



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

SUMMARY OF THE ACTIONS TAKEN AT THE ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, MARCH 29, 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. **ELECTION OF CHAIR & VICE CHAIR**
ACTION: JEFFREY SMITH ELECTED CHAIR. RICHARD SAMMONS ELECTED VICE CHAIR.
- V. **APPROVAL OF MINUTES**
 - A. **Approval of the Minutes of the February 22, 2023 Architectural Review Commission Meeting**
ACTION: APPROVED
- VI. **APPROVAL OF THE AGENDA**
ACTION: APPROVED, AS AMENDED
- VII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- VIII. **COMMENTS FROM THE ARCHITECTURAL COMMISSIONERS**
- IX. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**
- X. **PROJECT REVIEW**
 - A. **PRESENTATIONS**
 1. Sunshine Law Presentation
ACTION: NONE

B. CONSENT AGENDA

1. **ARC-22-007 210 EDEN RD – 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 modifications to an existing residence. (ITEM WAS APPROVED AT THE JANUARY 26, 2022 ARCOM MEETING)

ACTION: APPROVED ON CONSENT

2. **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. (ITEM WAS APPROVED AT THE FEBRUARY 23, 2022, ARCOM MEETING)

ACTION: APPROVED ON CONSENT

3. **ARC-22-059 2284 IBIS ISLE RD W– 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 modifications to an existing residence. (Item Was Approved At The March 29, 2022 Arcom Meeting).

ACTION: APPROVED ON CONSENT

4. **ARC-23-021 221 EL DORADO LANE** The applicant, Jesse and Katherine Belcher, has filed an application requesting Architectural Commission review and approval for modifications to existing landscape and hardscape.

ACTION: APPROVED ON CONSENT

5. **ARC-23-030 1090 N OCEAN BLVD.** The applicant, Ann Desruisseaux, has filed an application requesting Architectural Commission review and approval of new entry columns and driveway gate to an existing residence.

ACTION: PULLED FROM CONSENT AND IMMEDIATELY HEARD

6. **ARC-22-187 (ZON-22-129) 441 AUSTRALIAN AVE (COMBO)** The applicant, John and Ginny Collett, 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, with variances required on a lot deficient in lot width and lot area in the R-C zoning district and including variance from landscape open space requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ACTION: PULLED FROM CONSENT AND IMMEDIATELY HEARD

7. **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.

ACTION: PULLED FROM CONSENT AND IMMEDIATELY HEARD

8. **ARC-23-019 (ZON-23-036) 247 SEASPRAY AVE (COMBO)** The applicant, Alicia Grace (ALICIA GRACE TR TITL HLDR), has filed an application requesting Architectural Commission review and approval for the construction of a second floor addition on an existing single-story detached accessory structure, requiring variances to vest existing non-conforming first story side and rear setbacks due to the demolition of more than 50% of the structure, and variances to permit the construction of a second story with reduced side and rear setbacks. This is a combination project that shall also be reviewed by Town Council as it pertains to the zoning relief/approval.

ACTION: APPROVED ON CONSENT

ITEMS PULLED FROM CONSENT

5. **ARC-23-030 1090 N OCEAN BLVD.** The applicant, Ann Desruisseaux, has filed an application requesting Architectural Commission review and approval of new entry columns and driveway gate to an existing residence.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

6. **ARC-22-187 (ZON-22-129) 441 AUSTRALIAN AVE (COMBO)** The applicant, John and Ginny Collett, 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.

ACTION: APPROVED, AS PRESENTED

7. **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.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

C. MAJOR PROJECTS-OLDBUSINESS

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

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

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.

ACTION: WITHDRAWN BY APPLICANT

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.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

4. **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.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

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.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

6. **ARC-22-247 965 N OCEAN BLVD.** The applicant, 965 N OCEAN BLVD LLC (Matthew Sellick), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence over 10,000 SF with basement, landscape, hardscape, pool and spa.

ACTION: DENIED, BASED ON THE CRITERIA IN THE CODE, SECTION 18-205 (A) 1, 8, AND 9.

7. **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)

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

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, 11/18/22)

ACTION: APPROVED, WITH THE CONDITION THAT THE DECORATIVE CORNICE ON THE SLEEPING PORCH SHALL BE REMOVED, AS WELL AS AN AWNING SHALL BE ADDED OVER THE FRONT WINDOW.

9. **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. (contd. from 10/26/22)

ACTION: APPROVED, WITH THE FOLLOWING CONDITIONS: THE FLOOR TO CEILING HEIGHT OF THE SECOND FLOOR SHALL BE REDUCED BY 8 INCHES, AND THE LANDSCAPE PORTION OF THE PROJECT WILL BE DEFERRED TO THE APRIL 26, 2023 MEETING. A SEPARATE ACTION INDICATED THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.

10. **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.

ACTION: APPROVED, WITH CONDITION THAT THE FOUNTAIN SHALL BE REMOVED

11. **ARC-23-014 (ZON-23-029) 325 VIA LINDA (COMBO)** The applicant, Three Palm Trees, LLC, has filed an application requesting Architectural Commission review and approval of the construction of a new two-story residence with garage and basement, a two-story detached accessory structure with garage and basement, a pool pergola structure with awning, pool(s)/water feature(s), and associated landscape and hardscape including entry gate assemblies, site walls and an emergency generator. This is a combo project that will require Town Council review and approval for a Special Exception and Site Plan Approval to permit a reduction in the required setback for the proposed gate and gateposts. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

12. **ARC-23-020 576 ISLAND DR.** The applicant, 576 Florida Land Trust Towl Anne Marie Tr, has filed an application requesting Architectural Commission review and approval for exterior modifications to the entry porch and replacement of the entry door and second floor window to an existing two- story residence.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

13. **ARC-23-022 (ZON-23-032) 125 WORTH AVE (COMBO)** The applicant, 125 Worth Partners LLC, has filed an application requesting Architectural Commission review and approval for the substantial demolition, renovation and expansion of the existing four-story nonconforming commercial building with underground parking, including multi-story additions and façade alterations proposing in accordance with the Worth Avenue Design Guidelines, involving multiple variances including from the parking requirements, setback, lot coverage, height and open space regulations and other nonconforming aspects of the existing building. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

14. **ARC-23-024 (ZON-23-033) 1540 S. OCEAN BLVD AND 114 OCEAN VIEW RD (COMBO)** The applicant, 1540 S Ocean LLC (Steven Kirsch, Managing Director) has filed an application requesting Architectural Commission review and approval to construct a new plunge pool, deck, and landscaping for an existing 136 square foot one (1) story cabana structure including variances at 1540 S Ocean Blvd and 114 Ocean View Road. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

15. **ARC-23-025 274 MONTEREY ROAD** The applicant, Morton Pierce, 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.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

D. MAJOR PROJECTS-NEWBUSINESS

1. **ARC-22-217 258 COUNTRY CLUB RD (257 FAIRVIEW RD)** The applicant, Fieger Management Company 11 LLC (Geoffrey Fieger), has filed an application requesting Architectural Commission review and approval for construction of a new two-story accessory structure with related hardscape and landscape improvements on a parcel (257 Fairview Rd) to be unified with a parcel already improved with a two-story residence.

ACTION: DENIED, BASED ON THE CRITERIA IN THE CODE, SECTION 18-205 (A) 1 AND 3.

2. **ARC-23-011 (ZON-23-026) 220 ARABIAN RD (COMBO)** The applicant, Walter Wick, has filed an application requesting Architectural Commission review and approval for construction of a new two-story residence with hardscape, landscape, and pool on a nonconforming lot in 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.

ACTION: WITHDRAWN BY APPLICANT

3. **ARC-23-026 (ZON-23-034) 171 EL PUEBLO WAY (COMBO)** The applicants, Kevin Ryan and Carolyn Pressly-Ryan, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family dwelling with final hardscape, landscape and pool; requiring special exception with site plan review to develop a nonconforming lot in the R-B district, a variance for swimming pool setback, a variance for equipment wall height, and a setback variance. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ACTION: DENIED, BASED ON THE CRITERIA IN THE CODE, SECTION 18-205 (A) 1, 3, AND 5.

4. **ARC-23-032 (ZON-23-041) 176 SEMINOLE AVE (COMBO)** The applicant, William Paca Beatson, Jr. Trustee of the William Paca Beatson Revocable Trust dated January 8, 2021, has filed an application requesting Architectural Commission review and approval for the conversion of a rear vehicular garage into storage space, for the construction of a second-floor addition over the existing single-story garage, and landscape and hardscape alterations requiring four variances to eliminate required garage parking, to construct a second floor addition with a reduced rear setback, to exceed the maximum allowable Cubic Content Ratio (CCR), and to reduce landscape open space below code requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

E. MINOR PROJECTS - OLD 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. (contd. from 11/18/22, 12/16/22)

ACTION: DEFERRED TO APRIL 26, 2023, MEETING

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) [Town Council remanded this project back to the Architectural Review Commission for additional review.]

ACTION: APPROVED, AS PRESENTED

F. MINOR PROJECTS-NEWBUSINESS

1. **ARC-22-162 (ZON-22-110) 2773 S OCEAN BLVD (COMBO)** The applicant, Carlyle House Condominium, has filed an application requesting Architectural Commission review and approval for demolition and redesign of the existing pool, pool deck and associated landscape and hardscape, with Town Council review required for site plan approval.

XI. **ANY OTHER MATTERS**

A. Public Comments

B. Staff

C. Commission

XII. **ADJOURNMENT**