



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

ACTION MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, APRIL 27, 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 MARCH 23, 2021 MEETING**
ACTION: APPROVED
- V. **APPROVAL OF THE AGENDA**
ACTION: APPROVED AS AMENDED
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
**ACTION: OATH ADMINISTERED; MAJOR PROJECTS, OLD BUSINESS
PRESENTATIONS LIMITED TO 10 MINUTES**
- VII. **PROJECT REVIEW**
 - A. **CONSENT AGENDA OF MINOR PROJECTS**
 1. **ARC-22-073 320 POLMER PARK RD (minor project)** The applicant, Mr.
ACTION: PULLED FROM CONSENT
 2. **ARC-22-080 214 PLANTATION RD (minor project)** The applicant, Merrie
Harris, has filed an application requesting Architectural Commission review
and approval for modifications to existing landscape and hardscape, installation
of a new entry terrace, and garden columns to an existing residence.
ACTION: APPROVED ON CONSENT

3. **ARC-22-087 1296 N LAKE WAY (minor project)** The applicant, Enrique & Robin Senior, has filed an application requesting Architectural Commission review and approval of the redesign of a rear loggia.
ACTION: APPROVED ON CONSENT
4. **ARC-22-088 233 MIRAFLORES DR (minor project)** The applicant, 233 Miraflores LLC, has filed an application requesting Architectural Commission review and approval for modifications to an existing residence, addition of a rear loggia, landscape, and hardscape revisions.
ACTION: APPROVED ON CONSENT
5. **ARC-22-096 320 RIDGEVIEW DR (minor project)** The applicants, Tom and Diane Smith, have filed an application requesting Architectural Commission review and approval for design modifications to a previously approved freestanding rear gazebo.
ACTION: APPROVED ON CONSENT
6. **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.
ACTION: PULLED FROM CONSENT
7. **ARC-22-082 218 BARTON AVE.** The applicants, Daniel and Natalie Lazarek, have filed an application requesting Architectural Commission review and approval for the construction of a two-story rear addition, installation of a new pool, and related hardscape and landscape improvements.
ACTION: APPROVED ON CONSENT
8. **ARC-22-085 202 OSCELOA WAY** The applicants, Dennis and Roseanne Vollman, have filed an application requesting Architectural Commission review and approval for the construction of a single-story garage addition to the existing residence.
ACTION: APPROVED ON CONSENT

B. DEMOLITIONS AND TIME EXTENSIONS

1. **ARC-22-078 260 NIGHTINGALE TR.** The applicant, David J. Canepari and Diane Ellwood Carpenter, has filed an application requesting Architectural Commission review and approval for demolition of an existing 3,273 SF one story residence.

Please note: This item was heard out of order and followed ARC-21-038 218 Royal Palm Way.

C. MAJOR PROJCTS – 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: DEFERRED TO MAY 25, 2022
2. **B-072-2021 224 LA PUERTA WAY (COMBO –VARIANCES)**
Applicant: Mr. & Mrs. Gray
Professional: David J. Gengler/Gengler Architects, Inc.
Project Description: A major renovation of an existing single-story single-family home which includes a two-story addition on the front of the home, a second floor addition over a portion of the existing first floor, and a two-story loggia addition on the rear of the home.
ACTION: WITHDRAWN
3. **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.
ACTION: APPROVED WITH CONDITION THAT SHUTTERS SHALL BE ADDED TO THE DOOR ABOVE FRONT ENTRANCE.
4. **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 Art Moderne style containing 13,000 SF and with new landscaping and hardscape.
ACTION: DEFERRED TO MAY 25, 2022
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.
ACTION: DEFERRED TO MAY 25, 2022
6. **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 MAY 25, 2022

7. **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.
ACTION: APPROVED WITH CONDITION THAT ARCHED DOORS ON THE FRONT ELEVATION, ADJACENT TO THE FRONT DOOR, ARE CHANGED FROM 6 LIGHTS TO 8 LIGHTS.
8. **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 MAY 25, 2022
9. **B-063-2021, 280 VIA MARILA.** Demolition of an existing two-story structure. Proposal of a new two-story residence with rear facing two-car garage, new pool, hardscape, and landscape.
ACTION: APPROVED WITH THE FOLLOWING CONDITIONAL ITEMS TO RETURN TO THE MAY 25, 2022 MEETING FOR APPROVAL: SHED ROOFS, THE REMOVAL OF MOLDINGS TO THE LEFT AND RIGHT OF THE DOOR ALONG WITH THE HORIZONTAL BANDING, THE SIMPLIFICATION OF THE FRONT DOOR AND THE SECOND FLOOR, DOUBLE HUNG WINDOWS.
10. **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: APPROVE WITH THE CONDITION THAT AWNINGS ARE ADDED ON THE NORTH AND SOUTH ELEVATIONS, THE PIERS ARE BROUGHT UP WITH MASONRY, THE RAILINGS ARE NOT DISSIMILAR FROM THE FRONT DOOR POSITION AND THE FRONT DOOR DESIGN SHALL RETURN TO THE MAY 25, 2022 MEETING FOR APPROVAL.

Please note: The next item was moved to this position in the agenda during the approval of the agenda, Item V.

11. **ARC-22-078 260 NIGHTINGALE TR.** The applicant, David J. Canepari and Diane Ellwood Carpenter, has filed an application requesting Architectural Commission review and approval for demolition of an existing 3,273 SF one story residence.

ACTION: APPROVED WITH THE CONDITION THAT THE TRIPLE FOXTAIL PALM SHALL REMAIN

12. **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: DEFERRED TO MAY 25, 2022

13. **ARC-21-101 425 CHILEAN AVE.** The applicant, Lorraine 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.

ACTION: DENIED

14. **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.

ACTION: APPROVED

Please note: A lunch break was taken at 1:01 p.m. The meeting resumed at 2:00 p.m.

15. **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.

ACTION: APPROVED WITH THE CONDITION THAT ONE OF THE DOUBLE COLUMNS ON THE FRONT ENTRANCE OF THE GUEST HOUSE SHALL BE REMOVED

The following project was moved to the end of the agenda.

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.

ACTION: DEFERRED TO MAY 25, 2022

17. **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: DEFERRED TO MAY 25, 2022

18. **ARC-22-053 1020 N LAKE WAY** The applicant, Three Palm Trees LLC (Mr. and Mrs. Warren Kanders), has filed an application requesting Architectural Commission review and approval of a new two-story residence designed in a Neo-Classical architectural style containing approximately 9,352 SF of enclosed area, with related landscape and hardscape improvements and the renovation of an existing pool.

ACTION: DEFERRED TO MAY 25, 2022

19. **ARC-22-058 (ZON-22-038) 220 BRAZILIAN AVE (COMBO)** The applicant, I220 PB LLC (Guy Rabideau), has filed an application requesting Architectural Commission review and approval for the installation of generators and AC equipment within both side yards (east and west) for a duplex site. The variance portion of the application will be reviewed by Town Council.

ACTION: APPROVED WITH THE CONDITION THAT THE A/C UNITS SHALL BE MOVED EAST/WEST RESPECTIVELY BY 5 FEET AND A SCREENING WALL WILL BE RAISED TO MATCH THE HEIGHT OF THE UNITS; IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.

20. **ARC-22-073 320 POLMER PARK RD (minor project)** The applicant, Mr. and Mrs. Tony Lara Ignaczak, has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing residence.

ACTION: APPROVED

D. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-015 (ZON-22-015) 755 N COUNTY RD (COMBO)** The applicant, Beach Club Inc. (David Shaw, General Manager) has filed an application requesting Architectural Commission review and approval for minor renovations and an expansion to the existing Beach Club facility including

variances from lot coverage and cubic content ratio (CCR). Town Council will review the Special Exception with Site Plan Review and Variance portion of the applications.

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

2. **ARC-22-045 253 EL PUEBLO WAY** The applicant, 253 El Pueblo Way LLC, has filed an application requesting Architectural Commission review and approval for construction of a new 4977 SF two-story residence with associated landscape, hardscape, and pool.

ACTION: APPROVED WITH THE CONDITION THAT STEP LIGHTS SHALL BE USED AT THE FRONT ENTRANCE RATHER THAN LANTERNS.

3. **ARC-22-054 (ZON-22-044) 333 SUNSET AVE (COMBO)** The applicant, Royal Poinciana South LLC (Arthur Pergament), has filed an application requesting Architectural Commission review and approval for renovations and additions to an existing 7-story apartment building, including landscaping, hardscaping, new accessory structures, changes to the lobby level and additions to the penthouse, requiring Special Exception with Site Plan Review and Variances from height, lot coverage, and setbacks. Town Council will perform review of the Special Exception, Site Plan Review and Variances.

ACTION: DEFERRED TO MAY 25, 2022

4. **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: DEFERRED TO MAY 25, 2022

5. **ARC-22-084 (ZON-22-057) 147 SEABREEZE AVE (COMBO)** The applicant, MEHWD147 LLC (Elanor Acquavella Dejoux), has filed an application requesting Architectural Commission review and approval for a 16 SF first story addition, including variances from lot coverage and cubic content ratio (CCR), and the addition of railing to an existing nonconforming 3rd floor roof deck. Town Council will review the variance portion of the application.

ACTION: APPROVED WITH CONDITION RELATED TO UTILITY EASEMENT; IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.

6. **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: DEFERRED TO MAY 25, 2022

7. **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: DEFERRED TO MAY 25, 2022

E. MINOR PROJECTS – OLD BUSINESS

F. MINOR PROJECTS – NEW BUSINESS

VIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

2. Staff

3. Commission

IX. NEXT MEETING DATE: Wednesday, May 25, 2022

X. ADJOURNMENT