



# TOWN OF PALM BEACH

## TENTATIVE AGENDA: SUBJECT TO REVISION

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

**FEBRUARY 26, 2020  
9:00 A.M.**

The progress of this meeting maybe monitored by visiting [townofpalmbeach.com](http://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 29, 2020 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. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**

IX. **PROJECT REVIEW**

**A. DEMOLITIONS AND TIME EXTENSIONS**

B-005-2020 Demolition

Address: 425 Seabreeze Avenue

Applicant: Henry and Mary Wulsin

Professional: Roger Hansrote

Project Description: Demolition of single family residence.

A motion carried at the January meeting to defer the project to the February meeting to allow the professionals to return with a landscape plan that shows a nice, vegetated border.

Call for disclosure of ex parte communication.

B-006-2020 Demolition

Address: 2315 Ibis Isle Rd S

Applicant: Albert and Sandra Hutzler

Professional: Stephen Roy/Roy & Posey Architects

Project Description: Demolition of an existing two-story residence, hardscape and pool. New sod and irrigation.

Call for disclosure of ex parte communication.

B-008-2020 Time Extension

Address: 910 S. Ocean Blvd.

Applicant: 910 S Ocean LLC (Maura Ziska, Attorney)

Professional: Jose Luis Gonzalez Perotti/Portuondo Perotti Architects

Project Description: Request one year time extension of previously approved plan (B-019-2019) for single family residence with pool, pool cabana and related landscape/hardscape improvements.

Call for disclosure of ex parte communication.

**B. MAJOR PROJECTS – OLD BUSINESS**

B-018-2019 Vehicular Gates

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. A motion carried at the June meeting to defer the project until the November 22, 2019 meeting at the request of the professional. A motion carried at the November meeting to defer the project until the February 26, 2019 meeting at the request of the professional.

*Please note: The professional for the project will be requesting a deferral for this application.*

B-063-2019 New Construction

Address: 220 Brazilian Avenue

Applicant: PBROC Limited Partnership

Professional: Patrick Ryan O'Connell Architect, LLC

Project Description: Proposed construction of a new two-story, two-family residential structure, including new pools, hardscape and landscape.

At the September 25, 2019 ARCOM, meeting the project was deferred for one month to October 30, 2019 for restudy. At the October 30, 2019 meeting, the project was deferred to the November 22, 2019 meeting, for a restudy in accordance with the comments of the Commissioners, specifically the comments relating to the mass of the structure. A motion carried at the November 22, 2019 meeting to approve the project with the caveat that the following items would return to the January 29, 2020 meeting: the colors for the residences, the lanterns, the front site walls and vehicular gates. A motion carried at the January meeting to approve the lanterns proposed but to defer the gate and color of the home to the February 26, 2020 meeting.

Call for disclosure of ex parte communication.

B-074-2019 Additions & Modifications

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

Address: 125 Worth Avenue

Applicant: 125 Worth Partners LLC

Professional: Jose Luis Gonzalez Perotti/Portuondo Perotti Architects

Project Description: The project consists of the façade renovation and addition to an existing four-story 1970's building. The fourth-floor structure will be removed and replaced with four new luxury residential apartments, and trellis gardens. The façade will be renovated with new architectural screens, white brick veneer and exposed concrete accents that will enhance the aesthetic of the building for its users and pedestrians alike. The addition component consists of a new one-story commercial structure with a roof top trellised courtyard and a two-story elevator tower.

ZONING INFORMATION: A request for Site Plan Review modification approval for revitalization, renovation and expansion of the 45-year-old nonconforming commercial building located at 125 Worth Avenue in the C-WA zoning district. The building will be completely renovated architecturally using design themes found in the Worth Avenue Design Guidelines. In addition, a two-story addition is being proposed on the east end of the property. To make this project financially feasible, the owners are requesting to demolish and rebuild the existing fourth story and expand its footprint to add four residential units. In addition to the Site Plan Review proposed modifications, the applicant is requesting the following Special Exceptions and Variances required to complete the project:

1. Per Section 134-1163(8)b., a special exception for a two-story and fourth-story addition. The existing building is four stories but it is being expanded.
2. Per Section 134-2182(b), a special exception for on-site shared parking, subject to a professional shared parking analysis.
3. Per Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the height from 53 feet in lieu of the 49 feet 2 inches existing and the 25-foot maximum allowed by code.
4. Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the overall building height to 63 feet 4 inches in lieu of the 53 feet 8 inches existing and the 35-foot maximum allowed by current code.
5. Per Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the existing air-conditioned floor area of the fourth story to 13,212.9 square-feet from 3,448.75 square-feet existing. An open fourth story trellis of 5,433 square-feet is also proposed in this application and included in the calculation of lot coverage, below. There is an existing exterior fourth floor covered area of approximately 3,290 square-feet in addition to the existing air-conditioned floor area on the fourth story of the building.
6. Per Section 134-1163(5), variance to allow a minimum front yard setback of 1-foot 1 inch for portions of the building in lieu of the 5 feet existing and the 5 feet minimum required on the private property. The sidewalk is required to be a minimum of 10 feet wide and this proposal is a minimum of 8 feet 2 inches in the area where the sidewalk is only 1 foot 1 inch wide on private property.
7. Per Section 134-1163(9)b., variance for lot coverage of 71% on the first floor in lieu of the 57% existing and the 35% maximum allowable.
8. Per Section 134-1163(9)b., variance for lot coverage of 66% on the second floor in lieu of the 57% existing and the 35% maximum allowed for second story.
9. Per Section 134-1163(9)b., variance for lot coverage of 54% on the fourth floor in lieu of the 20% existing and the 35% maximum allowable by code.

A motion carried at the December meeting to defer the project to the February 26, 2020 meeting.

*Please note: The attorney for the applicant has requested a one month deferral to the March 25, 2020 meeting.*

B-004-2020 Demolition/New Construction

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)\*

Address: 137 Dunbar Road

Applicant: Cheryl and Ken Endelson

Professional: Roger Janssen/Dailey Jansen Architects

Project Description: Demolition of a new two-story residence, guest house, pool, landscape and hardscape. New construction of a two-story residence, pool, hardscape and landscape.

ZONING INFORMATION: A request to build a 7,873 square foot (under air) two (2) story single family home with a variance to allow the point of measurement for calculating the maximum cubic content ratio (CCR) to be at 12.7' NAVD in lieu of 11.7' NAVD required by code.

A motion carried at the January meeting to approve the demolition as presented. A second motion carried to defer the project to the February 26, 2020 meeting for restudy.

Call for disclosure of ex parte communication.

**C. MAJOR PROJECTS – NEW BUSINESS**

**B-007-2020 Demolition/New Construction**

Address: 130 Reef Rd.

Applicant: Jonathan and Elysia Doyle

Professional: Peter Papadopoulos/Smith and Moore Architects, Inc.

Project Description: Demolition of existing one-story residence, pool, hardscape elements and landscape. Existing detached one-story pool cottage to remain. New two-story single family residence with pool. Final landscape and hardscape.

Call for disclosure of ex parte communication.

**B-009-2020 New Cabana**

Address: 1360 N. Ocean Blvd.

Applicant: Katherine J. Henry

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

Project Description: Construction of a beach cabana and site improvements. New doors and windows at the existing house.

Call for disclosure of ex parte communication.

**B-010-2020 Demolition/New Construction**

Address: 1 Wells Circle

Applicant: Allison Menkes

Professional: LaBerge & Menard

Project Description: Demolition of existing house. New 8,800 sq. ft. one-story home.

Call for disclosure of ex parte communication.

**B-011-2020 Demolition/New Construction**

Address: 217 Sandpiper Dr.

Applicant: Valley Property Management LLC (Philip Cambo)

Professional: Gregory Bonner/B1Architect

Project Description: A new proposed one-story single family residence approximately 5,120 total square feet in a Bermuda architectural style.

Call for disclosure of ex parte communication.

**D. MINOR PROJECTS – OLD BUSINESS**

A-033-2019 Statue with Lighting

Address: 1960 South Ocean Boulevard

Applicant: 1960, LLC

Professional: Daniel Downey Architect

Project Description: To install a stature of a horse 8'-0" and 9'-0" long on the east lawn 35 feet behind the existing east property line.

A motion carried at the December 13, 2019 meeting to defer the project to the January 29, 2020 meeting to restudy the placement of the statue. A motion carried at the January meeting to approve the horse statue, subject to the statue being completely screened from the roadway with an elevated wall and/or hedge, with the material to be maintained while the statue is in place, and with any changes returning to the Commission, approval of the proposed lighting and a deferral of the Padel court to the February 26, 2020 meeting.

Call for disclosure of ex parte communication.

**E. MINOR PROJECTS – NEW BUSINESS**

A-002-2020 Additions/Modifications

Address: 223 Queens Lane

Applicant: Jason Paterniti and Nicole Watson

Professional: Kristin Kellogg/Smith Kellogg Architecture, Inc.

Project Description: Addition and alterations to existing two-story residence.

Remove front addition. Rework front entry. Enclose existing covered patio.

Modify existing two-story rear addition. Door and window replacement. All front elevation changes revert to original architect's design.

Call for disclosure of ex parte communication.

A-003-2020 Additions/Modifications

Address: 223 Sunset Avenue

Applicant: NED 223 Sunset Owner LLC (Douglas Karp)

Professional: Keith Spina/Spina O'Rourke + Partners

Project Description: Owner would like ARCOM to review elevator shaft exterior feature that has been approved as a sundial prior to final fabrication. Install new exterior sconces at East side of restaurant to provide more lighting on patio.

Call for disclosure of ex parte communication.

X. **DISCUSSION ITEM**

1. 111 Atlantic Avenue Landscape Buffer
2. Landscape Buffers, Synthetic Turf and Construction Hours – Wayne Bergman

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.