



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

ARCHITECTURAL COMMISSION

MEETING HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/97500100414>

**WEDNESDAY, AUGUST 26, 2020
9:00 A.M.**

****PLEASE NOTE: DEPENDING ON THE LENGTH OF THE MEETING, THE COMMISSION MAY DECIDE TO DEFER ITEMS TO A SECOND MEETING DAY – THURSDAY, AUGUST 27, 2020 TO BEGIN AT 9:00 A.M.**

The progress of this meeting may be 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

Michael B. Small, Chairman
Robert N. Garrison, Vice Chairman
Alexander C. Ives, Member
Maisie Grace, Member
John David Corey, Member
Betsy Shiverick, Member
Richard Sammons, Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
Edward A. Cooney, Alternate Member

III. PLEDGE OF ALLEGIANCE

- IV. **RULES OF ORDER AND PROCEDURE**
- V. **APPROVAL OF THE MINUTES FROM THE JULY 29, 2020 MEETING**
- VI. **APPROVAL OF THE AGENDA**
- VII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- VIII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**
- IX. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**
- X. **PROJECT REVIEW**

DEMOLITIONS AND TIME EXTENSIONS

B-035-2020 Demolition

Address: 756 Hi Mount Road

Applicant: Hi Mount LLC (Amy Zabetakis, Member)

Professional: Ken Tate/Richard Leja

Project Description: Complete demolition of existing residence, swimming pool and landscaping.

A motion carried at the July meeting to approve the demolition with the caveat that the applicant return to the August 26, 2020 meeting with a clean landscape plan that shows the lot sodded, irrigated and a proper landscape buffer.

Call for disclosure of ex parte communication:

B-046-2020 Demolition

Address: 1015 S. Ocean Blvd.

Applicant: 1015 South Ocean Boulevard LLC (Maura Ziska, Manager)

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

Project Description: Demolition of an existing single family residence, pool, hardscape and landscape.

Call for disclosure of ex parte communication.

B-047-2020 Demolition

Address: 110 Seaspray Ave.

Applicant: Manoogian Armen A Trust

Professional: Jose A. Gonzalez/Gonzalez Architects

Project Description: Request for demolition of existing house, covered loggia, guest house, pool and paved drive, walks and decks. The above mentioned areas will be filled and the lot will be sodded and irrigated.

Please note: Staff requests a deferral to the September 23, 2020 meeting due to an issue with the notice.

MAJOR PROJECTS – OLD BUSINESS

B-020-2020 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 171 Via Bellaria

Applicant: John Robert Tomisch Trust (M. Tim Hanlon, Attorney)

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New 8,468 sq. ft. two-story house painted cream with clay tile roof, stone trim. New landscape and hardscape.

ZONING INFORMATION: Section 134-843 (7): The Applicant is proposing a new 9,416 square foot two story residence on Via Bellaria that would have a building height plane setback of 37 feet in lieu of the required minimum setback ranging from 51.2 to 69.5 feet.

A motion carried at the May meeting to defer the project for one month, to the June 24, 2020 meeting, for a massive restudy with every aspect of the design. A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional. A motion carried at the July meeting to defer the project for to the August 26, 2020 meeting in accordance with the comments from the commissioners as well as to allow proper notice for the required variance.

Call for disclosure of ex parte communication.

B-027-2020 Demolition/New Construction

Address: 335 Seabreeze Ave.

Applicant: 65 Kimberly Place LLC

Professional: MP Design and Architecture Inc.

Project Description: Demolition of existing two-story residence, one car garage and pool. Renovation of existing two-story guest house. New four car garage. Existing site wall and motor court to remain. New Landscape.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting. A motion carried at the May meeting to defer the entire project for one month, to the June 24, 2020 meeting, to allow the professional to return with renderings, more history on the current home and a more thorough demolition plan. A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional. A motion carried at the July meeting defer the project to the August 26, 2020 meeting to allow the professionals to return with a clear plan for the guesthouse to remain.

Call for disclosure of ex parte communication.

B-032-2020 Additions/Modifications

Address: 220 El Vedado Rd.

Applicant: Robb Turner

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Addition of approx. 675 sq. ft. loggia and a stand-alone gym of approx. 840 sq. ft. Final landscape and hardscape to be included.

A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional. A motion carried at the July meeting to approve the landscape and hardscape plans and to defer the architectural plans for the pavilion to the August 26, 2020 meeting.

Call for disclosure of ex parte communication.

B-034-2020 Additions/Modifications

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

Address: 2730 S. Ocean Blvd.

Applicant: The Ambassador Hotel Cooperative Apartment Corp., A Florida Corporation. (Richard Schlesinger, President)

Professional: Richard Sammons/Fairfax, Sammons and Partners

Project Description: Additions and interior and exterior renovations to the buildings at 2730 S. Ocean Blvd. Landscape and hardscape changes included.

ZONING INFORMATION: The following zoning relief is being requested: 1. Section 134-1055 (16.): Special Exception approval to modify the existing condo-hotel use in the R-D(2) Zoning District. 2. Section 134-327: Site plan approval for the modifications to the existing condo-hotel site as identified above. 3. Section 134-1064: Special exception approval for the new balconies on the third, fourth and fifth floors. 4. Section 134-1060 (6)(f): Variance request for the proposed redevelopment to include the addition of balconies on the south side of the building that will encroach into the south side yard setback by a 30 inches thus a variance request for a setback of 27.5 feet in lieu of the 30 foot minimum required. 5. Section 134-2172: Variance to allow the proposed off-street, valet-operated parking, to be tandem and stacked in lieu of the code required off-street parking standards related to size of spaces and access. The code requires parking spaces to be designed so that a vehicle can be removed without the necessity to move another vehicle. The proposed parking is modifying and adding parking areas designed with stacked (tandem) and lift parking. 6. Section 134-1064: Variance to allow the lot coverage to be 44.9% in lieu of the 23.7% existing and the 22% maximum allowed in the R-D(2) Zoning District for 5 story buildings (the building is 7 stories with a lower level floor area). 7. Section 134-1060(6): Variance to allow a north side yard setback of 15 feet in lieu of the 30 foot minimum required for the under dune garage. 8. Section 134-1064(b)(3): Variance to allow a height of 68.96 feet in lieu of the 62.5 maximum allowed for the Penthouse additions (7th floor).

A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional. A motion carried at the July meeting to defer the project to the August 26, 2020 meeting at the request of the attorney.

Please note: The attorney for the project will be requesting a deferral for the project.

B-036-2020 Demolition/New Construction

Address: 135 Reef Road

Applicant: Donald and Maureen Kandziora
Professional: Roger Janssen/Dailey Janssen Architects
Project Description: Demolition of a one story residence, landscape, hardscape and pool. Construction of a new two story residence, landscape, hardscape and pool.

A motion carried at the July meeting to approve the demolition request as presented. A second motion carried at the July meeting to defer the project to the August 26, 2020 meeting in accordance with the comments of the commissioners.

Call for disclosure of ex parte communication.

B-037-2020 Demolition/New Construction

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

Address: 110 Seagate Road

Applicant: Carlos Musso, Sr.

Professional: Roger Janssen/Dailey Janssen Architects

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

ZONING INFORMATION: Special Exception with Site Plan Review to allow the construction of a 4,201 square foot two-story new residence on non-confirming portions of platted lots with a depth of 96.12 feet In lieu of the 100 foot minimum depth required In the R-B Zoning District.

A motion carried at the July meeting to approve the demolition request as presented. A second motion carried at the July meeting to defer the project to the August 26, 2020 meeting to allow the professional to research the features of the design.

Call for disclosure of ex parte communication.

B-042-2020 Additions/Modifications

Address: 221 Ocean Terrace

Applicant: Amin Khoury

Professional: Rex Nichols Architects Inc.

Project Description: 183 sq. ft. is being added to the master bedroom. The summer kitchen is being updated. Doors and windows will be replaced. New site walls and landscaping to be added. The garage roof shall be replaced with a flat roof deck.

Please note: The professional has requested to withdraw the project from the agenda.

MAJOR PROJECTS – NEW BUSINESS

B-040-2020 Driveway Gates

Address: 1063 N. Ocean Blvd.

Applicant: 1063 N Ocean Blvd LLC (Kevin Dieterich, Treasurer)
Professional: Mario Nievera/Nievera Williams Design
Project Description: Proposed driveway entrance gates on north and south driveway entrances.

Call for disclosure of ex parte communication.

B-044-2020 Additions/Modifications

Address: 165 Atlantic Ave.
Applicant: The Carlo Vittorini 2010 Revocable Trust
Professional: Roger Janssen/Dailey Janssen Architects
Project Description: General alterations to entry façade; replace all existing doors and windows with impact rated product; interior alterations; landscape and hardscape alterations.

Call for disclosure of ex parte communication.

B-045-2020 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 143 Reef Road
Applicant: John Criddle
Professional: Roger Janssen/Dailey Janssen Architects
Project Description: Proposed addition of a master suite on the north side of the property. Proposed two-car garage on west side of property. Revised landscape and hardscape and civil management plan.

ZONING INFORMATION: The applicant is proposing to construct a new 597 square foot one story garage to the west of the existing residence. The following variances are being requested: 1. Section 134-893(7): The applicant is requesting a variance for a west side yard setback of 5 feet in lieu of the 12.5 foot minimum required for a one story building. 2. Section 134-893(6): The applicant is requesting a variance for an angle of vision of 105 degrees in lieu of the 100 degrees maximum allowed.

Call for disclosure of ex parte communication.

B-048-2020 New Construction

Address: 257 Sanford Ave.
Applicant: Mary Bryant McCourt
Professional: Patrick Ryan O'Connell/Patrick Ryan O'Connell Architect, LLC
Project Description: Construction of a new two-story single family residence, landscape, hardscape and pool.

Call for disclosure of ex parte communication.

B-049-2020 Demolition/New Construction

Address: 1500 N Ocean Blvd.
Applicant: Eric and Maura Christu

Professional: Richard F. Sammons/Fairfax & Sammons

Project Description: Demolition of existing residences at 1500 N. Ocean Blvd and 206 Mediterranean Rd. Construction of a new two story residence in the Barbados Georgian Style. Landscape and hardscape improvements.

Call for disclosure of ex parte communication.

B-050-2020 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 2315 Ibis Isle Road

Applicant: Diana and Owen Sanderson

Professional: Stephen Roy/Roy & Posey

Project Description: Construction of a new 6,772 s.f. two story residence to include: new landscaping, new pool and new hardscape.

ZONING INFORMATION: The applicant is proposing to construct a new 6,898 square foot two-story home. The following variances are being requested: 1. Section 134-893(5): The applicant is requesting a variance for a front yard setback of 3.5 feet in lieu of 30 feet minimum required for a two-story residence. 2. Section 134-893(6): The applicant is requesting a variance for an angle of vision of 154 degrees in lieu of the 100 degrees maximum allowed for a two-story residence.

Call for disclosure of ex parte communication.

B-051-2020 Demolition/New Construction

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

Address: 1742 S. Ocean Blvd.

Applicant: 1742 LLC (Robert Simmons, President)

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

Project Description: Demolition of an existing two-story residence and construction of a new two-story residence with pool.

ZONING INFORMATION: Section 134-843(a) and (b) Special Exception with Site Plan Review to allow the construction of a new 9,604 square foot, two-story residence on an unplatted non-conforming lot that has an area of 19,918 square feet in lieu of the 20,000 square feet minimum and a depth of 97.52 in lieu of the 150 foot minimum depth required in the R-A Zoning District.

Call for disclosure of ex parte communication.

B-052-2020 Modifications

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

Address: 200 Everglade Avenue, A-2

Applicant: Rob Satterfield

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Enclosing an existing southern balcony on a townhouse; new windows and sliding glass doors, all on rear elevation.

ZONING INFORMATION: Site Plan Review and variance request to add a third story addition by enclosing a balcony on the south side on a non-conforming three-story multi-family building. The variances being requested are to enclose the balcony are as follows: 1. Section 134-948(8)c: A third story addition where only two stories maximum is allowed. 2. Section 134-948(8)c: A building height of 26.5 feet in lieu of the 23.5 foot maximum allowed.

Call for disclosure of ex parte communication.

B-053-2020 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 346 Seaspray Ave.

Applicant: Guy Rabideau, Trustee of 346 Seaspray Trust dated 5/8/20

Professional: Jose Luis Gonzales-Perotti/Portuondo-Perotti Architects

Project Description: Existing residence to be remodeled. New two story garage/studio, one story pool loggia and related landscape/hardscape elements.

ZONING INFORMATION: Applicant is proposing a 161 square foot addition to the existing loggia (which will be enclosed into a/c space); an 877 square foot two story addition to the northeast side of the property for a new garage and an upper level studio; and a 443 square foot pool loggia addition to the east side of the property. The following variances are being requested: Section 134-893(11): to allow a lot coverage of 30.3% in lieu of the 26.1% existing and the 30 percent maximum allowed in the R-B Zoning District. Section 134-893(13): to allow a cubic content ratio ("CCR") of 4.23 in lieu of the 3.57 existing CCR and the 4.11 CCR maximum allowed.

Call for disclosure of ex parte communication.

MINOR PROJECTS – OLD BUSINESS

A-012-2020 Modifications

Address: 1178 N. Ocean Blvd.

Applicant: 1178 Ocean LLC (Robert J. Buford, Manager)

Professional: Nicholas Fobes/Hoerr Schaudt Landscape Architects

Project Description: Changes to pool, spa, landscape and hardscape at the beach cabana of a previously approved project.

A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional. A motion carried at the July meeting to defer the project to the August 26, 2020 meeting in accordance with the comments from the commissioners.

Call for disclosure of ex parte communication.

MINOR PROJECTS – NEW BUSINESS

A-017-2020 Modifications

Address: 225 Worth Avenue

Applicant: Love is Next Door, LLC (Burton Handelsman, Manager)

Professional: Jerome Baumoehl/Jerome Baumoehl Architect, Inc.

Project Description: Propose to remove center section of existing storefront and approximately 1,200 square feet of existing rentable retail space to create a new

courtyard and up to seven individual retail suites. Design of new custom retractable iron gate/grille in a black finish will be closed when the building is not open.

Call for disclosure of ex parte communication.

A-019-2020 Modifications

Address: 520 S. Ocean Blvd.

Applicant: Harrison McCarthy

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Front balcony addition and narrowing of front entry. Window modification.

Call for disclosure of ex parte communication.

A-020-2020 Additions/Modifications

Address: 1960 South Ocean Blvd.

Applicant: 1960 LLC (Nathan T.H. Lloyd, Manager)

Professional: Daniel Downey Architect Cht. Inc.

Project Description: Add a 1,300 s.f. single story addition located on the west side of the main building at the existing courtyard for a new living room.

Call for disclosure of ex parte communication.

A-022-2020 Modifications

Address: 240 Royal Palm Way

Applicant: JHD Associates LLC

Professional: Michael Dumala

Project Description: Replace existing windows, like for like (to impact). Paint window mullions SW Indigo blue, repaint building.

Call for disclosure of ex parte communication.

A-024-2020 Solar Panels

Address: 159 Seaspray Ave.

Applicant: Eric Leiner

Professional: Manuel Siques/Go Solar Power

Project Description: Solar PV System Roof Mount and Interconnection.

Call for disclosure of ex parte communication.

A-025-2020 Modifications

Address: 201 Via Linda

Applicant: Tom Roush

Professional: Stephen Roy/Roy & Posey

Project Description: Selective modifications to a previously approved ARCOM submission.

Call for disclosure of ex parte communication.

A-026-2020 Generator

Address: 2784 S. Ocean Blvd.

Applicant: The Cove Condominium Association, Inc. (James Crowley, Attorney)

Professional: Leslaw A. Czaczyk, AIA

Project Description: Replacement of existing interior generator equipment with new 250 kW interior generator and associated mechanical equipment to be located on the ground floor of an existing 5-story building. Minor exterior modifications include a new door, added louvers on two walls, an exhaust pipe, and a modified planter retaining wall. The exterior alterations are necessary for the operation of the generator and will be screened with existing and proposed landscaping.

Call for disclosure of ex parte communication.

A-028-2020 Landscape/Hardscape

Address: 1556 N. Ocean Blvd.

Applicant: Pearls of the Palm Beaches LLC (Susan Shulman, Managing Member)

Professional: Don Skowron

Project Description: Minor landscape and hardscape adjustments to a previously approved ARCOM project.

Call for disclosure of ex parte communication.

A-029-2020 Additions

Address: 130 Clarendon Ave.

Applicant: Mr. & Mrs. Harry Slatkin

Professional: MP Design & Architecture

Project Description: 680 SF Sunroom addition to existing main house on the east side of property. Not visible from street.

Call for disclosure of ex parte communication.

A-030-2020 Modifications

Address: 210 Worth Avenue

Applicant: Ferragamo USA, Inc. (Todd Stecker, COO)

Professional: M. Mark Marsh/Bridges, Marsh and Associates, Inc.

Project Description: Tenant change out with new storefront design for Faidra Hanna & Co.

Call for disclosure of ex parte communication.

A-031-2020 Modifications

Address: 3440 S. Ocean Blvd.

Applicant: The Halcyon of Palm Beach Condominium Assoc., Inc. (Lawrence Zubik, Owner Agent)

Professional: Bunker Engineering and Construction Services

Project Description: Replace existing picket balcony railings with code compliant glass railings as shown.

Call for disclosure of ex parte communication.

XI. **ADDITIONAL COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

XII. **DISCUSSION ITEM**

1. Demolitions

XIII. **STAFF APPROVALS**

XIV. **ADDITIONAL COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

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

XVI. **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.