



**TOWN OF PALM BEACH
ARCHITECTURAL COMMISSION
360 SOUTH COUNTY ROAD
COUNCIL CHAMBERS - SECOND FLOOR**

AGENDA

APRIL 27, 2022

9:00 AM

Welcome

- I. **CALL TO ORDER**
- II. **ROLL CALL**
Jeffrey W. Smith, Chairman
Richard F. Sammons, Vice Chairman
Maisie Grace, Member
John David Corey, Member
Betsy Shiverick, Member
Thomas Kirchhoff, Member
Kenn Karakul, Member
Dan Floersheimer, Alternate Member
Elizabeth Connaughton, Alternate Member
Joshua L. Martin, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES FROM THE MARCH 23, 2021 MEETING**
- V. **APPROVAL OF THE AGENDA**
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- VII. **PROJECT REVIEW**
 - A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **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.
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.
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.
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.
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.

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.

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.
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.

Please note: This project is withdrawn by the applicant.

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.
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.
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.
Please note: This item shall be deferred to the May 25, 2022 meeting
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.
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.
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.
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.

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.
11. **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.
12. **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.
13. **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.
14. **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.
15. **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.
16. **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.

Please note: This item shall be deferred to the May 25, 2022 meeting

17. **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.

Please note: This item shall be deferred to the May 25, 2022 meeting

18. **ARC-22-058 (ZON-22-038) 220 BRAZILIAN AVE. (COMBO)** The applicant, 1220 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.

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.
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.
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.
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.

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.

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.

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.

E. MINOR PROJECTS – OLD BUSINESS

None

F. MINOR PROJECTS – NEW BUSINESS

1. **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.

2. **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.

VIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

2. Staff

3. Commission

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

X. ADJOURNMENT

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.