



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

SUMMARY OF THE ACTIONS TAKEN AT THE ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, JANUARY 25, 2023

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 DECEMBER 16, 2022, MEETINGS**
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-22-021 129 CHILEAN AVE—EXTENSION OF TIME.** An application has been filed requesting 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. (ITEM WAS APPROVED AT THE JANUARY 26, 2022, ARCOM MEETING).
MOTION: APPROVED ON CONSENT
 2. **ARC-23-006 581 E WOODS RD.** The applicant, Mr. & Mrs. Cline, have filed

an application requesting Architectural Commission review and approval for an approximately 600 SF second floor addition to the rear of an existing two-story residence and window alterations including to the front entry and door.

MOTION: PULLED FROM CONSENT; APPROVED WITH THE CONDITIONS THAT THE ADDITION SHALL BE STEPPED DOWN BY LOWERING THE ROOF, AND THE PLANE OF THE LAUNDRY ROOM SHALL BE CHANGED.

B. MAJOR PROJECTS – OLD BUSINESS

1. **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, 11/18/22*)

MOTION: DEFERRED TO FEBRUARY 22, 2023

2. **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, 11/18/22*)

MOTION: DEFERRED TO FEBRUARY 22, 2023

3. **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, 11/18/22*)

MOTION: APPROVED, WITH THE FOLLOWING CONDITIONS: THE STRING COURSE WILL BE ELIMINATED, THE APPLICANT HAS THE ABILITY TO RETURN TO STAFF FOR AN APPROVAL OF AN ENHANCED REGENCY STYLE PORCH AS WELL AS AN ADDITION OF AN ARCHITRAVE AROUND THE FRONT DOOR.

4. **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 06/27/22 08/24/22, 11/18/22, 12/16/22)*

MOTION: DEFERRED TO FEBRUARY 22, 2023

5. **ARC-22-215 260 NIGHTINGALE TRL.** The applicant, 260 Nightingale, LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence. *(contd. from 12/16/22)*

MOTION: WITHDRAWN

6. **ARC-22-231 (ZON-23-013) 7 LA COSTA WAY (COMBO)** The applicant, La Costa Way Trust (Cooper Andrew TR), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing nonconforming one-story residence including new windows and doors, new rooftop equipment with screening, new rooftop terrace and new hardscape and landscape, requiring variances for lot coverage, landscape open space, and setbacks. This is a combination project that shall also be reviewed by town council as it pertains to zoning relief/approval. *(contd. from 12/16/22)*

MOTION: APPROVED, WITH THE CONDITION THAT THE DESIGN FOR THE VEHICULAR GATE AND LANDSCAPING WILL BE RESTUDIED AND WILL RETURN TO THE FEBRUARY 22, 2023 MEETING.

7. **ARC-22-197 1330 N LAKE WAY.** The applicant, 1330 NLW LLC (H. William Perry), has filed an application requesting Architectural Commission review and approval for a new two-story Mediterranean style home exceeding 10,000 SF in area with associated hardscape, landscape, and swimming pool. *(contd. from 09/28/22)*

MOTION: WITHDRAWN

C. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-240 1198 N OCEAN WAY.** The applicant, Douglas L Williams & Gabrielle J Sirchio, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with related landscape and hardscape improvements.

MOTION: DEFERRED TO MARCH 29, 2023

2. **ARC-23-012 (ZON-23-027) 206 CARIBBEAN RD (COMBO).** The applicant, 206 Caribbean LLC (Robert Frisbie), has filed an application requesting Architectural Commission review and approval for the construction of new two-story single-family dwelling with pool, hardscape and landscape, requiring site plan review for development of an existing nonconforming lot. This is a combination project that shall also be reviewed by Town Council as it relates to zoning relief/approval.

MOTION: DEFERRED TO FEBRUARY 22, 2023

3. **ARC-22-243 (ZON-23-014) 302 SEABREEZE AVE (COMBO).** The applicant, Sean Rooney, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements, requiring Site Plan Review due to deficient lot width and area, and variances to provide one garage parking space in lieu of the two required and to install air conditioning condensing units and a generator in the rear yard setback without being completely screened from the adjacent property. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

MOTION: DEFERRED TO FEBRUARY 22, 2023 FOR RESTUDY

4. **ARC-22-244 (ZON-23-004) 422 AUSTRALIAN AVE (COMBO).** The applicant, 422 Development Group LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new a two-story residence on a lot deficient in lot width and lot area in the R-C zoning district requiring (3) variances. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

MOTION: DEFERRED TO FEBRUARY 22, 2023 FOR RESTUDY

5. **ARC-23-013 (ZON-23-028) 177 CLARKE AVE. (COMBO)** The applicants, James Coleman Baker and Veronica Chen Baker, have filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence, alterations to an existing garage structure, and landscape and hardscape improvements, including (1) Cubic Content Ratio, (2-4) to vest existing rear and side setback encroachments due to the demolition of more than 50% of the building, and (5) to allow a two-story accessory structure. This is a combination project that shall also be reviewed by Town Council as it relates to the zoning relief/approval.

MOTION: DEFERRED TO FEBRUARY 22, 2023 FOR RESTUDY

6. **ARC-23-002 (ZON-23-015) 160 ROYAL PALM WAY – THE PALM HOUSE HOTEL (COMBO).** The applicant, LR PALM HOUSE, LLC., has filed an application requesting Architectural Commission review and approval for modifications to previously approved improvements at the site, including the relocation of mechanical equipment to the roof, the construction of new

site walls, parapet alterations, and pool deck lighting, requiring a variance for rooftop air conditioning equipment height and requiring Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it relates to the zoning relief/approval.

MOTION: APPROVED, WITH THE EXCEPTION FOR THE BOLLARD LIGHTING, WHICH SHALL RETURN TO THE FEBRUARY 22, 2023 MEETING. A SECOND MOTION CARRIED TO RECOMMEND THAT THE VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.

7. **ARC-22-185 281 LIST RD.** The applicant, William & Brooke McKernan, have filed an application requesting Architectural Commission review and approval for a second story addition to an existing 1- and 2-story single family residence.

MOTION: APPROVED, WITH THE CONDITION THAT THE WINDOWS OVER THE GARAGE SHALL REMAIN AS EXISTING.

D. MINOR PROJECTS – OLD BUSINESS

1. **ARC-22-238 1480 N OCEAN BLVD.** The applicant, Jason Kalisman, has filed an application requesting Architectural Commission review and approval for site alterations including a new driveway curb cut, new pool, and new landscape and hardscape to an existing two- story residence. (*contd. from 12/16/22*)

MOTION: APPROVED WITH THE ELIMINATION OF THE CURB CUT ON MANANA LANE, AS IT WAS WITHDRAWN BY THE PROFESSIONAL.

2. **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. (*contd. from 11/18/22, 12/16/22*)

MOTION: DEFERRED TO FEBRUARY 22, 2023

3. **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. (*contd. from 11/18/22, 12/16/22*)

MOTION: DEFERRED TO FEBRUARY 22, 2023

4. **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, 09/27/22, 10/26/22, 11/18/22, 12/16/22*)

MOTION: DEFERRED TO FEBRUARY 22, 2023

5. **ARC-22-212 (ZON-23-012) 246 EVERGLADE AVE. (COMBO)** The applicant, 246 Everglade LLC, has filed an application requesting Architectural Commission review and approval for the modification to an existing driveway, entry steps, pool and decking area, equipment area, entry path, site wall, and a new front entry vehicular gate, including variances for (1) reduced landscape open space (2) for reduced air conditioning equipment setbacks and (3) for reduced pool equipment setbacks. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. (*contd. from 12/16/22*)

MOTION: APPROVED, WITH THE CONDITION THAT THE GATE IS ELIMINATED. A SECOND MOTION CARRIED TO RECOMMEND THAT THE VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.

E. MINOR PROJECTS – NEW BUSINESS

1. **ARC-23-001 232 OLEANDER AVE.** The applicant, PBOC Inc, have filed an application requesting Architectural Commission review and approval for modifications to landscape, hardscape and landscape lighting including the removal of and retention of existing artificial turf to an existing two-story residence.

MOTION: APPROVED, WITH THE FOLLOWING CONDITIONS: THE EXISTING COCONUT PALMS SHALL BE RETAINED, ALL ARTIFICIAL TURF SHALL BE REMOVED, RECOMMEND ADDITION OF A NATIVE SHADE TREE ADJACENT TO THE UTILITY EASEMENT.

2. **ARC-23-009 (ZON-23-018) 2860 S OCEAN BLVD (COMBO)** The applicant, La Palma Condominium Apartment Association Inc., has filed an application requesting Architectural Commission review and approval for changes to the overall parking lot site plan of an existing six-story condominium building, including a new enclosed mechanical room including a variance to reduce the required parking spaces. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

MOTION: APPROVED. A SECOND MOTION CARRIED TO RECOMMEND THAT THE VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.

3. **ARC-22-245 (ZON-23-008) 2784 S OCEAN BLVD (COMBO)**. The applicant, Cove Condominium Association Inc. has filed an application requesting Architectural Commission review and approval for modifications to the existing surface parking area and landscape areas of three existing six-story multifamily buildings. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

MOTION: APPROVED

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

X. **NEXT MEETING DATE:** Wednesday, February 22, 2023

XI. **ADJOURNMENT**