



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

SUMMARY OF THE ACTIONS TAKEN AT THE ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, FEBRUARY 28, 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**
 1. **ARC-24-014 340 SEAVIEW AVE.** The applicant, 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
 2. **ARC-24-023 234 BRAZILIAN AVE.** The applicant, Thomas C. Weller Jr., has filed an application requesting Architectural Commission review and approval for installation of a generator enclosure and landscape screening at a single-family residence.
ACTION: WITHDRAWN BY STAFF

3. **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, ON CONSENT (7-0)

4. **ARC-23-162 (ZON-24-007) 223 SUNSET AVE (COMBO)** The applicants, 223 SUNSET HOLDINGS LLC has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new second-floor outdoor private residential terrace facing Sunset Avenue and a new accessibility ramp in the rear of the property, eliminating existing landscape open space requiring a variance. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ACTION: APPROVED, ON CONSENT (7-0)

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

1. **ARC-24-014 340 SEAVIEW AVE.** The applicant, 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: DEFERRED TO MARCH 27, 2024 (4-3 – JS, KK, TK)

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 Town Council as it pertains to zoning relief/approval.

ACTION: APPROVED, WITH THE FOLLOWING CONDITIONS: THE SECOND FLOOR ON THE FRONT ELEVATION SHALL BE PUSHED BACK TWO FEET, THE WINDOWS ON THE THIRD FLOOR, EAST AND WEST ELEVATIONS SHALL BE CHANGED TO A VERTICAL ORIENTATION, THE DOORS ON THE THIRD FLOOR, SOUTH ELEVATION SHALL BE A SINGLE OPENING, AND THE LANDSCAPING ON THE THIRD FLOOR SHALL BE ENHANCED. (5-2 – JC, EC)

2. **ARC-23-123 (ZON-23-105) 1186 N OCEAN WAY (COMBO)** The applicant, Martha Lee Johnson 2012 Exempt Trust (Stan Johnson), has filed an application requesting Architectural Commission review and approval for the design of a new two-story residence with sitewide landscape and hardscape improvements, requiring setback and separation distance variances

for the location of the pool equipment and a variance to exceed allowable chimney height. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

ACTION: APPROVED, WITH THE FOLLOWING CONDITIONS: THE GARAGE ROOF PITCH WILL BE INCREASED, THE ROOF ON THE CONNECTION BETWEEN THE HOME AND THE GARAGE SHALL BE CHANGED TO A GABLE ROOF, THE CANTILEVER ON THE REAR ELEVATION SHALL BE REMOVED, THE ROOF MATERIAL SHALL BE BORAL CONCRETE, THE LANTERNS SHALL BE REDUCED IN SIZE AND WILL BE MOVED TO THE SIDES OF THE PIERS. (4-3 – RS, JC, EC)

3. **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 Town Council as it pertains to zoning relief/approval.

ACTION: APPROVED, WITH THE FOLLOWING CONDITIONS: THE CENTER COLUMN ON THE PORCH ON THE WEST ELEVATION SHALL BE REMOVED, AND THE GABLE ON THE FRONT ELEVATION SHALL BE WIDENED TO ELIMINATE ONE OF THE COLUMNS; A SECOND MOTION WAS MADE THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY. (5-2 – BS, JC on project) (7-0 on variance)

4. **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 Town Council as it pertains to zoning relief/approval.

ACTION: APPROVED, WITH THE FOLLOWING CONDITIONS: THE COLUMNS ON THE LOGGIA SHALL BE ENLARGED, THE GARAGE WILL BE SET BACK TWO FEET, AND THE APPROVAL INCLUDES THE ALTERNATE DRAWING OPTION 2, NORTH ELEVATION GARAGE RENDERING SHOWN AT THE MEETING. (7-0)

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 MARCH 27, 2024 (7-0)

6. **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: APPROVED, AS PRESENTED (7-0)

7. **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 A CHANGE IN THE MAHOGANY WINDOWS TO A SEAFOAM GREEN COLOR AND THE FOLLOWING ITEMS TO BE RESTUDIED AND TO RETURN TO THE MEETING ON MARCH 27, 2024: THE FRONT ENTRY DESIGN AND THE ROOF AND TRELLIS DESIGN ON THE FRONT ELEVATION. (7-0)

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 MARCH 27, 2024 (7-0)

8. **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: APPROVED, AS PRESENTED (7-0)

9. **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: APPROVED, WITH THE FOLLOWING CONDITIONS: THE COCONUT PALM IN THE RIGHT OF WAY SHALL BE REPLACED, AND THE TRELLIS AND DECORATIVE ELEMENTS ON THE ENTRYWAY SHALL BE REMOVED. (7-0)

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. Applicant requests a second deferral to the March 27, 2024, meeting.

ACTION: DEFERRED TO MARCH 27, 2024 (7-0)

C. MAJOR PROJECTS-NEWBUSINESS

1. **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 the 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. Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: DEFERRED TO MARCH 27, 2024 (7-0)

2. **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 MARCH 27, 2024; A SECOND MOTION WAS MADE THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY. (7-0 on project) (6-1 - BS on variance)

3. **ARC-24-022 (ZON-24-034) 726 HI MOUNT RD (COMBO)** The applicant, Jaime Torres-Cruz with Fairfax and Sammons on behalf of owner Irimar Ocean Properties LLC, has filed an application requesting Architectural Commission review and approval for a one-story roofed approximately 400SF porch to be added to existing terrace extending into the south side yard setback, necessitating one (1) variance from the side setback 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 CONDITIONS: THE LOUVERS SHALL CONTINUE ALL THE WAY AROUND, AND THE STEEL RAILINGS SHALL BE ELIMINATED; A SECOND MOTION WAS MADE THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY. (4-2 – TK, KC on project) (4-2 – TK, KC on variance)

D. MINOR PROJECTS - OLD BUSINESS

1. **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: APPROVED, AS PRESENTED, WITH OPTION 1 FOR THE FRENCH DOOR ON THE WEST ELEVATION, AS SHOWN IN THE MEETING (6-0).

2. **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 MARCH 27, 2024 (6-0)

3. **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: APPROVED, WITH THE CONDITION THAT TRAVELERS' PALMS ARE INSTALLED IN A LAYERED AND STAGGERED FASHION TO PROVIDE PRIVACY. (7-0)

E. MINOR PROJECTS-NEWBUSINESS

1. **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: APPROVED, WITH THE CHANGE IN THE CURB CUT, THE NEW LANDSCAPING, NEW EXFILTRATION SYSTEM ONLY, WITH A RECOMMENDATION TO BUILD A NEW 7-FOOT WHITE MASONRY WALL AS IT IS MORE AESTHETICALLY PLEASING AND BETTER FOR DRAINAGE, AND THE CONDITION THAT THE FRONT DOOR AND THE BALCONY RAILING WILL RETURN TO THE COMMISSION FOR APPROVAL AT THE MARCH 27, 2024, MEETING. (5-1 – KK)

2. **ARC-24-021 (ZON-24-033) 224 SANDPIPER DR (COMBO)** The applicant, 224 Sandpiper LLC, has filed an application requesting Architectural Commission review and approval for the construction of an outdoor terrace and installation of a retractable awning with variances for open space and setbacks. Town Council shall review the application as it pertains to zoning relief/approval.

ACTION: APPROVED, AS PRESENTED WITH AWNING FABRIC OPTION 2 AS SHOWN; A SECOND MOTION WAS MADE THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY. (5-0)

X. Unscheduled Items

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

XI. NEXT MEETING DATE: Wednesday, March 27, 2024

XII. ADJOURNMENT