TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

MAY 29, 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 APRIL 24, 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-035-2019 Demolition
Address: 1285 S. Ocean Blvd.
Applicant: Lungomare, LLC
Professional: Jeff Smith, Smith Architectural Group
Project Description: Demolition of residence, pool, hardscape and landscape. Some site walls and landscape to remain as shown on the plans.

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.

Please note: The professional for the project has requested a one-month deferral to the June 26, 2019 meeting.

B-022-2019 Modifications
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done 3/27/19
Address: 223 Sunset Ave.
Applicant: 223 Sunset Avenue LLC
Professional: Keith Spina/GliddenSpina + Partners
Project Description: The applicant is proposing architectural and functional upgrades to revitalize the existing building at 223 Sunset Avenue in order to facilitate the relocation of Trevini Ristorante and to expand and improve the existing office space. This project will include the following exterior improvements: Significant new planting of ground covers, shrubs and trees; narrowing of the existing driveway to ten feet wide to create a pedestrian walkway to the restaurant and office building entries; new in ground lighting for

trees; installation of a small public courtyard adjacent to the lobby entry; an iconic entry portal and street entry are proposed; the building will be painted and receive new and reconditioned windows; and a symbolic clock tower is proposed at the existing elevator/stair tower. The restaurant will also feature an outdoor dining terrace of 840 sq. ft. covered by an awning. Interior improvements include enclosing the existing upper-level garage space with windows to create 4,795 sq. ft. of office space and converting approximately 2,856 sq. ft. of existing office space on south side of building to the proposed restaurant use.

Motions carried at the March meeting that implementation of the proposed special exception with site plan review and variances will not cause negative architectural impact to the subject property. An additional motion carried to approve the project as presented, subject to conditions, with an alternate plan for the tower element to return to the April 24, 2019 meeting. A motion carried at the April meeting to defer the project one month at the request of the professional.

Call for disclosure of ex parte communication.

B-023-2019 New Construction
Address: 280 El Pueblo Way
Applicant: Thomas Frankel
Professional: Roger Janssen/Dailey Janssen Architects
Project Description: Proposed two-story residence, one-story guesthouse, 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 for a restudy of the northwest connection of the garage and main house.

Call for disclosure of ex parte communication.

B-024-2019 New Construction
Address: 237 Brazilian Ave.
Applicant: 237 Brazilian, LLC
Professional: Jose Luis Gonzalez-Perotti, AIA/Portuondo-Perotti Architects
Project Description: New construction of a two-family residential building, proposed pool and landscape/hardscape improvements.

A motion carried at the April meeting to approve the project as presented with the condition that the professionals return in one month to the May 29, 2019 meeting to restudy the landscaping proposed for the borders along both driveways as well as to present the colors proposed for the home.

Call for disclosure of ex parte communication.

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.

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.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-034-2019 Modifications/Additions
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)
Address: 135 Chilean Ave.
Applicant: Gerry Magrini
Professional: Patrick Segraves/SKA Architect + Planner
Project Description: Renovation of existing one story house. Removal and replacement of one story cabana. Overall 900 sq. feet being added in the same Island Style home. Landscape and hardscape to be included.

ZONING INFORMATION: Special Exception and Site Plan Review to allow the renovation of a one-story, single family house, demolition of a pool house, and construction of a 679 square foot guest house on a non-conforming lot, comprised of a portion of a platted lot, which is 58 feet in width in lieu of the 100-foot depth required in the R-B Zoning District. The proposed renovation and demolition exceed 50% of the cubic volume. In connection with the renovation, the following variances are being requested: 1. Section 134-893(7)a: Request to expand the existing house with a west side yard setback of 5.2 feet in lieu of the 12.5-foot minimum required in the R-B Zoning District. 2. Section 134-893(7)a: Request to expand the existing house with an east side yard setback of 6.8 feet in lieu of the 12.5-foot minimum required in the R-B Zoning District. 3. Section 134-893(5)a: Request to expand the existing house with a front yard setback of 24.6 feet in lieu of the 25-foot minimum required in the R-B Zoning District. 4. Section 134-893(9)a: Request to construct a guest house on the north side of the property with a rear yard setback of 6 feet in lieu of the 10-foot minimum required in the R-B Zoning District. In addition to the zoning

requests, the Applicant is seeking relief from the Standards Applicable to Public Rights-of-Way and Easements with the Town of Palm Beach, thereby allowing the existing driveway to be 2.5 from the edge of the east property line in lieu of the 6-foot requirement.

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)
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.

ZONING INFORMATION: Special Exception with Site Plan Review to allow the construction of a new 13,523 square foot, two-story single-family residence on a lot that Is 77 feet in width in lieu of the 100-foot minimum required R-B Zoning District. The following variance is being requested In conjunction with this application: 1) Allow the pool cabana to be separated from the main house by 19.25 feet in lieu of the 25 foot minimum separation required when calculating the angle of vision.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

A-013-2019 Modifications
Address: 231 Nightingale Trail
Applicant: John Copeland
Professional: LaBerge & Ménard
Project Description: New landscape, hardscape. House to be repainted. Modify existing garage entrance.

Motion carried at the April meeting to defer the project for one month to the May 29, 2019 meeting for the following items: a better fence plan, different colors for the home and shutters, and an espalier or some kind of treatment and/or ground cover around the reduced driveway and the correct drawings of the driveway.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS – NEW BUSINESS

A-016-2019 Modifications
Address: 120 Atlantic Ave.
Applicant: Molly Fitzpatrick
Professional: LaBerge & Ménard
Project Description: Exterior façade reconfiguration and interior remodeling. No additional square footage to be added. New proposed final landscape and hardscape.

Call for disclosure of ex parte communication.

A-017-2019 Modifications
Address: 642 N County Rd.
Applicant: Charles & Kathleen Evans
Professional: Dustin Mizell/Environment Design Group
Project Description: Proposed new motor court and associated landscaping.

Call for disclosure of ex parte communication.

X. **OTHER BUSINESS**

1. Construction Site Monitoring – Wayne Bergman
2. Zoning code Reform – Josh Martin

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

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

XIII. **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.