



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

SUMMARY OF THE ACTIONS TAKEN AT THE ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, MARCH 26, 2024

Please be advised that in keeping with a 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 once it has concluded 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. **ELECTION OF CHAIR**
ACTION: JEFFREY SMITH ELECTED AS CHAIR (7-0)
- V. **ELECTION OF VICE-CHAIR**
ACTION: RICHARD SAMMONS ELECTED AS VICE CHAIR (7-0)
- VI. **APPROVAL OF MINUTES**
ACTION: APPROVED, AS PRESENTED (7-0)
- VII. **APPROVAL OF THE AGENDA**
ACTION: APPROVED, AS AMENDED (7-0)
- VIII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- IX. **COMMENTS FROM THE ARCHITECTURAL REVIEW COMMISSION MEMBERS**
- X. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**
- XI. **PROJECT REVIEW**
 - A. **CONSENT AGENDA**
 1. **ARC-22-027 (ZON-22-034) 127 EL BRAVO WAY – EXTENSION OF TIME**
An application has been filed requesting an Architectural Commission review and approval for a One (1) year Extension of Time for a previously

issued Architectural Commission Approval for the construction of a new two-story residence. (THE ITEM WAS APPROVED AT THE FEBRUARY 23, 2022, ARCOM MEETING AND PREVIOUSLY RECEIVED A ONE-YEAR EXTENSION OF TIME AT THE MARCH 29, 2023, MEETING).

ACTION: APPROVED ON CONSENT (7-0)

2. **ARC-23-051 310 POLMER PARK RD – EXTENSION OF TIME** The applicant, Jennifer O'Scannlain, has filed an application requesting an Extension of Time for a previously issued Architectural Commission approval for window, door, and garage door replacement to impact resistant, the redesign of a rear garden to include a new spa, paving, breakfast terrace, outdoor bar area, generator rotation, and new landscaping. (ORIGINALLY APPROVED AT THE APRIL 26, 2023, MEETING)

ACTION: APPROVED ON CONSENT (7-0)

3. **ARC-24-014 340 SEAVIEW AVE** The applicant, the Town of Palm Beach, has filed an application requesting Architectural Commission approval for the installation of an operable aluminum trellis on an existing porch terrace.

ACTION: PULLED FROM CONSENT (7-0)

4. **ARC-23-142 318 SEASPRAY AVE.** The applicants, Robert and Elizabeth Russell, have filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence with sitewide landscape and hardscape improvements.

ACTION: PULLED FROM CONSENT (7-0)

5. **ARC-24-024 223 ORANGE GROVE RD.** The applicant, Kameron Glasgow with Nievera Williams on behalf of the owner Reid Boren, has filed an application requesting Architectural Commission review and approval for a revision to a previously approved ARCOM project including window frame color, front door, balcony details, roof pitch, and landscape and hardscape modifications.

ACTION: APPROVED ON CONSENT (7-0)

6. **ARC-24-025 143 REEF RD.** The applicant, Kameron Glasgow with Nievera Williams on behalf of the owner John Criddle, has filed an application requesting Architectural Commission review and approval for a revision to a previously approved ARCOM project for new site-wide landscape plant materials, hardscape materials, changes to the pool and outdoor shower configuration, and a new outdoor fireplace.

ACTION: APPROVED ON CONSENT (7-0)

Clerk's note: The following consent item was pulled from consent and heard immediately.

3. **ARC-24-014 340 SEAVIEW AVE** The applicant, the Town of Palm Beach, has filed an application requesting Architectural Commission approval for the installation of an operable aluminum trellis on an existing porch terrace.

ACTION: APPROVED, WITH THE CONDITION THAT THE RAFTER TAILS ARE MODIFIED AT THE SUGGESTION OF MR. SAMMONS. (7-0)

4. **ARC-23-142 318 SEASPRAY AVE.** The applicants, Robert and Elizabeth Russell, have filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence with sitewide landscape and hardscape improvements.

ACTION: APPROVED, WITH THE DIRECTION TO REDUCE THE STONE SURROUND ON THE FRONT DOOR AND FOR THE DESIGN TO RETURN TO THE STAFF FOR APPROVAL IN COORDINATION WITH THE CHAIR. (7-0)

B. MAJOR PROJECTS - OLDBUSINESS

3. **ARC-23-075 389 S LAKE DR.** The applicant, Cooperative Apartments of Three Eighty-Nine Corporation, has filed an application requesting Architectural Commission review and approval for the permanent removal of the decorative concrete brise soleil architectural feature of an existing six-story residential building, and other exterior building modifications including window opening enhancements and the addition of a new decorate metal grilles and associated improvements.

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

4. **ARC-23-166 1150 N OCEAN WAY** The applicant, 1150 N Ocean Way LLC (Michael Burns, Authorized Member), has filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence with sitewide landscape and hardscape improvements.

ACTION: APPROVED, WITH THE CONDITIONS OF SHIFTING THE BALCONY OUT OF THE NORTH SETBACK, THE ADDITION OF HINGED BLINDS ON THE NORTH SIDE, AND THE ADDITION OF ONE SHADE TREE. (4-3, BS, KC, DF)

5. **ARC-24-007 (ZON-24-017) 222 WORTH AVE (COMBO)** The applicants, Louis Vuitton America, has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new ground floor storefront system, awnings, and new signage. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

6. **ARC-24-015 (ZON-24-025) 153 AUSTRALIAN AVE (COMBO)** The applicant, Rabbi Zalman Levitin, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence with final hardscape, landscape, and swimming pool, with a variance required to forgo required garage parking. Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

7. **ARC-24-009 260 MIRAFLORES DR.** The applicant, KEAN Development of Palm Beach, Inc. (Giorgio Citarella, Agent), has filed an application requesting Architectural Commission review and approval for construction

of a new two-story single-family residence with final hardscape, landscape, swimming pool and spa.

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

8. **ARC-24-008 (ZON-24-047) 264 DUNBAR RD (COMBO)** The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool, with a variance to exceed to equipment screening wall height. The Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

C. **MAJOR PROJECTS - NEW BUSINESS**

1. **ARC-24-040 (ZON-24-046) 227 ANGLER AVE (COMBO)** The applicant, Bryan and Mary Thomas, has filed an application requesting Architectural Commission review and approval for construction of a new pergola structure and outdoor fireplace with two variances 1) exceeding allowable lot coverage a 2) exceeding allowable cubic content ratio. The Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

2. **ARC-24-038 (ZON-24-045) 207 PENDLETON AVE (COMBO)** The applicant, Maura Ziska (Attorney) in conjunction with Thomas M. Kirchhoff (Architect), has filed an application requesting Architectural Commission review and approval for the demolition of the existing front entry porch and removal of the front door to be replaced with the construction of a new front entry porch and installation of a new front door, replacement of all fixed shutters with new operable shutters, and removal of the existing driveway and installation of a new paver driveway with grass joints. The Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

3. **ARC-24-031 (ZON-24-044) 1181 N LAKE WAY (COMBO)** The applicant, Sage Andrew G C III Trust (Gregg Sage, Trustee), has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story single-family residence with final hardscape, landscape and swimming pool on an existing nonconforming parcel. The Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

4. **ARC-24-037 146 AUSTRALIAN AVE.** The applicant, Elizabeth J Hubbell Rev Trust, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing residence, hardscape, and pool improvements with the installation of a generator.

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

D. **MINOR PROJECTS - OLD BUSINESS**

1. **ARC-24-012 212 WORTH AVE.** The applicant, Mauro Brothers on behalf of

212 Worth Avenue LLC, has filed an application requesting Architectural Commission review and approval for a minor project for the replacement of existing storefronts and windows with an aluminum product.

ACTION: APPROVED, WITH THE CONDITION THAT THE FIVE FRONT-FACING WINDOWS SHALL BE REPAIRED AND RESTORED, AND THE REMAINING WINDOWS SHALL BE REPLACED WITH ALUMINUM IMPACT WINDOWS. (7-0)

2. **ARC-24-006 249 SEABREEZE AVE.** The applicant, Joseph & Elizabeth Berger, has filed an application requesting Architectural Commission review and approval for new vehicular and pedestrian gates and modifications to previously approved landscape and hardscape, including driveway reductions and change in perimeter site walls as well as modifications to the previously approved design of the front door and balcony railings.

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

E. **MINOR PROJECTS-NEW BUSINESS**

1. **ARC-24-032 200 EL VEDADO RD.** The applicant, Bartholemew + Partners (Kyle Bartholemew Fant, Architect), has filed an application requesting Architectural Commission review and approval for the construction of an addition, new driveway material, new covered grill area, new site wall & gate, garage doors and site wall modifications. *(This project has been deferred to April 24, 2024, Architectural Review Commission.)*

ACTION: DEFERRED TO APRIL 24, 2024 (7-0)

XII. **Unscheduled Items**

A. **Public**

B. **Staff**

C. **Commission**

XIII. **NEXT MEETING DATE:** Wednesday, April 24, 2024

XIV. **ADJOURNMENT**