



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**JANUARY 29, 2020
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 DECEMBER 13, 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. **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.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS – OLD BUSINESS

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.

Call for disclosure of ex parte communication.

B-069-2019 Demolition/New Construction

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

Address: 977 South Ocean Boulevard

Applicant: 195 PHESTEN ASSOCIATES, LLC (RUSTY & ASHLEY HOLZER)

Professional: Studio SR Architecture

Project Description: Demolition of existing 1-story wood frame house, and construction of a contemporary 1 & 2-story residence.

ZONING INFORMATION: A request for Special Exception with Site Plan Review to allow the construction of a 6,546 square foot two-story residence on a non-conforming lot that is 76.5 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning district and 12,813 feet in area in

lieu of the 20,000 square foot minimum area required in the R-A Zoning district (Section 134-840 & 134-893(c)). The following variances are also being requested:

1. Section 134-843(a)(5): A request for a variance to allow the proposed residence to have a front setback of 21.2 feet in lieu of the 35-foot minimum required in the R-A Zoning District.
2. Section 134-843(a)(5) and (9): A request for a variance to allow the proposed residence to have a rear setback of 9 feet in lieu of the 15 foot minimum required in the R-A Zoning District which includes the balconies which extend 3 feet from the building in lieu of the 2' foot maximum allowed.
3. Section 134-1757: A request for a variance to allow the proposed residence to have a swimming pool rear setback of 5.3 feet in lieu of the 10-foot minimum required in the R-A Zoning District.
4. Section 134-843(a)(11): A request for a variance to allow the proposed residence to have a Lot Coverage of 33.32% in lieu of the 25% percent maximum allowed in the R-A Zoning District.
5. Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 136 degrees in lieu of the 116 degrees maximum allowed in the R-A Zoning District.
6. Section 134-843(a)(7): A request for a variance to allow the proposed residence to have a Building Height Plane setback range of 21.2' to 29.9' in lieu of the range of 35' to 42' 11 1/4" minimum required in the R-A Zoning District for this proposed house.

At the October 30, 2019 ARCOM meeting, the demolition of the existing home was approved; however, the proposed new home was deferred to the December 13, 2019 meeting with direction to restudy the project per the comments made by the Commission members. A motion carried at the December meeting to defer the project to the January 29, 2020 meeting at the request of the applicant.

Call for disclosure of ex parte communication.

B-076-2019 Additions & Modifications

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1305 North Ocean Way

Applicant: 1305 N Ocean Way LLC

Professional: Daniel A. Clavijo & Patrick Segraves

Project Description: Approximately 700 square-foot master bedroom second-story addition and 200 square-foot first floor loggia. Some fenestration changes. Final landscape and hardscape to be included. All other associated changes.

ZONING INFORMATION: A request for variance approval to construct a 700 square-foot second floor addition on the northeast side of the existing house with a side yard setback of 13.58 feet in lieu of the 15 feet minimum required.

A motion carried at the December 13, 2019 meeting to defer the project to the January 29, 2020 meeting for restudy.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-002-2020 Demolition/New Construction

Address: 217 Mockingbird Trail
Applicant: Kathleen Carbonara & John Verbockel
Professional: Donald Stanley Dixon/S. Stanley Dixon Architect
Project Description: Demolition of existing one-story residence, pool and hardscape. Construction of a new two-story residence and pool. Final landscape and hardscape.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

A-031-2019 Signage

Address: 221-231 Royal Poinciana Way & 216 Sunset Avenue
Applicant: Flagler Holdings North Carolina, Inc.
Professional: RGE Associates/Breakers
Project Description: Plaza directional and wayfinding signage for Via Flagler at The Breakers, including building signage for building 3 restaurant.

A motion carried at the December 13, 2019 meeting to defer the project to the January 29, 2020 meeting for restudy.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS – NEW BUSINESS

A-001-2020 Modifications

Address: 221 Ocean Terrace

Applicant: Amin Khoury

Professional: Rex Nichols/Rex Nichols Architects Inc.

Project Description: 183 square feet is being added to the master bedroom. The summer kitchen is being updated. Some new doors and windows will be replaced. The roof over the garage shall be converted to a flat roof deck.

Call for disclosure of ex parte communication.

X. DISCUSSION ITEM

1. Historic Building Ordinances – 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.