



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

ACTION MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON FRIDAY, JANUARY 24, 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. **APPROVAL OF MINUTES**
ACTION: APPROVED, AS PRESENTED
- V. **APPROVAL OF THE AGENDA**
ACTION: APPROVED, AS AMENDED
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- VII. **COMMENTS FROM THE ARCHITECTURAL REVIEW COMMISSION MEMBERS**
- VIII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**
- IX. **PROJECT REVIEW**
 - A. **CONSENT AGENDA**
ACTION: APPROVED, AS AMENDED, TO INCLUDE ARC-24-005, 1214 N OCEAN BLVD. ONLY.
 1. **ARC-23-136 1350 N LAKE WAY** The applicant, 1350 North Lake Way Acquisitions LLC, has filed an application requesting Architectural Commission review and approval for replacement of a vehicular gate, front door and balcony railings and landscape and hardscape modifications.
ACTION: APPROVED, AS PRESENTED WITH THE ORIGINAL RAILINGS.

2. **ARC-23-163 615 CREST RD.** The applicants, Richard and Ellen Richman, have filed an application requesting Architectural Commission review and approval for construction of a one-story addition to an existing two-story residence.
ACTION: APPROVED, AS PRESENTED
3. **ARC-24-005 1214 N OCEAN BLVD.** The applicant, John and Diane Scully, has filed an application requesting Architectural Commission review and approval for the installation of a second-floor pergola on an existing single-family residence.
ACTION: APPROVED, ON CONSENT.
4. **ARC-24-011 301 PLANTATION RD.** The applicant, 301 Plantation LLC, has filed an application requesting Architectural Commission review and approval for exterior modifications to the previously approved façade and roof of a single-family residence.
ACTION: DEFERRED TO FEBRUARY 28, 2024.
5. **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: DEFERRED TO FEBRUARY 28, 2024.
6. **ARC-24-013 230 BRAZILIAN AVE.** The applicants, Jon & Patricia Baker, have filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing residence.
ACTION: DEFERRED TO FEBRUARY 28, 2024, AND WITH THE CONDITION THAT MR MIZELL AND THE NEIGHBOR WILL MEET TO DISCUSS A PLAN THAT WORKS FOR BOTH PARTIES AND THAT A 16-20 FOOT GREEN CONSTRUCTION FENCE SHALL BE INSTALLED UNTIL THE LANDSCAPING CAN BE REPLACED.
7. **ARC-24-017 269 QUEENS LANE** The applicant, Kevin and Elizabeth McNamara, has filed an application requesting Architectural Commission review and approval for the installation of a generator and required screening walls.
ACTION: APPROVED, AS PRESENTED.

B. MAJOR PROJECTS-OLDBUSINESS

1. **ARC-23-094 (ZON-23-072) 247-251 WORTH AVE (COMBO)** The applicant, Holbrook Real Estate LLC, has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing one-story commercial building under the Special Allowances in accordance with the Worth Avenue Design Guidelines, including several variances from lot coverage, floor area square footage, commercial and residential use locations, parking requirements, landscape open space, and loading space requirements. This is a combination project that shall also be

reviewed by the Town Council as it pertains to zoning relief/approval.

ACTION: APPROVED, WITH THE FOLLOWING ITEMS TO RETURN TO THE MEETING ON FEBRUARY 28, 2024: THE STAIRS IN THE COURTYARD, THE FENESTRATION ON THE WORTH AVENUE FAÇADE, THE SETBACKS OF THE MIDDLE PORTION AND WINGS OF THE FRONT FAÇADE OF THE BUILDING, AND THE EYEBROW WINDOWS. THE COMMISSION MOVED THAT THE SUBJECT REDEVELOPMENT PROJECT IS CONSISTENT WITH THE ADOPTED URBAN DESIGN GOALS FOR WORTH AVENUE, THE EAST-END DEVELOPMENT AREA OBJECTIVES, AND, MORE SPECIFICALLY, THE CRITERIA FOR APPROVAL FOR GRANTING SPECIAL ALLOWANCES, SUBJECT TO ANY IMPOSED CONDITIONS ARE ENDORSED AND IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY.

2. **ARC-23-145 (ZON-23-113) 123 CHILEAN AVE (COMBO)** The applicant, Robert & Perri Bishop, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence and one-story accessory cabana structure with final hardscape, landscape and swimming pool, requiring Special Exception approval to develop a nonconforming parcel and variances to reduce the required side setbacks and to exceed the maximum cubic content ratio (CCR) permitted. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ACTION: DEFERRED TO FEBRUARY 28, 2024.

3. **ARC-23-052 (ZON-23-092) 300 COLONIAL LN (COMBO)** The applicants, Dragana & Richard Connaughton, have filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence requiring (2) variances from east side yard setback and (1) variance from mechanical equipment regulations and construction of a detached accessory structure requiring (2) setback variances, (1) lot coverage variance and (1) angle of vision variance, together with final hardscape, landscape, and swimming pool. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ACTION: DEFERRED TO FEBRUARY 28, 2024.

4. **ARC-23-167 (ZON-24-009) 350 SEABREEZE AVE (COMBO)** The applicant, Judith Goodman (Contract Purchaser, Justin Besikof /Rep. Maura Ziska), has filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence and sitewide landscape and hardscape improvements, requiring a variance to not provide garage parking. This is a combination project that shall also be reviewed by the Town Council as it pertains to the zoning relief/approval.

ACTION: APPROVED, WITH THE CONDITION THAT THE PROFESSIONAL WILL RESTUDY THE FRONT HARDSCAPE AND THAT THE COLORS OF THE DOORS AND WINDOWS WILL BE CHANGED, AS PRESENTED. THE COMMISSION MOVED THAT

IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY.

5. **ARC-23-144 216 TRADEWIND DR.** The applicant, 216 Tradewind Trust (Rep. Carl Sabatello), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with sitewide landscape and hardscape improvements.

ACTION: DEFERRED TO FEBRUARY 28, 2024.

6. **ARC-23-140 (ZON-23-118) 2278 IBIS ISLE RD (COMBO)** The applicant, Angel Arroyo, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing one-story residence, including the demolition of an existing screen porch, a new roof, façade and window alterations, and a variance to not provide the required garage enclosure for two vehicles. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ACTION: APPROVED, WITH THE CONDITION THAT LARGER LANDSCAPING SHALL BE ADDED TO THE SITE, AND A HEDGE SHALL BE INSTALLED TO WRAP AROUND THE PROPERTY. THE COMMISSION MOVED THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY.

7. **ARC-23-092 (ZON-23-070) 217 BAHAMA LN (COMBO)** The applicant, James and Sarah McCann, have filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence and associated landscape and hardscape on a lot substandard in lot depth in the R-B zoning district. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ACTION: APPROVED, AS PRESENTED.

8. **ARC-23-090 (ZON-23-068) 206 CARIBBEAN RD (COMBO)** The applicant, Walter Wick, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with landscape, hardscape, and pool on a nonconforming parcel. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ACTION: APPROVED, AS PRESENTED, WITH THE ALTERNATE SKETCH OF THE FRONT DOOR AS SHOWN.

9. **ARC-23-135 225 WELLS RD.** The applicant, LLPB Trust (Andrea Lenczner, Trustee), 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.

ACTION: APPROVED, WITH THE CONDITION THAT THE FOLLOWING ITEMS WILL RETURN TO THE MEETING ON

FEBRUARY 28, 2024: A RECONSIDERATION TO MAKE THE FRONT PARAPET TALLER, A RESTUDY OF THE REAR PARAPET ELEVATION, AND TO MODULATE THE EVES AROUND THE HOME.

10. **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 decorative metal grilles and associated improvements. This item has been deferred to the February 28, 2024, meeting.

ACTION: DEFERRED TO FEBRUARY 28, 2024.

11. **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. This item has been deferred to the February 28, 2024, meeting.

ACTION: DEFERRED TO FEBRUARY 28, 2024.

12. **ARC-23-109 (ZON-23-084) 600 TARPON WAY (COMBO)** The applicants, Frank and Annie Falk, have filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence over 10,000 SF with sitewide landscape and hardscape improvements, requiring variances for mechanical equipment placement, building height plane, and site wall height, and a Special Exception for vehicular gate placement. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. This item has been deferred to the February 28, 2024, meeting.

ACTION: DEFERRED TO FEBRUARY 28, 2024.

C. MAJOR PROJECTS-NEWBUSINESS

1. **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 FEBRUARY 28, 2024.

2. **ARC-24-003 232 LA PUERTA WAY** The applicant, La Puerta Project LLC (Peter Burt), 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.

ACTION: DEFERRED TO FEBRUARY 28, 2024.

3. **ARC-23-104 (ZON-23-076) 1295 S OCEAN BLVD (COMBO)** The applicant, WEMIO LLC (Tom Waller, Chief Operating Officer), has filed an

application requesting Architectural Commission review and approval for the installation of a clay tennis court with viewing platform along with related hardscape and landscape improvements, including new site entry walls, columns, vehicular gates, and supplemental parking area. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

ACTION: APPROVED, AS PRESENTED. THE COMMISSION MOVED THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY.

4. **ARC-23-161 (ZON-24-006) 129 CHILEAN AVE (COMBO)** The applicant, Ch1129 LLC (George Mykoniatas), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence on an existing non-conforming parcel requiring a special exception with site plan review and (3) variances related to proposed setbacks and garage parking. This is a combination project that shall be reviewed by the Town Council as it pertains to the zoning relief/approval.

ACTION: APPROVED, AS PRESENTED. THE COMMISSION MOVED THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY.

5. **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: DEFERRED TO FEBRUARY 28, 2024.

6. **ARC-24-004 (ZON-24-014) 334 CHILEAN AVE (COMBO)** The applicant, Overflow Pad Too LLC (Bradley McPherson, Authorized Representative), has filed an application requesting Architectural Commission review and approval for modifications to previously approved hardscape, landscape, and site walls with incorporation of new vehicular gates at a previously approved new-single family residence; with variances required to exceed maximum site wall heights and minimum equipment setbacks. The Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: APPROVED, HOWEVER THE APPROVAL DID NOT INCLUDE THE GATES AND TRASH ENCLOSURE. THE COMMISSION MOVED THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT ON THE SUBJECT PROPERTY.

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 MARCH 27, 2024.

8. **ARC-24-010 243 SEASPRAY AVE.** The applicant, 243 Seaspray LLC (Larry Meyer, 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.

ACTION: DEFERRED TO FEBRUARY 28, 2024.

X. **Unscheduled Items**

- A. Public
- B. Staff
- C. Commission

XI. **NEXT MEETING DATE:** Wednesday, February 28, 2024

XII. **ADJOURNMENT**