olofson Jeanne H Trust, has filed an application requesting Architectural Commission review and approval for modifications to an existing landscape plan including the removal of all non-permitted artificial turf resulting in an after-the-fact variance from the landscape open space requirements of the R-B zoning district. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

MOTION: IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY, AND PROJECT APPROVED, AS PRESENTED.

2. **ARC-22-209 (ZON-22-146) 1020 N LAKE WAY (COMBO)** The applicant, Robert Morse, has filed an application requesting Architectural Commission review and approval for exterior alterations to an existing single-family residence, including the modifications to and enlargement of an existing rear loggia, including a variance to exceed allowable lot coverage. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

MOTION: IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY, AND PROJECT APPROVED, WITH CONDITION THAT FENESTRATION ON WEST ELEVATION WILL RETURN TO THE NOVEMBER 18, 2022 MEETING.

3. **ARC-22-213 (ZON-22-139) 144 CHILEAN AVE. (COMBO)** The applicant, Allen Perl, as Trustee of the 144 Chilean Trust dated April 13, 2022, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single family residence with hardscape and landscape, requiring special exception with site plan review for a lot deficient in width, and variances for lot coverage, overall landscaped open space, 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.

MOTION: DEFERRED TO NOVEMBER 18, 2022

4. **ARC-22-214 726 HI MOUNT RD.** The applicant, Irimar Ocean Properties LLC, has filed an application requesting Architectural Commission review and approval for the installation of solar panels on the roofs of an existing two-story residence.

MOTION: APPROVED, AS PRESENTED

5. **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.

MOTION: DEFERRED TO DECEMBER 16, 2022

E. MINOR PROJECTS – OLD BUSINESS

None

F. MINOR PROJECTS – NEW BUSINESS

1. **ARC-22-218 2335 S OCEAN BLVD.** The applicant, Tres Vidas of Palm Beach Inc, has filed an application requesting Architectural Commission review and approval for exterior modifications to some townhouse units (12) in the townhouse PUD development, specifically the installation of decorative wood panel finishes on buildings A, C and D.

MOTION: APPROVED, AS PRESENTED

2. **ARC-22-224 111 EL BRILLO WAY** The applicant, 111 El Brillo Way, LLC. (Evan Yurman), has filed an application requesting Architectural Commission review and approval for exterior alterations to an existing single-family residence, including modifications to the front door, railings, and gates.

MOTION: DEFERRED TO NOVEMBER 18, 2022

IX. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

X. NEXT MEETING DATE: Friday, November 18, 2022

XI. ADJOURNMENT