



# **TOWN OF PALM BEACH**

## **PLANNING, ZONING AND BUILDING DEPARTMENT**

### **SUMMARY OF THE ACTIONS TAKEN AT THE ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, NOVEMBER 18, 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](http://www.townofpalmbeach.com).

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES FROM DAY 2 – SEPTEMBER 28, 2022 AND OCTOBER 26, 2022 MEETINGS**  
**MOTION: APPROVED, AS PRESENTED**
- V. **APPROVAL OF THE AGENDA**  
**MOTION: APPROVED, AS PRESENTED**
- 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-22-230 300 SEMINOLE AVE UNITS 4A AND 4B.** The applicants, Mr. and Mrs. Baron, have filed an application requesting Architectural Commission review and approval for exterior modifications to a portion of the fourth floor south and north façades, including window changes and enlargement of existing terrace balconies, in an existing five-story multifamily building in order to combine two residential units.  
**MOTION: APPROVED ON CONSENT**

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

**MOTION: DEFERRED TO DECEMBER 16, 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 CONDITIONS**

3. **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 JANUARY 25, 2023**

4. **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: APPROVED AS PRESENTED**

5. **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 JANUARY 25, 2023**

6. **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: APPROVED WITH CONDITIONS**

7. **ARC-22-184 (ZON-22-138) 1540 S OCEAN BLVD (COMBO)**. The applicant, 1540 S OCEAN LLC (Steven Kirsch), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story guest house connected to a previously approved two-story structure with related landscape and hardscape improvements. This is a combination project that shall also be reviewed by Town Council as it pertains to the Special Exception w/ Site Plan Review.

**MOTION: APPROVED AS PRESENTED**

8. **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 DECEMBER 16, 2022**

9. **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: DENIED**

10. **ARC-22-198 265 LA PUERTA WAY** The applicant, John and Christie Fennesbrequé, has filed an application requesting Architectural Commission review and approval for a new two-story residence with associated hardscape, landscape, and new swimming pool.

**MOTION: APPROVED WITH CONDITIONS**

11. **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: APPROVED WITH EXCEPTION OF FRONT ENTRY PORTICO**

12. **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: APPROVED AS PRESENTED WITH SECTION MOTION TO INDICATE THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.**

### **C. MAJOR PROJECTS – NEW BUSINESS**

1. **ARC-22-202 (ZON-22-157) 256 RIDGEVIEW DR (COMBO).** The applicant, Rotman Property Partnership (Francis Lynch), has filed an application requesting Architecture Commission review and approval for the construction of a new one-story single-family residence with related landscape and hardscape improvements, including variances to exceed to maximum allowable fill in required yards, to exceed the allowable height of a generator in a setback, and to exceed the allowable wall height in a setback. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

**MOTION: APPROVED WITH CONDITIONS WITH SECTION MOTION TO INDICATE THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.**

2. **ARC-22-211 (ZON-22-145) 375 S OCEAN BLVD—MID TOWN SEAWALL (COMBO).** The applicant, the Town of Palm Beach (Public Works Department), has filed an application requesting Architectural Commission review and approval for the construction of a new 2,715 linear feet Mid-Town seawall along South Ocean Boulevard from south of Gulfstream Road to north of Royal Palm Way and design modifications to the Clock Tower and proposed new overlook and demolition and replacement of existing knee walls, gates and wood beach access stairs and ramps, including a setback variance from the bulkhead line. This is a combination project that shall also be reviewed by Town Council as it pertains to the Site Plan Review and Variance relief for approval.

**MOTION: APPROVED WITH CONDITIONS WITH SECTION MOTION TO INDICATE THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.**

3. **ARC-22-232 120 DUNBAR RD.** The applicant, 120 Dunbar Road Trust (Maura Ziska, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new two-story residence with associated landscape and hardscape.

**MOTION: APPROVED WITH CONDITIONS**

4. **ARC-22-234 (ZON-22-151) 760 N OCEAN BLVD—PALM BEACH COUNTRY CLUB (COMBO).** The applicant, Palm Beach Country Club, Inc. (Robert Schlager, President), has filed an application requesting Architectural Commission review and approval for the replacement of windows and doors along all façades and the construction of a second floor covered 3,500 SF terrace addition and new balconies along the rear (west) façade of an existing two-story country club and golf course and installation of a rooftop skylights including a variance from the height regulations. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

**MOTION: APPROVED REPLACEMENT OF THE WINDOWS AND DOORS WITH APPLICANT RETURNING FOR A RESTUDY OF THE OTHER ELEMENTS ON DECEMBER 16, 2022**

### **D. MINOR PROJECTS – OLD BUSINESS**

None

**E. MINOR PROJECTS – NEW BUSINESS**

1. **ARC-22-225 (ZON-22-147) 201 EL VEDADO RD (COMBO).** The applicants, Perri and Robert Bishop, have filed an application requesting Architectural Commission review and approval for the installation of two vehicular driveway gates, including a variance from the backup/cueing distance requirement. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

**MOTION: DEFERRED TO DECEMBER 16, 2022 WITH SECTION MOTION TO INDICATE THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.**

2. **ARC-22-228 1464 N OCEAN BLVD.** The applicant, Manuel J Castelo, has filed an application requesting Architectural Commission review and approval alterations to a previously approved driveway configuration and the relocation of an outdoor barbeque in the rear yard.

**MOTION: APPROVED; HOWEVER, APPROVAL DID NOT INCLUDE THE BARBEQUE**

3. **ARC-22-235 214 DUNBAR RD.** The applicant, 214 Dunbar LLC (Mr. & Mrs. Georgas), has filed an application requesting Architectural Commission review and approval for exterior modifications and the extension of an existing parapet to a previously approved two-story residence.

**MOTION: APPROVED AS PRESENTED**

4. **ARC-22-227 640 ISLAND DR.** The applicant, 640 Land Trust, has filed an application to the Architectural Commission for review and approval for a second-story addition over an existing one-story garage attached to an existing two-story residence.

**MOTION: DEFERRED TO DECEMBER 16, 2022**

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

- X. NEXT MEETING DATE:** Friday, December 16, 2022

**XI. ADJOURNMENT**