



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**February 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. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES FROM THE JANUARY 23, 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. **DISCUSSION ITEMS**

1. Aesthetic Shielding of Comcast WIFI Equipment – Steven Stern/Patricia Strayer

IX. **PROJECT REVIEW**

A. DEMOLITIONS AND TIME EXTENSIONS

B-007-2019 Demolition

Address: 205 Via Tortuga

Applicant: Dan and Karen Swanson

Professional: Carol Perez/AGT Land

Project Description: Demolition of all existing structures. Perimeter property line walls to remain.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS – OLD BUSINESS

B-003-2018 Demolition/New Construction

Address: 2291 Ibis Isle Rd. E.

Applicant: Lynne Eriksen

Professional: Roger Hansrote/ACI

Project Description: Demolition of an existing one story, CBS, 2547 s.f. ranch style single-family residence and swimming pool constructed in 1961.

Construction of a new 3576 s.f. AC area one story single family residence with a 523 s.f. garage, swimming pool and associated landscaping and hardscape.

Project History:

April 2018 – Deferred to May 2018 at the request of architect.

May 2018 – Deferred to October 2019 at the request of architect.

October 2018 – Approved demolition. Deferred project for restudy to November 2018

November 2018 – Deferred project to January 2019 with the request to restudy the front entrance, window mullions and roof plan.

January 2019 – Deferred for one month with the request for a restudy.

Call for disclosure of ex parte communication.

B-005-2019 Demolition/New Construction

Address: 244 Fairview Rd.

Applicant: 244 Fairview LLC

Professional: LeBerge & Ménard

Project Description: Demolition of existing one-story home, new two story, 4,857 sq. ft. home, painted white with gray standing seam roof, blue shutters.

A motion carried at the January meeting to approve the project as presented with the following caveats: the roof is changed to a bleached shingle wood shake roof,

there is no Ficus used in the landscape material, the hedge is higher on the south elevation, the balcony railing on the front façade is simplified and to return to the February 27, 2019 meeting with a new front door design.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-004-2019 New Construction

Address: 101 Worth Ave.

Applicant: Kirkland House Condominium Association Inc. (Douglas Daft, Co-President)

Professional: Ralph Cantin Architect, Inc.

Project Description: Construction of 445 sq. ft. structure to house a 750 kW generator in western portion of the pool area, and related landscape improvements.

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.

Call for disclosure of ex parte communication.

B-008-2019 Demolition/New Construction

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

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.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The application of PALM BEACH TOWN OF, Owner, relative to property located at 320 S LAKE DR SUITE: SITE, legal description on file, is described below. The Town is requesting a special exception with site plan review to reconstruct and expand the Town dock facilities. The reconstruction of the docks include adding additional dock lengths, larger slips; an additional dock; the redesign and reconstruction of the three existing dock buildings; the resurfacing and restriping of the associated parking lots; minimum relocation of driveway entrances, and the building a new seawall in front of the old one.

Call for disclosure of ex parte communication.

B-009-2019 Addition/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1055 N. Ocean Blvd.

Applicant: 3200 Washington, LLC

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Addition of approximately 450 sq. feet on the north side of the second story to balance the roof line to correspond to the south side of the previously approved application to create a symmetrical design.

VARIANCE(S) INFORMATION: The applicant is proposing to add a 450 sq. feet addition onto the north side of the second story to balance the roof line to correspond to the south side of the previously approved application to create a symmetrical design and is requesting a north side yard setback of 8 feet in lieu of the 15 foot minimum setback required to add the second story addition.

Call for disclosure of ex parte communication.

B-011-2019 New Construction

Address: 242 Dunbar Rd.

Applicant: Mr. & Mrs. Jeffery

Professional: MP Design & Architecture

Project Description: New two-story residence with hardscape, landscape and pool.

Call for disclosure of ex parte communication.

B-012-2019 New Construction

Address: 880 S. Ocean Blvd.

Applicant: Mr. and Mrs. Alex Chesterman

Professional: MP Design & Architecture

Project Description: Proposal of two (2) one-story cabanas, pool, hardscape and landscape.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

A-004-2019 Modifications

Address: 535 N. County Rd.

Applicant: 535 North County Road LLC

Professional: Steve West/Parker Yannette Design Group

Project Description: Modification to previously approved planting design.

Changes only occur in the center island of the motor court.

A motion carried at the January meeting to defer the project for one month to the February 27, 2019 meeting to allow the professional to select a different specimen for the motor court.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS – NEW BUSINESS

A-007-2019 Modifications

Address: 735 Island Dr.

Applicant: Ocean Island One, LLC (Joseph Marzilli, Manager)

Professional: Chuck Yannette/Parker Yannette Design Group, Inc.

Project Description: Landscape renovation plan with new landscape lighting and minor hardscape adjustments.

Call for disclosure of ex parte communication.

A-009-2019 Modifications

Address: 680 S. Ocean Blvd.

Applicant: Richard Kurtz

Professional: John Lang, Lang Design Group

Project Description: Revisions to previously approved ARCOM plans. Move existing half circle entry drive apron east approximately 25 feet and add 6 feet height site wall and drive entry columns to south property line, landscape hedging.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

X. **OTHER BUSINESS**

1. Landscape Discussion

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.