



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

**ARCHITECTURAL COMMISSION
360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS**

**OCTOBER 30, 2019
9:00 A.M.**

The progress of this meeting maybe monitored by visiting townofpalmbeach.com and click on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

- I. **CALL TO ORDER**
- II. **ROLL CALL**
Robert J. Vila, Chairman
Michael B. Small, Vice Chairman
Robert N. Garrison, Member
Alexander C. Ives, Member
Maisie Grace, Member
John David Corey, Member
Nikita Zukov, Member
Betsy Shiverick, Alternate Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES FROM THE SEPTEMBER 25, 2019 MEETING**
- V. **APPROVAL OF THE AGENDA**
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

VII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**

VIII. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**

IX. **PROJECT REVIEW**

A. DEMOLITIONS AND TIME EXTENSIONS

B-072-2019 Demolition

Address: 893 South County Road

Applicant: Mr. Alex Chesterman

Professional: MP Design & Architecture

Project Description: Demolition of existing two-story residence, pool and hardscape.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS – OLD BUSINESS

B-050-2019 Demolition/New Construction

Address: 233 Arabian Road

Applicant: 233 Arabian LLC

Professional: Harold Smith/Smith and Moore Architects

Project Description: Demolition of an existing one-story residence and pool.

Construction of a two-story residence and pool. Final hardscape and landscape.

A motion carried at the August meeting to approve the demolition with conditions. A second motion carried to defer the project for one month to September 25, 2019 to allow the professional to address concerns of the Commission. At the September 25, 2019 ARCOM, meeting the project was deferred to October 30, 2019 to restudy the driveway entrance.

Call for disclosure of ex parte communication.

B-052-2019 Demolition/New Construction

Address: 405 N. Lake Way

Applicant: Mary E. Curran

Professional: Anthony A. Harrington

Project Description: Proposal of a new two-story residence with pool, landscape and hardscape. Demolition of existing two-story residence.

A motion carried at the August meeting to approve the demolition with conditions. A second motion carried to defer the project for one month to September 25, 2019 so that the professional could address the comments made by the Commission. Because of the storm experienced in the area, the applicant was granted a deferral until the October 30, 2019 meeting to allow the applicant sufficient time to make the necessary revisions.

Call for disclosure of ex parte communication.

B-057-2019 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

- done on August 28, 2019

Address: 224 S. Ocean Blvd.

Applicant: Armen Manoogian

Professional: Jose A. Gonzalez, Gonzalez Architects

Project Description: Proposed work includes the construction of a new 440 sq. ft., one story detached, two car garage and driveway.

At the August 28, 2019 meeting, the Commission made a recommendation to Town Council that implementation of the proposed variance will cause negative architectural impact to the subject property. A second motion carried to defer the project for one month to the September 25, 2019 meeting so that the professional could restudy the design of the garage. Because of the storm experienced in the area, the applicant was granted a deferral until the October 30, 2019 meeting to allow the applicant sufficient time to make the necessary revisions. *The applicant has now requested that this application be withdrawn.*

B-063-2019 New Construction

Address: 220 Brazilian Avenue

Applicant: PBROC Limited Partnership

Professional: Patrick Ryan O'Connell Architect, LLC

Project Description: Proposed construction of a new two-story, two-family residential structure, including new pools, hardscape and landscape.

At the September 25, 2019 ARCOM, meeting the project was deferred for one month to October 30, 2019 for restudy.

Call for disclosure of ex parte communication.

B-064-2019 Additions/Modifications

Address: 201 Via Linda

Applicant: Tom Roush

Professional: Stephen Roy (Architect)

Project Description: Lot unification - Renovation and addition to an existing 2-story residence to include new landscape, hardscape and pool.

Because of the storm experienced in the area, the applicant was granted a deferral until the October 30, 2019 meeting to allow the applicant sufficient time to make the necessary revisions.

Call for disclosure of ex parte communication.

B-067-2019 Additions/Modifications

Address: 560 Island Drive

Applicant: James Reyes & Jennifer Blair

Professional: MP Design & Architecture

Project Description: Improvements to existing two-story residence.

Because of the storm experienced in the area, the applicant was granted a deferral until the October 30, 2019 meeting to allow the applicant sufficient time to make the necessary revisions.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-062-2019 New Construction

Address: 133 Gulfstream Road

Applicant: ANERO LLC

Professional: Jeffrey Silberstein – Silberstein Architecture

Project Description: Construction of a new one-story 3,000 square-foot residence with pool, landscape and hardscape.

Call for disclosure of ex parte communication.

B-068-2019 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW AND VARIANCE(S)

Address: 218 Debra Lane

Applicant: Andrew and Milla Russo

Professional: LeBerge & Menard

Project Description: Demolition of existing structure, landscape and hardscape.

Construction of a new two-story, 3,539 square-foot under air residence, pool, landscape and hardscape.

ZONING INFORMATION: A request for Site Plan Review to build a 3,539 square-foot 2-story home, hardscape and swimming pool on an existing 10,393 square-foot platted lot with a depth of 90 feet in lieu of 100-foot minimum required (Section 134-893(b)(2)). The following variances are also being requested for the swimming pool: a) Request for a front yard setback of twenty feet, four inches (20.33') in lieu of the twenty-five foot (25') minimum front yard setback required by code (Section 134-1757), and b) Request to allow the proposed swimming pool in a required street side yard with a continuous hedge of three feet (3.0') in height in lieu of six feet (6.0') minimum required (Section 134-1757).

Call for disclosure of ex parte communication.

B-070-2019 Additions/Modifications

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

Address: 259 Worth Avenue

Applicant: Fro II 259 Worth Owner LLC
Professional: Keith Spina (Glidden Spina)
Project Description: Convert existing 2nd floor retail space to residential, and add 3rd floor residential unit to existing 2-story building.

ZONING INFORMATION: A request for Special Exception with Site Plan Review in order to construct a third story as a special allowance based on the Worth Avenue Design Guidelines. This project qualifies for the special allowances as set forth in the Worth Avenue Design Guidelines. The proposed third story consists of a roof top deck with an enclosed 2,390 square feet of living space, which includes a 720 square foot pergola. The following variance is being requested: Section 134-1165 - proposed maximum story coverage of 33% for the enclosed living area on the third floor roof deck in lieu of the 30% maximum allowed for a third story using the Worth Avenue Design Guidelines

Call for disclosure of ex parte communication.

B-069-2019 Demolition/New Construction

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

Address: 977 South Ocean Boulevard

Applicant: 195 PHESTEN ASSOCIATES, LLC (RUSTY & ASHLEY HOLZER)

Professional: Studio SR Architecture

Project Description: Demolition of existing 1-story wood frame house, and construction of a contemporary 1 & 2-story residence.

ZONING INFORMATION: A request for Special Exception with Site Plan Review to allow the construction of a 6,546 square foot two-story residence on a non-conforming lot that is 76.5 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning district and 12,813 feet in area in lieu of the 20,000 square foot minimum area required in the R-A Zoning district (Section 134-840 & 134-893(c)). The following variances are also being requested:

1. Section 134-843(a)(5): A request for a variance to allow the proposed residence to have a front setback of 21.2 feet in lieu of the 35-foot minimum required in the R-A Zoning District.
2. Section 134-843(a)(5) and (9): A request for a variance to allow the proposed residence to have a rear setback of 9 feet in lieu of the 15 foot minimum required in the R-A Zoning District which includes the balconies which extend 3 feet from the building in lieu of the 2' foot maximum allowed.
3. Section 134-1757: A request for a variance to allow the proposed residence to have a swimming pool rear setback of 5.3 feet in lieu of the 10-foot minimum required in the R-A Zoning District.
4. Section 134-843(a)(11): A request for a variance to allow the proposed residence to have a Lot Coverage of 33.32% in lieu of the 25% percent maximum allowed in the R-A Zoning District.
5. Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 136 degrees in lieu of the 116 degrees maximum allowed in the R-A Zoning District.
6. Section 134-843(a)(7): A request for a variance to allow the proposed residence to have a Building Height Plane setback range of 21.2' to 29.9' in lieu of the range of 35' to 42' 11 1/4" minimum required in the R-A Zoning District for this proposed house.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

None

E. MINOR PROJECTS – NEW BUSINESS

None

X. ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)

XI. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

XII. 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.