



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

4:57 pm, Aug 27, 2019

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

**AUGUST 28, 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 JULY 24, 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

None

B. MAJOR PROJECTS – OLD BUSINESS

B-038-2019 New Construction

Address: 445 N. Lake Way

Applicant: Green Buttonwood, LLC (Julie McDermott)

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

Project Description: Construction of a new two-story Georgian style residence with pool. Final hardscape and landscape.

A motion carried at the June meeting to approve the project as presented with the caveat that the professional return in one month after restudying the second floor of the carriage house, the gates and the lanterns. A motion carried at the July meeting to defer the project to the August 28, 2019 meeting.

Call for disclosure of ex parte communication.

B-036-2019 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done
5/29/19

Address: 205 Via Tortuga

Applicant: Dan and Karen Swanson

Professional: Jonathan C. Moore/Smith and Moore Architects, Inc.

Project Description: New two-story French Style home with four car garage, pool cabana and pool.

Project History:

- May 2019 – Approved architecture with following conditions: the changes shown for the main entrance and windows, using natural stone rather than cast stone, using a lighter shade color for the roof, to readdress the number of lanterns proposed for the new residence. The landscape and hardscape was deferred with the conditions to address the number of lanterns, gate details and stone material.
- June 2019 – Approved landscape and hardscape with professional to return with sample of stone proposed for trim on residence and material proposed for sundeck.
- July 2019 – Approved project with use of natural stone for the home and the sundeck material presented. A second motion carried to return with a sample of the natural stone to be used on the residence.

Call for disclosure of ex parte communication.

B-027-2019 Demolition/New Construction

Address: 1485 Via Manana

Applicant: Jason and Josephine Kalisman

Professional: Daniel Kahan/Smith and Moore Architects

Project Description: Demolition of existing residence. New two-story residence, which will serve as a guesthouse and pavilion for the main house at 1480 North Ocean Boulevard. Final landscape and hardscape.

A motion carried at the July meeting to approve the demolition with conditions. A second motion carried to defer the project for one month to allow the professional to address concerns of the Commission.

Please note: Staff and the applicant have requested a one-month deferral, to the September 25, 2019 meeting, to allow the Town Council to make a determination on an appeal filed regarding an administrative decision.

B-039-2019 New Construction

Address: 341 Eden Rd.

Applicant: Mike Belisle

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New construction of two-story Prairie style home to be approximately 6,200 sq. ft. Final landscaping/hardscaping to be included.

A motion carried at the June meeting to defer the project to the July 24, 2019 meeting to allow the professionals to restudy the design. A motion carried at the July meeting to defer the project to the August 28, 2019 meeting.

Call for disclosure of ex parte communication.

B-048-2019 Demolition/New Construction

Address: 208 El Pueblo Way

Applicant: Mr. & Mrs. Lawrie

Professional: MP Design & Architecture

Project Description: Demolition of existing residence. Proposed new two-story residence and guesthouse. New pool, hardscape & landscape.

A motion carried at the July meeting to approve the demolition request with conditions. A second motion carried to approve the project with the following caveats: the professional returns to the August 28, 2019 meeting with a different color palate, revised elevations to reflect the changes to the door and windows, revised elevations with the single outlookers, and the removal of the cross pickets in the railings.

Call for disclosure of ex parte communication.

B-049-2019 Demolition/New Construction

Address: 214 Plantation Rd.

Applicant: GW Purucker JV – Contract Purchaser

Professional: MP Design & Architecture

Project Description: Demolition of existing residence. Proposed new two-story residence. New pool, hardscape & landscape.

A motion carried at the July meeting to approve the demolition request with conditions. A second motion carried to approve the project with the following items returning to the August 28, 2019 meeting for approval: change the front door color to white, delete the circular window on the front façade, change the front entry columns, and change the second floor, square windows to elongated windows with Bahama shutters, and to reexamine the driveway configuration.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW 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.

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.

Call for disclosure of ex parte communication.

B-055-2019 Modifications

Address: 214 Worth Ave.

Applicant: Napoleon Palm Beach LLC (Daniel Yerushalmi)

Professional: Norm Paul

Project Description: Commercial Build out/Remodel – Front window revisions. Two (2) existing show windows will be removed and install 2 new 5 x 8 fixed glass.

Call for disclosure of ex parte communication.

B-056-2019 Additions

Address: 204 Via Del Mar

Applicant: Via Del Mar LLC

Professional: Keith Williams/Nievera Williams Design

Project Description: Proposed main entry driveway gate and service driveway gate.

Call for disclosure of ex parte communication.

B-057-2019 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

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.

ZONING INFORMATION: A request to add a two car one-story garage onto the North side of the house which requires the following variances: 1. Sec 134-1576 A street side yard setback of six feet in lieu of the eighteen foot minimum required 2. Sec 134-893 b (13) A Cubic Content Ratio of 6.13 in lieu of the 5.82 existing and the 3.94 maximum allowed.

Call for disclosure of ex parte communication.

B-059-2019 Additions/Modifications

Address: 655 Island Dr.

Applicant: Jeffery and Tracy Weiner

Professional: MP Design & Architecture and McAlpine

Project Description: Improvements to existing two-story residence with a new pool, driveway, hardscape and landscape.

Call for disclosure of ex parte communication.

B-060-2019 Demolitions/Additions

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 272 Queens Lane

Applicant: Christopher and Jennifer Lazzara

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Demolition of the garage wing, motor court and adjacent fencing. Provide new two-story addition to existing residence.

ZONING INFORMATION: The applicant is proposing to construct a 3,468 square foot two-story addition to the west of the current residence comprised of living space, new garage and loggia that would result in the following variance being requested: 1) an angle of vision of 120 degrees in lieu of the 78 degrees existing and the 116 degrees maximum allowed in the R-B Zoning District.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

None

E. MINOR PROJECTS – NEW BUSINESS

A-027-2019 Modifications

Address: 101 N. County Rd.

Applicant: Wade M. Shavell Trust (Cathy W. Shavell, Trustee)

Professional: Brett Delmez/Epoch Design Group

Project Description: Exterior tenant improvement for new retailer to include (2) new window openings, replacement of existing doors and windows to match existing, new trim details to match existing, new light fixtures and fresh paint.

Call for disclosure of ex parte communication.

A-028-2019 Modifications

Address: 1473 N. Lake Way

Applicant: Nicholas Coleman

Professional: Don Skowron

Project Description: Open space and garden expansion to include grading, retaining walls, off street parking, landscape buffers and all associated changes and additions.

Call for disclosure of ex parte communication.

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.