



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

AGENDA

FRIDAY, DECEMBER 17, 2021
9:00 AM

WELCOME

- I. **CALL TO ORDER**
- II. **ROLL CALL**
Michael B. Small, Chairman
John David Corey, Vice Chairman
Alexander C. Ives, Member
Maisie Grace, Member
Betsy Shiverick, Member
Jeffrey W. Smith, Member
Thomas Kirchhoff, Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
Richard F. Sammons, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **RULES OF ORDER AND PROCEDURE**
- V. **APPROVAL OF THE MINUTES FROM THE NOVEMBER 19, 2021 MEETING**
- VI. **APPROVAL OF THE AGENDA**
- VII. **PROJECT REVIEW**

A. CONSENT AGENDA OF MINOR PROJECTS

1. ARC-21-088 281 LIST RD (minor project) The applicant, Brooke McKernan, has filed an application requesting Architectural Commission review and approval for a new driveway configuration and material changes.

Please refer to staff memo for additional information on this project.

2. ARC-21-091 137 DUNBAR RD (minor project) The applicant, Kenneth Endelson, has filed an application requesting Architectural Commission review and approval for exterior modifications including site wall, pedestrian gate and landscape.

Please refer to staff memo for additional information on this project.

3. ARC-21-097 240 VIA LAS BRISAS (minor project) The applicant, Environmental Design Group (Dustin Mizell), has filed an application requesting Architectural Commission review and approval for minor modifications to the interior and perimeter landscaping and changes to the hardscape on a site containing an existing two-story residence.

Please refer to staff memo for additional information on this project.

4. ARC-21-098 1930 S OCEAN BLVD (minor project) The applicant, Coral House Land Trust (Russel Hernandez), has filed an application requesting Architectural Commission review and approval for modifications to a site containing an existing two-story residence including alterations to the motor court, installation of new entry columns and vehicular gate, construction of a new pergola and other site improvements.

Please refer to staff memo for additional information on this project.

5. ARC-21-104 456 S OCEAN BLVD (minor project) The applicant, Robert Frisbee, has filed an application requesting Architectural Commission review and approval for exterior design changes to an existing rooftop parapet wall.

Please refer to staff memo for additional information on this project.

6. ARC-22-003 3474 S OCEAN BLVD (minor project) The applicant, Aastro Roofing, has filed an application requesting Architectural Commission review and approval for the installation of an in kind S-tile roof replacement to an existing multi-building townhouse development.

Please refer to staff memo for additional information on this project.

7. ARC-21-036 323 ARABIAN AVE. The applicant, Sunshine Properties Palm Beach LLC (M. Timothy Hanlon), has filed an application requesting Architectural Commission approval for the demolition of an existing two-story residence.

Please refer to staff memo for additional information on this project.

B. TIME EXTENSIONS

None

C. MAJOR PROJECTS – OLD BUSINESS

1. 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.

Please note: The professional has requested a deferral to the February 23, 2022 meeting.

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.

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.

Please note: The professional has requested a deferral to the March 23, 2022 meeting.

3. 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. 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.

Please refer to staff memo for additional information on this project.

4. ARC-21-048 216 TRADEWIND DR. The applicant, 216 Tradewind Trust (Michael S. Kehoe, Trustee) has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in a Bermuda Vernacular style with associated site improvements, hardscape, pool and spa.

Please refer to staff memo for additional information on this project.

5. ARC-21-050 (ZON-21-011) 1090 S OCEAN BLVD. (COMBO) The applicant, 1090SOCEAN LLC (Brad McPherson), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in the traditional Georgian style. The application will require special exception and site plan reviewed by Town Council. The application will require special exception and site plan reviewed by Town Council.

Please note: The professional has requested a one month deferral to the January 26, 2022 meeting.

6. ARC-21-074 225 WELLS RD. The applicant, M2B Properties LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in a Mediterranean style of approximately 6,300 SF in size with associated site improvements, hardscape, pool and spa.

Please refer to staff memo for additional information on this project.

7. 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.

Please refer to staff memo for additional information on this project.

8. ARC-21-082 (ZON-21-020) 594 N COUNTY RD. (COMBO – VARIANCES) The applicant, George and Sandra Marucci, has filed an application requesting Architectural Commission review and approval for the construction of three additions totaling approximately 430SF to an existing one-story residence, including variances from both side setback requirements. The variance portion of the application shall be reviewed by Town Council.

Please note: This item is being withdrawn by the applicant; it will now return as a Historically Significant Building project for review and approval by the Landmarks Preservation Commission.

D. MAJOR PROJECTS – NEW BUSINESS

1. ARC-21-044 (ZON-21-013) 1800 SOUTH OCEAN BOULEVARD (COMBO) The applicant, Gerard Beekman, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in the Traditional Anglo Caribbean-Georgian style of architecture over 20,000 sf in size, multiple accessory buildings, generator and padel court on a vacant site. The application will require Special Exception request and Site Plan Review by Town Council.

Please note: The professional has requested a one month deferral to the January 26, 2022 meeting.

2. ARC-21-092 130 BANYAN RD. The applicant, 130 Banyan LLC (Maura Ziska, Manager), has filed an application requesting Architectural Commission review and approval for alterations to previously approved plans including changes to building fenestration and rooflines and including hardscape and landscape changes.

Please refer to staff memo for additional information on this project.

3. ARC-21-093 (ZON-22-002) 150 WORTH AVE, STE 234 (COMBO) The applicant, Cojimar Palm Beach (Joseph Hernandez and Charles Masson) has filed an application requesting Architectural Commission review and approval for outdoor furniture associated with proposed exterior seating in association with a new second floor restaurant in The Esplanade (Cojimar). The outdoor seating will require a Special Exception Review w/Site Plan Review by the Town Council.

Please refer to staff memo for additional information on this project.

4. ARC-21-096 (ZON-22-008) 3450 S OCEAN BLVD (COMBO) The applicant, the Patrician Condominium, has filed an application requesting Architectural Commission review and approval for the construction of a new restroom and covered shade structure on top of an existing elevated pool deck and landscape modifications. The project requires Site Plan Review to be reviewed by Town Council.

Please refer to staff memo for additional information on this project.

5. ARC-21-099 1025 N LAKE WAY The applicant, David and Jennifer Fischer, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two story residence and the construction of a new two-story residence in the Moorish Revival style.

Please refer to staff memo for additional information on this project.

6. ARC-21-101 425 CHILEAN AVE. The applicant, Loraine 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 refer to staff memo for additional information on this project.

E. MINOR PROJECTS – OLD BUSINESS

1. ARC-21-046 237 BRAZILIAN AVE. (minor project) The applicant, Brazilian PB Land Trust, has filed an application requesting Architectural Commission review and approval for the installation of two new side entry gates.

Please note: The professional has requested a one month deferral to the January 26, 2022 meeting.

2. ARC-21-057 125 EL BRAVO WAY (minor project) The applicant, Jim Sawky, has filed an application requesting Architectural Commission review and

approval for exterior and interior modifications to a previously approved two-story residence, specifically alterations to all elevations with window, door and other detail adjustments.

Please refer to staff memo for additional information on this project.

3. ARC-21-065 446 N. LAKE WAY (minor project) The applicant, Robert and Suzanne Johnson, has filed an application requesting Architectural Commission review and approval for the installation of a new vehicular driveway gate.

Please refer to staff memo for additional information on this project.

F. MINOR PROJECTS – NEW BUSINESS

1. ARC-21-102 200 EVERGLADE AVE, UNIT A-2 (minor project) The applicant, Robert Satterfield, has filed an application requesting Architectural Commission review and approval for the installation of solar panels on the shared existing flat roof on a town house building.

Please refer to staff memo for additional information on this project.

2. ARC-21-103 225 SEABREEZE AVE (minor project) The applicant, Robert Berg, has filed an application requesting Architectural Commission review and approval for the installation of solar panels on the existing roof of a two-story single family residence.

Please refer to staff memo for additional information on this project.

VIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

IX. NEXT MEETING DATE: Wednesday, January 26, 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.