



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

AGENDA

MARCH 23, 2022

9:00 AM

Welcome

- I. **CALL TO ORDER**
- II. **ROLL CALL**
John David Corey, Vice Chairman
Maisie Grace, Member
Betsy Shiverick, Member
Jeffrey W. Smith, Member
Thomas Kirchhoff, Member
Richard F. Sammons, Member
Kenn Karakul, Member
Dan Floersheimer, Alternate Member
Elizabeth Connaughton, Alternate Member
Joshua L. Martin, Alternate Member
- III. **ELECTION OF OFFICERS**
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 23, 2021 MEETING**
- VI. **APPROVAL OF THE AGENDA**

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **ARC-22-050 201 OCEAN TER (minor project)** The applicant, Scott and Kimberly Goodwin has filed an application requesting Architectural Commission review and approval for the installation of a new gate and front door alteration.
2. **ARC-22-052 160 CHILEAN AVE (minor project)** The applicant, Lisa Paolozzi, has filed an application requesting Architectural Commission review and approval for exterior design modifications to the roof design of a previously approved one-story residence.

B. **DEMOLITIONS AND TIME EXTENSIONS**

NONE

C. **MAJOR PROJECTS – OLD BUSINESS**

1. **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.

ZONING INFORMATION: The applicant is requesting four variances in order to build a two-story addition which includes a 315 square foot one-story addition to the garage, a 184 square foot addition for a covered terrace on the first floor, and a 930 square foot second floor addition for two bedrooms, including a 130 square foot covered balcony, and two bathrooms. The requested variances are as follows: Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 12.5 foot minimum side yard setback required for the garage addition in the R-B Zoning District. Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 15 foot minimum side yard setback for a second story addition and covered balcony in the R-8 Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 10.5 foot minimum side yard setback required for a bay window on the first floor in the R-B Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 13 foot minimum side yard setback required for a bay window on the second floor in the R-B Zoning District.

At the August 25, 2021 meeting a motion carried to defer the project to the September 29, 2021 meeting with a clear direction for a restudy of the entire project. A motion carried at the September meeting to defer the project to the October 27, 2021 meeting. A motion carried at the October meeting to defer the project to the November 19, 2021 meeting. A motion carried at the November

meeting to defer the project to the December 17, 2021 meeting. A motion carried at the December meeting to defer the project to the March 23, 2022 meeting.

Please note: This item shall be deferred to the April 27, 2022 meeting

2. **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 Are Moderne style containing 13,000 SF and with new landscaping and hardscape.
3. **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 April 27, 2022 meeting

4. **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.
5. **B-063-2021, 280 VIA MARILA**
Applicant: CJN P Holdings LLC (Daniel Pergola, Managing Member)
Professional: MP Design & Architecture, Inc. Project Description: 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.

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion carried to defer the project to the July 28, 2021 meeting to address the comments of the commissioners. A motion carried to defer the project to the September 29, 2021 meeting with a clear understanding that a complete redesign of the home was highly requested. A motion carried at the September meeting to defer the project to the November 19, 2021 meeting for a restudy in accordance with the comments from the Commissioners, particularly with the scale and mass of the proposed home. A motion carried at the November meeting to defer the project to the December 17, 2021 meeting. A motion carried at the December meeting to defer the project to the February 23, 2022 meeting.

6. **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.

Please note: This item shall be deferred to the April 27, 2022 meeting

7. **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.
8. **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.
9. **ARC-21-077 991 N LAKE WAY** The applicant, Michael Rapp, has filed an application requesting Architectural Commission review and approval for exterior modifications to a previously approved two-story residence, including the demolition of portions of the existing structure and the construction of a new detached accessory structure, architectural changes and modifications to the site plan and landscaping.
10. **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.

Please note: This item shall be deferred to the April 27, 2022 meeting

11. **ARC-22-005 225 EL PUEBLO WAY** The applicant, 225 El Pueblo Way LLC, has filed an application requesting Architectural Commission review and approval for the demolition of an existing one-story residence and the construction of a new 5,006 SF two-story residence designed in a Regency-inspired style.
12. **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.

13. **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.

Please note: This item shall be deferred to the April 27, 2022 meeting

14. **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.

Please note: This item shall be deferred to the April 27, 2022 meeting

15. **ARC-21-039 (ZON-21-003) 380 SOUTH COUNTY RD. (COMBO)** The applicant, 380 S County LLC (Phillip Norcross, Manager) has filed an application requesting Architectural Commission review and approval for the construction of new one- and two-story additions to an existing two-story building including variances from setbacks, rooftop mechanical equipment height, and to reduce the existing parking in order to expand an existing food and beverage serving lounge and office use. The variance portion of the application shall be reviewed by Town Council. The application will require special exception and site plan reviewed by Town Council.

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 April 27, 2022 meeting

17. **ARC-22-038 (ZON-22-027) 225 INDIAN ROAD (COMBO)** The applicant, White Oak, LLC, a Wyoming LLC, as Trustee for 225 Trust u/a/d 12/13/2019 (Dennis Walsh, Trust Officer), has filed an application requesting Architectural Commission review and approval for a driveway hardscape addition and a 226 sq. ft. loggia expansion with staircase to access the existing 2nd floor open terrace including variances from the setback requirements. The variance portion of the application will be reviewed by Town Council.

18. **ARC-22-031 2285 IBIS ISLE RD.** The applicant, Global 1 Investment Group LLC, has filed an application requesting Architectural Commission review and approval for the renovation and major additions to an existing one-story residence.

D. MAJOR PROJECTS – NEW BUSINESS

1. **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.
2. **ARC-22-056 (ZON-22-061) 250 SANDPIPER DR (COMBO)** The applicant, Judith Guest, has filed an application requesting Architectural Commission review and approval for the substantial renovation and alterations to an existing nonconforming two-story residence including variance for nonconforming 2-story east side-yard setback. Changes include revisions to the fenestration, roof and entry portico, new hardscape and landscape design, and a new rear loggia, pool and pergola. Town Council will review the variance portion of the application.
3. **ARC-22-058 (ZON-22-038) 220 BRAZILIAN AVE (COMBO)** The applicant, I220 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.
4. **ARC-22-059 2284 IBIS ISLE RD.** The applicant, 2284 Ibis Isle LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new approximately 1500 SF second floor addition to an existing single-story residence.
5. **ARC-22-060 (ZON-22-048) 224 SOUTHLAND RD (COMBO)** The applicant, MR. & MRS. FROST, has filed an application requesting Architectural Commission review and approval for the construction of a new approximately 750 SF one-story addition and renovation and alterations to an existing two-story residence including a variance to expand an existing nonconforming setback. Town Council will review the variance portion of the application.
6. **ARC-22-061 (ZON-22-040) 1950 S OCEAN BLVD (COMBO)** The applicant, Earl Mack, has filed an application requesting Architectural Commission review and approval for renovation and construction of an approximately 145 SF addition to an existing one-story cabana structure in the required side (south) yard including a variance to reduce the required setback. The variance portion of the application will be reviewed by Town Council.
7. **ARC-22-067 (ZON-22-039) 107 DOLPHIN RD (COMBO)** The applicant, Irwin Ackerman, has filed an application requesting Architectural Commission review and approval for the construction of a new 184 SF beach cabana in the BA zoning district including variances from lot area requirements and setback

requirements. The application will require Special Exception with Site Plan Review and Variances by Town Council.

E. MINOR PROJECTS – OLD BUSINESS

1. **ARC-22-035 726 HI MOUNT RD.** The applicant, Irimar Ocean Properties LLC, has filed an application requesting Architectural Commission review and approval for modifications to a previously approved two-story single-family residence currently under construction.

Please note: This item was originally approved at the 01/26/22 ARCOM meeting. A motion for reconsideration was made and approved at the 02/23/22 ARCOM meeting and placed on this agenda for review.

2. **ARC-21-062 327 BARTON AVE (minor project)** The applicant, Brian and Laura Carr, has filed an application requesting Architectural Commission review and approval of modifications to an existing landscape and hardscape plan as well as a driveway opening increase of 2 feet.

F. ITEMS PULLED FROM CONSENT

G. MINOR PROJECTS – NEW BUSINESS

NONE

VIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

IX. NEXT MEETING DATE: Wednesday, April 27, 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.