



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

REVISED

12:48 pm, Mar 26, 2019

March 27, 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. **ELECTION OF OFFICERS**
- IV. **PLEDGE OF ALLEGIANCE**
- V. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 27, 2019 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. **PROJECT REVIEW**

A. **DEMOLITIONS AND TIME EXTENSIONS**

B-016-2019 Demolition

Address: 280 El Pueblo Way

Applicant: Thomas Frankel

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Demolition of two-story residence, one story guesthouse, landscape, hardscape, spa and pool.

Call for disclosure of ex parte communication.

B-020-2019 Demolition

Address: 980 N. Ocean Blvd.

Applicant: Edward T. Holt, Trustee of Mary Hulitar Trust Agreement Dated 7/3/1968 as amended and restated

Professional: Keith Williams/Nievera Williams Design

Project Description: Demolition of existing residence and associated accessory structures and swimming pool and associated landscaping.

Call for disclosure of ex parte communication.

B. **MAJOR PROJECTS – OLD BUSINESS**

B-008-2019 Demolition/New Construction

Address: 320 S. Lake Dr. (a.k.a. Australian Ave.)

Applicant: Town of Palm Beach

Professional: Gordon Thomson/W.F. Baird & Associates Ltd.

Project Description: The Town of Palm Beach is proposing to demolish the existing Town Docks and three accessory buildings, expand the dock structures, construct a new bulkhead, and reconstruct the accessory buildings. The proposed project follows the Master Plan approved by Town Council on March 20, 2018.

Building “A” is located at the Australian Dock. It is currently a two-story building and located west (waterward) of the bulkhead. The building has 496 s.f. of interior space but sits on a 640 s.f concrete pad, which is pile supported. It is proposed to demolish the building, the pad and the piles due to deterioration of the concrete and poor condition and layout of the building. A new building will be constructed on an identically shaped 640 s.f. concrete pad will be installed 24 feet north of the existing pad. The new building will be reduced to one story and have 474 s.f. of interior space. It will have two toilets, a lounge and a storage area. It will have a Mediterranean Revival style architecture.

Building “B” is located at the Brazilian Dock. It is currently a one-story building and located west (waterward) of the bulkhead. The building sits on a 528 s.f concrete pad, which is pile supported, and has 505 s.f. of interior space. It is proposed to demolish the building, the pad and the piles due to deterioration of

the concrete and poor condition of the building. A new 528 s.f. concrete pad will be installed 5 feet north of the existing pad. There will be 550 s.f. of interior space. The new building will house the Dock Masters office, general office, police office, two toilets, and a storage area. It will have a Mediterranean Revival style architecture.

Building "C" is located at the Peruvian Dock. It is currently a one-story building and located east (landward) of the bulkhead. The building is 160 s.f. There is a sitting area to the north of the building with a metal framed canopy, and garbage storage area to the east. It is proposed to demolish the building due to the poor condition of the building and replace it with a 558 s.f. building that has 255 s.f. of interior space. The remainder of the building will be a covered patio to replace the metal canopy. The new building will have a toilet, storage area and mechanical room. It will have a Mediterranean Revival style architecture.

We request a special exception from Sec 134-1697 that restricts the construction of structures, except docks, west of the established bulkhead.

The existing docks are fixed and will be replaced with floating docks. The existing docks have 80 slips and 606 feet of marginal side tie (equivalent to 3 slips). The proposed docks will have 83 slips and 1,611 feet of marginal side tie (equivalent to 7 slips). The parking lots will be repaved and striped to follow the existing layout. FOB operated arm gates will be installed to better control parking.

A motion carried at the February meeting to approve the demolition of the Town docks as requested. A second motion carried to defer the project for one month to the March 27, 2019 meeting.

Call for disclosure of ex parte communication.

B-046-2017 Modifications

Address: 1236 S. Ocean Blvd.

Applicant: John L. and Margaret B. Thornton

Professional: Dustin Mizell/Environment Design Group

Project Description: Addition of two tennis courts. One court will be a hard court and the other a grass court. The courts will be surrounded by a fence approximately 10' tall and various landscaping at or above the height of the fence. Additional landscaping will be provided to buffer courts accordingly. Separate staff parking area is also included.

A motion carried at the June 2017 meeting to approve the project as presented. This project was brought back to the January meeting for reconsideration due to a court ruling. A motion carried at the January meeting to defer the project to the March 27, 2019 meeting to allow the Town Council to make their decision on the administrative appeal.

Call for disclosure of ex parte communication.

B-006-2019 Additions/Modifications

Address: 166 Everglade Ave.

Applicant: Douglas Fabick and Lori Jo Hines

Professional: David J. Gengler

Project Description: Major renovation of and addition to an existing two-story single family residence including: new fenestration, new exterior impact doors and windows, new flat tile roof, new garage doors, new cast stone and stucco ornamentation, new covered terrace with outdoor fireplace and chimney, new mechanized drive gates and exterior site wall.

A motion carried at the February meeting to defer the project for one month to the March 27, 2019 meeting for a restudy to allow the architect to return with detailing, a roof plan, sections and samples.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-010-2019 New Construction

Address: 216 and 224 Angler Avenue

Applicant: Alexander and Amanda Coleman

Professional: Clemens Bruns Schaub

Project Description: The proposal combines lots 216 and 224 in a Caribbean West Indies style home, pool, gardens and fountains. No variances or exceptions are requested.

Call for disclosure of ex parte communication.

B-014-2019 Additions/Modifications

Address: 212 Cherry Lane

Applicant: Richard McCready

Professional: MP Design & Architecture

Project Description: Renovations and additions to existing one story residence modifying existing front elevation (north) with new entry.

Call for disclosure of ex parte communication.

B-015-2019 Modifications

Address: 130 Clarendon Ave.

Applicant: Mr. & Mrs. Harry Slatkin

Professional: MP Design & Architecture

Project Description: New front gate and service gate.

Call for disclosure of ex parte communication.

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.

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.

Call for disclosure of ex parte communication.

B-019-2019 New Construction

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

Address: 910 S. Ocean Blvd.

Applicant: Tom Campbell

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

Project Description: Construction of a new two-story, single-family residence with basement. Construction of beach cabana, access tunnel, and related pools, landscape and hardscape elements.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) INFORMATION:

1. Request Site Plan approval to permit construction of a new 17,527 square foot, two story residence on a platted lot with a depth of 128.42 in lieu of the 150 foot minimum required in the R-A Zoning District. 2. Request a variance to allow a point of measurement of 21.5 NAVD ("North American Vertical Datum") in lieu of the 18.34 NAVD maximum allowed for properties east of the Coastal Construction Control Line. 3. Request for a special exception to permit construction of a new 500 square foot beach cabana east of South Ocean Boulevard. 4. Request for a special exception to permit the construction of a pedestrian tunnel for access under South Ocean Boulevard to the beach parcel. Maintenance of Traffic Plan is attached hereto. 5. Request a variance to allow a retaining wall along the west property line in the side yard and front yard setbacks to be a range of 11.4 feet to 11.8 feet in height in lieu of the 6 and 7 foot maximum allowed in the front yard and side yard setbacks.

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)

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.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) INFORMATION:

The applicant is proposing interior and exterior renovations to the existing office building, to upgrade and expand the office portions of the building, and to convert a portion of the existing first-floor office space to restaurant use in order to accommodate the relocation of Trevini Ristorante to this location. The leasable area of office will be expanded from 13,699 SF to 15,602 SF by eliminating a portion of the parking garage. The proposed restaurant will occupy 2,856 SF of interior space with 106 total seats, 30 of which will be located in an outdoor covered seating area of 840 SF. The requested hours of operation for the restaurant are: Lunch 11:30 am - 3:00 pm, Dinner 5:00 pm - 10:30 pm seven days a week, the following approvals are requested: Per Sec. 134-329, Site Plan Review for the exterior changes to the site, Per Sec. 134-2182 (b), a special exception for on-site shared parking in the C-TS district, Per Sec. 134-1111 (a), Outdoor Seating, a special exception to allow 30 seats on the new covered patio for Trevini Ristorante, Per Sec. 134-1109(a)(18), a variance to allow 7,207 SF of office space on the first floor in lieu of the second floor, requirement in the C-TS zoning district, Per Sec. 134-2175(a)(3), a parking variance reflecting the difference between parking demand utilizing shared parking (52 spaces) as calculated by Kimley-Horn and Associates in its February 20, 2019 Parking Study and the 47 existing spaces, a variance of 5 spaces.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

A-010-2019 Modifications

Address: 1632 S. Ocean Blvd.

Applicant: Maurice Pinsonnault

Professional: Keith Williams/Nievera Williams Design

Project Description: Approval for driveway material change from grass to synthetic turf.

A motion carried at the February meeting to defer this project for one month to the March 27, 2019 meeting.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS – NEW BUSINESS

A-008-2019 Additions/Modifications

Address: 142 S. County Rd.
Applicant: Rita Nunes
Professional: Pat Segraves/SKA Architect + Planner
Project Description: Addition of rear loggia and raising of backyard pool.

Call for disclosure of ex parte communication.

A-012-2019 Modifications

Address: 232 Colonial Ln.
Applicant: Zvenka Kleinfeld
Professional: Don Skowron
Project Description: Reduce height of existing cmu wall to 6" above grade (curb height), replace with 6' high black vinyl coated chain link fence along the south property line woven with Confederate Jasmine vine. Relocate previously approved green island ficus between curb and fence and add a row of grass.

Call for disclosure of ex parte communication.

- X. **OTHER BUSINESS**
- 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.