



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

AGENDA

FRIDAY, NOVEMBER 19, 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 OCTOBER 27, 2021 MEETING**
- VI. **APPROVAL OF THE AGENDA**
- VII. **PROJECT REVIEW**

A. CONSENT AGENDA OF MINOR PROJECTS

1. ARC-21-058 1930 S. OCEAN BLVD. (minor project). The applicant, Coral House Land Trust, has filed an application requesting Architectural Commission review and approval for exterior design modifications to an existing two-story residence, specifically to replace all trims and corners with proposed coral stone.

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

2. ARC-21-073 341 PERUVIAN AVE. (minor project). The applicant, Villa Giardino Land Trust, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing three-story residence, including the installation of new window openings facing the r-o-w, and landscape and hardscape changes interior to the site.

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

3. ARC-21-075 217 MOCKINGBIRD TR. (minor project). The applicant, Kathleen Carbonara, has filed an application requesting Architectural Commission review and approval for exterior modifications to the landscape and hardscape plans of a previously approved plan, including the changing of ground finish materials and driveway material alteration.

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

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

5. B-063-2020 160 ROYAL PALM WAY. The applicant, LR Palm House LLC, has filed an application requesting Architectural Commission review and approval for exterior design modifications to the east entrance including changes to the ground asphalt driveway material, and installation of new planters.

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

6. ARC-21-056 216 ANGLER AVE. (minor project). The applicant, Clem Schaub, has filed an application requesting Architectural Commission review and approval for exterior modifications to the perimeter landscaping plan of a previously approved two-story residence.

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

7. ARC-21-071 1575 N. LAKE WAY (minor project). The applicant, Ian and Christine MacTaggart, has filed an application requesting Architectural

Commission review and approval for new landscaping site wide, on a site containing an existing two-story residence.

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

8. 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.

9. B-052-2021 147 DUNBAR RD. A project was reviewed and approved at the June 23, 2021 ARCOM meeting with the condition that the proposed tile design and colors, as well as the final design details of the windows and frames return to the Commission at a later date for review and approval.

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

B. DEMOLITIONS AND TIME EXTENSIONS

C. MAJOR PROJECTS – OLD BUSINESS

1. B-019-2021 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 101 Nightingale Trail

Applicant: 04TST101 Nightingale LLC (Brian Libman, Manager)

Professional: Brooks & Falotico Associates, LLP

Project Description: Exterior alterations and interior renovations to two-story single family residence; revised fenestration on all elevations; reframe portions of existing roof to accommodate new fenestration height and replace existing roof tiles; renovate entry portico, frame for second floor roof deck, and face with coquina; new Dutch gables at courtyard elevations; renovate pool terrace and incorporate new retaining walls; remove existing driveway and install new hardscape and landscape.

ZONING INFORMATION: Section 134-893(13): The applicant is proposing to construct a 70 square foot one story bathroom addition and two Dutch gables that will be added to the courtyard elevations of the pool cabana and kitchen which will increase the cubic content ratio ("CCR") to 5.24 in lieu of the 5.01 existing CCR and the 3.9 maximum CCR allowed in the R-B Zoning District.

A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included the identity and character of the home, the front entry, the fenestration, the shutters,

the balconies and glass railings. A motion carried at the April meeting to defer the project for one month, to the May 26, 2021 meeting, to restudy the gables, fenestration and in accordance with the comments of the Commission. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting at the request of the professionals. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting at the request of the professionals. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals. At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting. 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 to restudy the gables, fenestration, east elevation and detailing.

2. B-031-2021 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW WITH VARIANCE(S)

Address: 130 Algoma Rd.

Applicant: 130 Algoma, LLC (Lee Fensterstock)

Professional: MP Design & Architecture

Project Description: Demolition of existing one story house while preserving existing garage and finish floor. New construction of two story classical house, approx. 6,448 sq. ft. Final landscape and hardscape.

ZONING INFORMATION: Section 134-229: Section 134-329 and Section 134-843(b): Special Exception with Site Plan Review to allow the construction of a new two story 6,448.55 square foot residence while preserving the existing one story nonconforming garage on a lot with an area of 15,708 square feet in lieu of the 20,000 square foot minimum required; a lot depth of 142.33 feet in lieu of the 150 foot minimum required; and a lot width of 111.89 in lieu of the 125 foot minimum required; all in the R-A Zoning District. The following variances are being requested: 1) Section 134-843(8): to allow the existing east side yard setback to remain at 8.75 feet in lieu of the 15 foot minimum required to keep the existing non-conforming garage. 2) Section 134-843(7): to allow a building height plane setback to be 46.1 feet in lieu of the 48.33 foot minimum setback required.

Project History:

April 2021 Deferred to 5/26/21 to allow the Commissioners to receive a proper demolition report and landscape demolition plan and deferred entire project to 5/26/21

May 2021 Demolition approved. Deferred remainder of project to the 6/23/21 meeting for restudy, to include style, floor height and garage orientation.

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| June 2021 | Deferred to 7/28/21 for a complete redesign backed on the comments from the Commissioners. |
| July 2021 | Change in Architect. Requested Deferral to 09/29/21 |
| September 2021 | Deferred to 11/19/21 for restudy, particularly the front entrance, the massing of the second floor and garage section |

3. B-034-2021 Additions/Modifications

Address: 905 N. Ocean Blvd.

Applicant: 905 N. Ocean LLC (Maura Ziska)

Professional: LaBerge and Menard

Project Description: Guest house addition and new landscape/hardscape.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting for restudy, particularly how the home fits onto the lot. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting at the request of the professional. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting at the request of the professional. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals. A motion carried at the August 25, 2021 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.

Please note: The professional requested to withdrawal this project from the agenda.

4. B-058-2021 Demolition/New Construction

Address: 1020 N. Lake Way

Applicant: Mr. & Mrs. Kandars, Contract Purchaser (Maura Ziska)

Professional: MP Design & Architecture, Inc.

Project Description: Demolition of existing residence, including hardscape, landscape. Existing pool to remain. New two-story residence, new hardscape, new landscape, existing pool to be modified.

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion deferred the hearing of the new construction to the July 28, 2021 meeting. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals. At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting. 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 size, mass, fenestration, garage, front entrance and overall charm.

5. B-063-2021 Demolition/New Construction

Address: 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.

6. B-072-2021 Additions/Modifications

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)*

Address: 224 La Puerta Way

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.

Please note: The professional did not submit required materials; therefore staff recommends a deferral to the December 17, 2021 meeting.

7. ARC-21-017 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION AND SITE PLAN REVIEW

Address: 223 Monterey Road

Applicant: 239 Monterey Road, LLC (Louis Capano, Jr., Manager)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: The lot is non-conforming in area: 9,000 square feet in lieu of the 10,000 square feet required in the R-B Zoning District; and in width: 90 feet in width in lieu of the 100 foot minimum required in the R-B Zoning District. 1. Request to demo the existing one-story residence, accessory structure, pool, driveway and miscellaneous site walls, piers and fences. 2. Request to construct a new single family residence on a non-conforming lot (overall size and width) meeting all applicable Town codes. 3. Request to construct a new two-story single family residence consisting of 3,902 gross square feet on a non-conforming lot, driveway, pool/spa, hardscape and landscape, including an emergency generator and civil, storm water and grading

At the August 25, 2021 meeting, a motion carried to defer the project to the September 9, 2021 meeting. A motion carried at the September meeting to defer the project to the October 27, 2021 meeting for a restudy of the front door, the three windows next to the front door as well as the overall height of the home. A motion carried at the October meeting to defer the project to the November 19, 2021 meeting to address the height and fenestration.

8. B-065-2021 7 OCEAN LN.

Applicant: 7 Ocean Lane, LLC (Nedim Soylemez, Manager)

Professional: Harold Smith/Smith and Moore Architects, Inc.

Project Description: New two-story residence with pool. Final hardscape and landscape.

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting for a restudy in accordance with the comments of the Commissioners. At the July 28, 2021 meeting a motion was made to deny the proposed new home as presented but failed for lack of a second. Another motion was made to defer the project, for two months to the September 29, 2021 meeting, for a restudy with a potential change in style, moving the house to the west, reducing the size of the house, reducing the east fenestration and reducing the garage size or relocating it to the basement as well as all of the direction provided. A motion carried at the September meeting to defer the project to the November 19, 2021

meeting for a restudy with particular attention to the front façade screening and the glazing on the rear façade.

9. ARC-21-040 (ZON-21-006) 164 SEASPRAY AVE. (COMBO) 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. A motion carried at the October meeting to defer the project to the November 19, 2021 meeting.

Please note: The professional requested a deferral to the December 17, 2021 meeting.

10. ARC-21-041 (ZON-21-008) 1520 S OCEAN BLVD. (COMBO) The applicant, Chris Shumway, has filed an application requesting Architectural Commission review and approval for the construction of a new 400SF beach cabana and water feature within the vacant oceanside parcel, including a setback variance from the bulkhead line. The application will require special exception and site plan reviewed by Town Council. A motion carried at the October meeting to defer the project to the November 19, 2021 meeting to address the detailing of the cabana and perhaps to add some interest.

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

11. 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. A motion carried at the October meeting to defer the project to the November 19, 2021 meeting.

Please note: The professional requested a deferral to the December 17, 2021 meeting.

12. 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. A motion carried at the October meeting to defer the project to the November 19, 2021 meeting.

Please note: The professional requested a deferral to the December 17, 2021 meeting.

13. ARC-21-051 (ZON-20-00299) 1015 S OCEAN BLVD. (COMBO) The applicant, 1015 South Ocean LLC (Maura Ziska, manager), has filed an application requesting Architectural Commission review and approval for the construction of a two-story residence designed in the traditional Bermuda style greater than 10,000 SF in size on a vacant lot, including Special Exception Request with Site Plan Review and variances for front yard setback and building height plane. The variance portion of the application shall be reviewed by Town Council. The application will require Special Exception Request with Site Plan reviewed by Town Council. A motion carried at the October meeting to defer the project to the November 19, 2021 meeting to restudy the loggia, the front door, the width of the home, the windows next to the front entrance and the possibility of moving the home eastward on the lot.

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

D. MAJOR PROJECTS – NEW BUSINESS

1. ARC-21-020 (Z-21-00390) 300 N. LAKE WAY (COMBO) The applicant, David and Constance Littman, has filed an application requesting Architectural Commission review and approval for the construction of an approximate 1600 SF one-story addition to an existing accessory structure, including variance from maximum allowed Cubic Content Ratio (CCR). The variance portion of the application shall be reviewed by Town Council.

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

2. 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.

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

3. 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.

4. 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.

5. ARC-21-078 (ZON-21-026) 175 WORTH AVE. (COMBO). The applicant, PB Worth Partners LLC, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing two-story building including the installation of new storefronts replacements and new awnings, and the construction of a new entry door and vestibule, including a variances from the setback requirements for a retail renovation. The variance portion of the application shall be reviewed by Town Council.

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

6. ARC-21-082 (ZON-21-020) 594 N. COUNTY RD. (COMBO). 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 refer to staff memo for additional information on this project.

7. ARC-21-083 101 OCEAN TER. The applicant, 1332 Ocean Trust (Guy Rabideau, trustee), has filed an application requesting Architectural Commission review and approval for modifications to a previously approved ARCOM project currently under construction, specifically including architectural, hardscape and landscape changes. The design was previously approved November 2020, pursuant to B-071-2020.

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

8. ARC-21-084 (ZON-21-022) 191 BRADLEY PL. (COMBO) The applicant, NDL Property Palm Beach Property LLC (David Tornek, Mgr), has filed an application requesting Architectural Commission review and approval for exterior seating (48 seats) to an existing one-story restaurant (Meat Market) not exceeding the maximum capacity licensed. 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.

E. MINOR PROJECTS – OLD BUSINESS

1. ARC-21-045 258 COUNTRY CLUB RD. (minor project). The applicant, Big Bear Developers, has filed an application requesting Architectural Commission review and approval for modifications to previously approved landscaping plan.

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

F. MINOR PROJECTS – NEW BUSINESS

1. 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.

2. ARC-21-067 149 VIA PALMA (minor project). The applicant, Louis Rose, has filed an application requesting Architectural Commission review and approval for the resurfacing of an existing driveway, the construction of a retaining wall in the front yard along with the raising the elevation grade of the front yard, and a new set of pedestrian stairs and gates and other exterior changes.

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

3. ARC-21-069 346 SEASPRAY AVE. (minor project). The applicant, 346 Seaspray Ave Trust, has filed an application requesting Architectural Commission review and approval for exterior modifications to a previously approved landscape and hardscape plan, including driveway, driveway gates and site walls.

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

4. ARC-21-072 329 WORTH AVE. (minor project). The applicant, 329 WORTH AVENUE LLC, has filed an application requesting Architectural Commission review and approval for the removal and replacement and reconfiguration of a single awning and the blocking of a window to accommodate signage and the blocking of interior windows to an existing commercial building's retail bay.

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:** Friday, December 17, 2021

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.