



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**April 24, 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 MARCH 27, 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. **PROJECT REVIEW**

A. DEMOLITIONS AND TIME EXTENSIONS

None.

B. MAJOR PROJECTS – OLD BUSINESS

B-017-2019 New Construction

Address: 1616 S. Ocean Blvd.

Applicant: Land Trust Service Corporation, Trustee of Trust No. 1616 SOB
(Mark Warda, President)

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

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

A motion carried at the March 27, 2019 meeting to approve the project as presented with the exception of the front door entrance design, which was deferred for one month to the April 24, 2019 meeting for restudy.

Call for disclosure of ex parte communication.

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 27, 2019 meeting to defer the project for one month to the April 24, 2019 meeting for restudy.

Call for disclosure of ex parte communication.

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 27, 2019 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.

Please note: The professional for the project has requested a one-month deferral to the May 29, 2019 meeting.

C. MAJOR PROJECTS – NEW BUSINESS

B-021-2019 New Construction

Address: 165 Seaspray Ave.

Applicant: Oliver “Piper” Quinn

Professional: Daniel Kahan/Smith and Moore Architects, Inc.

Project Description: A new two-story residence in the Palm Beach Colonial vernacular. Final landscape.

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.

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.

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.

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.

Call for disclosure of ex parte communication.

B-028-2019 Demolition/New Construction

Address: 227 Ocean Terrace

Applicant: 227 Ocean Terrace, LLC

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

Project Description: Demolition of an existing single-family residence, pool, hardscape and landscape. Construction of a two-story Bermuda style single-family residence with pool. Final hardscape and landscape.

Call for disclosure of ex parte communication.

B-030-2019 New Construction

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

Address: 220 Jungle Rd.

Applicant: Thought development, LLC (Edward Kettenbach)

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

Project Description: Construction of a two-story Palm Beach Mediterranean Revival home with pool. Final hardscape and landscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: Special Exception with Site Plan Review to allow the construction of a new 8,186 square foot two-story residence on a non-conforming lot with a width of 120 feet in lieu of the 125 feet minimum required in the R-A zoning district and a lot area of 19,200 square feet in lieu of the 20,000 square foot minimum required in the R-A zoning district. There is an existing 929 square foot two-story garage on the property. The total square feet of the new residence and the existing garage together is 9,115 square feet.

Call for disclosure of ex parte communication.

B-032-2019 Modifications

Address: 1015 S. Ocean Blvd.

Applicant: Jennie K. Scaife, Trustee of the JKS 2017 Real Estate Trust, dated as of March 20, 2017 by David Zywiec, as Personal Representative

Professional: Stergas & Associates, AIA

Project Description: The construction of an upper room addition of 725 square feet with 3' wide covered deck facing the ocean, above and within the footprint of the existing garage.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

None.

E. MINOR PROJECTS – NEW BUSINESS

A-011-2019 Modifications

Address: 880 S. Ocean Blvd.

Applicant: Mr. and Mrs. Alex Chesterman

Professional: MP Design and Architecture

Project Description: We are respectfully requesting to reconsider the previously approved pool house design and gate designs. A one-story garage addition has been added to the west façade of the pool house and the gate design has been altered (from a flat top gate, to a segmental arched gate.) The Southwest driveway facing South County Road will be revised to provide a turn-around space. The Northwest driveway facing Via Vizcaya will also be revised to provide a turn-around space.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

A-014-2019 Modifications

Address: 146 Dunbar Rd.

Applicant: Michael and Gayle Kalisman

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

Project Description: Construction of a 324 square foot canvas awning above an existing driveway.

Call for disclosure of ex parte communication.

A-015-2019 Modifications

Address: 165 Worth Ave.

Applicant: Wally Findlay Galleries (tenant)

Professional: N/A

Project Description: Installation of a temporary fiberglass sculpture in the gallery's courtyard.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

1. Discussion – Major modifications to approved ARCOM landscaping plans.

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.