



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

REVISED

4:36 pm, Jun 24, 2019

JUNE 26, 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 MAY 29, 2019 MEETING**
- V. **APPROVAL OF THE AGENDA**
- VI. **ADMINSTRATION 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-043-2019 Demolition

Address: 303 Arabian Rd.

Applicant: Steven L. Apple, as Trustee of the Steven L. Apple T/U/A dated 11/21/2011 (c/o M. Timothy Hanlon)

Professional: M. Timothy Hanlon

Project Description: Demolition of existing two-story residence, garage, accessory structures, pool, landscape and hardscape. This is a request to “re-approve” demolition, which was previously approved in February 2018.

Call for disclosure of ex parte communication.

B-044-2019 Demolition

Address: 346 Seaspray Ave.

Applicant: 346 Seaspray, LLC, A Florida Limited Liability Company (c/o M. Timothy Hanlon)

Professional: M. Timothy Hanlon

Project Description: Demolition of existing two-story residence, pool, landscape and hardscape. This is a request to “re-approve” demolition, which was previously approved in February 2018.

Call for disclosure of ex parte communication.

B-045-2019 Demolition

Address: 209 Via Linda

Applicant: Thomas Roush/Devon Roush, Tenants by the Entirety

Professional: Stephen Roy/Roy and Posey

Project Description: Demolition of an existing one story residence to include driveway, hardscape and pool.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS – OLD BUSINESS

B-018-2019 Modifications

Address: 341 Hibiscus Ave.

Applicant: Roy and Vanessa Carroll

Professional: Dustin Mizell/Environment Design Group

Project Description: Addition of vehicular gate. Revisions to the entry courtyard and associated landscape changes.

A motion carried at the March meeting to defer the project for one month to the April 24, 2019 meeting for restudy. A motion carried at the April meeting to defer the project for one month to the May 29, 2019 meeting for a restudy based on the comments from the Commissioners. A motion carried at the May meeting to defer the project for one month to the June 26, 2019 meeting at the request of the professional.

Please note: The professional for the project has requested a deferral to the November 22, 2019 meeting.

B-025-2019 New Construction

Address: 239 Monterey Rd.

Applicant: 239 Monterey Road, LLC

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Demo of existing site wall, pier and fence. Proposed two-story residence, landscape, hardscape, spa and pool.

A motion carried at the April meeting to defer the project for one month to the May 29, 2019 meeting to allow the professionals to address the comments made by the Commissioners. A motion carried at the May meeting to defer the project for one month to the June 26, 2019 meeting in accordance with the comments of the Commission.

Call for disclosure of ex parte communication.

B-026-2019 Demolition/New Construction

Address: 247 Miraflores Dr.

Applicant: Laetitia Oppenheim

Professional: Peter Pennoyer Architects and SMI Landscape Architecture, Inc.

Project Description: Demolition of existing structure, landscape and hardscape. Construction of a new 4,670 square foot under air residence, pool, new landscape and hardscape.

A motion carried at the April meeting to defer the demolition request for one month to the May 29, 2019 meeting to allow the professionals to return to the Commission with a complete landscape and hardscape demolition plan. A motion carried at the May meeting to defer the project for one month at the request of the professional.

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.

A motion carried at the May meeting to approve the architectural portion of the project with the 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 motion also included a deferral of the landscape and hardscape plans with the conditions that the professionals readdress the number of lanterns, to return with details for the gate design and with the stone material.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-037-2019 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1600 S. Ocean Blvd.

Applicant: P.B. Pavilion Trust

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

Project Description: A 6,175 square foot second floor addition and a 2,920 square foot basement level addition to an existing two-story, 15,567 square foot single family residence. Modifications to hardscape and landscape.

ZONING INFORMATION: A variance request to add a 6,175 square foot second story addition onto the existing residence to add 6 bedrooms to a 2 bedroom house that would have a point of measurement of 30.80 feet North American Vertical Datum ("NAVD") for building height and overall height in lieu of the 17.31 feet NAVD required for lots within the coastal construction control line.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

B-040-2019 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 307 Chilean Ave.

Applicant: Justin Besikof

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New two-story Contemporary Classic style home to be approximately 3,800 square feet. Home will consist of four bedrooms, five and one half bathrooms, living room, tv lounge, dining room, kitchen, family room, laundry, loggia(s) and one car garage. Final landscape/hardscape will be provided.

ZONING INFORMATION: A request to construct a new 3,937.50 square foot, two-story residence on a lot with a width of 50 feet in lieu of the 75 foot minimum required and a lot area of 6,250 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District.

Call for disclosure of ex parte communication.

B-041-2019 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 2283 Ibis Isle Rd. W.

Applicant: Jeffrey Alderton

Professional: Keith Williams/Nievera Williams Design

Project Description: Requesting approval for a vehicular gate with columns.

ZONING INFORMATION: Section 134-1668 - Variance to allow the installation of a driveway gate with a 12.2 foot setback from the edge of the pavement in lieu of the 18-foot minimum required by the Zoning Code.

Call for disclosure of ex parte communication.

B-042-2019 Modifications

Address: 430 N. Lake Way

Applicant: Frances Levy

Professional: Mario Nievera/Nievera Williams Design

Project Description: Addition of driveway gate.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

None

E. MINOR PROJECTS – NEW BUSINESS

A-018-2019 Modifications

Address: 300 Cherry Ln.
Applicant: Peter D. Garvy
Professional: Kevin Asbacher/Asbacher Architecture
Project Description: Extension of an existing covered porch, replace existing windows and doors and paint exterior.

Call for disclosure of ex parte communication.

A-019-2019 Modifications

Address: 266 Orange Grove Rd.
Applicant: Mike Steranka
Professional: Patrick Segraves/SKA Architect + Planner.
Project Description: Change in driveway to gray pavers and the front retaining wall to a stucco finish.

Call for disclosure of ex parte communication.

A-022-2019 Modifications

Address: 321 Brazilian Ave.
Applicant: Yelvington Susan TR (Susan Yelvington)
Professional: Stephen Roy/Roy and Posey
Project Description: Exterior modifications to include: change in roof material, paint colors, window and door colors, soffit and outlookers, door and window surround modifications & light fixture replacement.

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.