



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

REVISED

12:05 pm, Jan 25, 2021

ARCHITECTURAL COMMISSION

MEETING HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/92445567412>

WEDNESDAY, JANUARY 27, 2021

9:00 A.M.

The progress of this meeting may be 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

Michael B. Small, Chairman
Robert N. Garrison, Vice Chairman
Alexander C. Ives, Member
Maisie Grace, Member
John David Corey, Member
Betsy Shiverick, Member
Jeffrey W. Smith, Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
Edward A. Cooney, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. RULES OF ORDER AND PROCEDURE

V. APPROVAL OF THE MINUTES FROM THE DECEMBER 18, 2020 MEETING

VI. **APPROVAL OF THE AGENDA**

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **A-006-2021 Modifications**

Address: 661 N. Lake Way

Applicant: Mr. and Mrs. Edwin Conway

Professional: Caroline Forrest/MHK Architecture and Planning

Project Description: Modifications to portions of front elevation. Removal of open arcade to reveal original Regency details. Replacement of existing windows and doors with new to match existing. Changes to select front windows and doors to match original façade. New generator.

2. **A-007-2021 Modifications**

Address: 216 Angler Ave.

Applicant: Alexander and Amanda Coleman

Professional: Clemens Bruns Schaub

Project Description: The proposed project illustrates minor changes to ARCOM Application B-010-2019. The changes mainly include modifications to hardscape and landscape. Modifications were made to the design such that equipment pads were revised per the equipment needs of the project; the plunge pool was moved north from its location outside the master shower door; the spa was removed from the courtyard; and hardscape and landscape were both removed and added to the project while retaining the required landscape open space. Pedestrian gates have been added in concealed locations within the landscape, and a grass bocce ball court was designed for the north yard. See the following sheet-by-sheet narrative for specifics on all minor changes to the project since the previous original ARCOM Submission on 03/27/2019 and the Staff Approval Submission on 11/05/2019.

3. **A-011-2021 Modifications**

Address: 253 El Pueblo Way

Applicant: 253 El Pueblo Way LLC (Peter Wittich)

Professional: Fairfax and Sammons

Project Description: Replacement of windows and doors in kind. Pergola in place of existing awning. 77 sq. ft. addition to the back of the house and corresponding deck extension. Paver replacement with Chicago brick.

4. **A-001-2021 Modifications**

Address: 95 Middle Road

Applicant: Adrian Tauro

Professional: Jose Luis Gonzalez Perotti/Portuondo-Perotti Architects

Project Description: Request approval of change in roof tile material from previously approved flat concrete tile to proposed flat slate tile; same color as previously approved. Request shutter color change to match house.

Call for disclosure of ex parte communication.

5. A-004-2021 Modifications

Address: 135 Wells Rd.

Applicant: Peal Trust (Allison Menkes TR)

Professional: Fernando Wong Outdoor Living Design

Project Description: Changes to previously approved landscape and pool.

Call for disclosure of ex parte communication.

B. ITEMS PULLED FROM CONSENT AGENDA

C. DEMOLITIONS AND TIME EXTENSIONS

1. B-074-2020 Demolition

Address: 70 Blossom Way

Applicant: CPPB Holdings, LLC (Maura Ziska)

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

Project Description: Demolition of existing residence, hardscape and pool.

Associated landscape demolition to be presented.

Call for disclosure of ex parte communication.

2. B-075-2020 Demolition

Address: 10 Blossom Way

Applicant: Blossom Way Holdings, LLC (Maura Ziska)

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

Project Description: Demolition of existing residence, hardscape and pool.

Associated landscape demolition to be presented.

Call for disclosure of ex parte communication.

D. MAJOR PROJECTS – OLD BUSINESS

1. B-063-2020 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - DONE 10/28

Address: 160 Royal Palm Way

Applicant: LR Palm House LLC (Maura Ziska)

Professional: Michael Sean McLendon/Cooper Carry

Project Description: The existing Palm House hotel is located at 160 Royal Palm Way. It is currently vacant and construction is partially completed. The structure is three stories with a partially enclosed basement containing parking and back-of-house functions. The proposed new work for the hotel includes completion and conversion of guest rooms for a total of 79 keys. A new pool deck will be constructed adjacent to the existing Function Room. Other exterior improvements will include re-painting, new exterior floor finishes, trellises and a covered

walkway leading to the existing Function Room. Fenestration requiring replacement will be replaced with similar windows and doors.

A motion carried at the September meeting to defer the project to the October 28, 2020 meeting in accordance with the comments of the Commissioners, which included concern for the gazebo-typed dome structure in the courtyard, the structure for existing the lobby on the interior south elevation, the curtains on the front of the structure, the crowding of elements in the courtyard, the trash location needed resolution, and improvements needed in the porte cochère element. A motion carried at the October meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property. A second meeting carried to approve the project as presented with the caveat that the landscape, service gate and paint colors would return to the November 20, 2020 meeting in accordance with the comments from the Commissioners. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting at the request of the attorney. A motion carried at the December meeting to approve the project as presented with the condition that the service gate is reduced from 7 feet to 6 feet in height, the doors in the banquet kitchen are changed from two doors to a single door and the colors for the doors, windows and railings will return to the Commission at the January 27, 2021 meeting.

Call for disclosure of ex parte communication.

2. B-073-2020 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1015 S. Ocean Blvd.

Applicant: 1015 South Ocean Boulevard LLC (Maura Ziska)

Professional: Harold Smith/Smith and Moore Architects

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

A motion carried at the December meeting to defer the project to the January 27, 2021 at staff's request.

ZONING INFORMATION: 1) Section 134-840: Special Exception with Site Plan Review to allow the construction of an 11,031 square foot two-story residence on a non-conforming lot that is 97.97 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning District.

2) Section 134-843(a)(5): A request for a variance to allow the proposed residence to have a front setback of 16 feet 7.5 inches in lieu of the 35 foot minimum required in the R-A Zoning District.

3) Section 134-843(a)(9): A request for a variance to allow the proposed residence to have a rear setback of 2 feet 7 inches in lieu of the 15 foot minimum required in the R-A Zoning District.

4) Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 133.74 degrees in lieu of the 120 degrees maximum allowed in the R-A Zoning District.

5) Section 134-843(a)(7): A request for a variance to have a building height plane setback ranging as close to the front property line as 16.8 feet (one story element) to 29.25 feet (two-story element) in lieu of the minimum 35 foot (one story element) to 47.6 foot (two-story element) required by Code in the R-A Zoning District.

Call for disclosure of ex parte communication.

3. B-081-2020 Additions/Modifications

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

Address: 250 Queens Lane

Applicant: John Mendel and Mara Raphael

Professional: Studio SR Architecture

Project Description: Alternations and additions to existing single story stucco and wood frame cottage. Modifications include mitered white concrete tile roof, rear yard expansion of family and pool rooms, addition of shutters, rafter tails and associated changes.

A motion carried at the December meeting to defer the project for one month to address the comments of the Commissioners, particularly with the muntins on the windows, reducing the number of variances and lack of trees in the landscape plan.

ZONING INFORMATION: 1) Section 134-229; Section 134-329 and Section 134-893(b): Special Exception with Site Plan Review to allow the renovation of an existing one story residence by demolishing more than 50% cubic on a lot with a width of 77 feet in lieu of the 100 foot minimum required, a depth of 94 feet in lieu of the 100 foot minimum required, and an area of 7,238 square feet in lieu of the 10,000 square foot minimum required in the R-B Zoning District. Additionally, the applicant is proposing to construct a 409 square foot one story master bedroom addition and add a cabana and swimming pool that will require the following variances to be requested:

2) Section 134-893(7): to allow a west side yard setback for the addition and to allow the house to remain non-conforming with both having a setback of 5.3 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District. 3) Section 134-893(12): to allow the non-conforming landscape open space to remain at 28.5% in lieu of the 45% minimum required.

4) Section 134-1757: to allow a swimming pool with a 5.2 foot rear yard setback in lieu of the 10 foot minimum required. 5) Section 134-2179: To eliminate the requirement for the two car garage that is required for a demolition of more than 50% cubic footage of a house on a lot over 75 feet wide.

Call for disclosure of ex parte communication.

4. B-083-2020 Demolition/New Construction

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

Address: 310 Mediterranean Ave.

Applicant: 310 Mediterranean Rd, LLC (John Shaw, Manager)

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Partial demolition and new construction of island style single family home. Additional 1,660 sq. ft. for a grand total of 9,980 sq. ft. Final landscape and hardscape included.

A motion carried at the December meeting to defer the project to the January 27, 2021 meeting to address the comments of the Commissioners, particularly relating to scale, massing and hardscape and how they related to the variances.

ZONING INFORMATION: Sections 134, 229, 134-329, and 134-843(b): Special Exception and Site Plan Review to allow the renovation of a two-story, single family house, including raising the

existing house to 7.0 NAVD and demolishing more than 50% of the house by cubic square footage, on a non-conforming lot, comprised of a portion of platted lots, which is 113.5 feet in depth in lieu of the 150-foot depth required in the R-A Zoning District. In connection with the renovation, the following variances are being requested: 1. Section 134-843(a)(5): Request for redevelopment of a single-family home with a front yard setback of 26.0 feet in lieu of the 35-foot minimum required in R-A Zoning District. 2. Section 134-1757: Request for installation of a swimming pool with a rear setback of 4.0 feet in lieu of the 10-foot minimum requirement. 3. Section 134-843(a)(7): Request for redevelopment of the house with a building height plane setback ranging from 26.0 to 32.35 feet in lieu of the range of 30.5 to 43.0 feet minimum required in R-A Zoning District.

Call for disclosure of ex parte communication.

E. MAJOR PROJECTS – NEW BUSINESS

1. B-069-2020 New Construction

Address: 301 Indian Rd.

Applicant: 225 Trust White Oak LLC TR (Michael Merriman)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Construction of a new two-story residence, hardscape and landscape.

Please note: Staff requests a deferral to the February 24, 2021 meeting due to an issue with the notice.

2. B-076-2020 New Construction

Address: 60/70 Blossom Way

Applicant: Providencia Partners, LLC (Maura Ziska)

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

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

Please note: Staff is recommending a deferral to the February 24, 2021 meeting due to an incomplete Replat that has not yet been approved by the Town Council.

3. B-001-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 143 Reef Rd.

Applicant: John Criddle

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Revised landscape and hardscape. Civil management plan. Proposed addition of a master suite on the north side of the property. Proposed one car garage on west side of the property.

ZONING INFORMATION: The applicant is proposing to construct a new 484 square foot one story garage to the west of the existing residence. The following variances are being requested: 1. Section 134-893(7): The applicant is requesting a variance for a west side yard setback of 9 feet in lieu of the 12.5 foot minimum required for a one story building. 2. Section 134-893(6): The applicant is requesting a variance for an angle of vision of 103 degrees in lieu of the 100 degrees maximum allowed.

Call for disclosure of ex parte communication.

4. B-002-2021 Additions/Modifications

Address: 161 Via Palma

Applicant: Victoria Hunt

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

Project Description: First floor loggia enclosure and second floor addition. Minor landscape alterations.

Call for disclosure of ex parte communication.

5. B-004-2021 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 1464 N. Ocean Blvd.

Applicant: MJ and Evan Castelo

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New construction of 4,140 sq. ft. two-story, single family, Monterey style home. Final landscape and hardscape to be included.

ZONING INFORMATION: Section 134-893: Site Plan Review to allow the construction of a 4,140 square foot two-story, single family residence on a non-conforming platted lot which is 9,770 in area in lieu of the 10,000 square foot minimum required in the R-B Zoning District and 90 feet in width in lieu of the 100 foot minimum width required In the R-B Zoning District.

Call for disclosure of ex parte communication.

6. B-006-2021 Demolition/New Construction

Address: 2291 Ibis Isle Rd. E.

Applicant: 2291 Ibis Isle LLC (Richard Fertig)

Professional: Bill Boyle/Boyle Architecture PLLC

Project Description: Demolition of an existing residence constructed in 1961. Construction of new two-story, 4331 sq. ft. A/C residence in modern style with swimming pool, associated landscape and landscape lighting.

Call for disclosure of ex parte communication.

7. B-007-2021 Demolition/New Construction

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

Address: 1063 N. Ocean Blvd.

Applicant: 1063 N Ocean Blvd LLC (James M. Crowley, Attorney)

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: Demolition of existing residence, landscape, hardscape and pool. New two-story residence in the British Colonial style with landscape, hardscape and pool.

ZONING INFORMATION: The applicant is proposing a new 18,918 square foot, two-story house on a nonconforming lot in the R-A Zoning District. Special exception and site plan reviews are required pursuant to Section 134-843(b) of the Town Code because the project is being proposed on a non-platted lot with a minimum lot width of approximately 118.87' in lieu of the 125' minimum width required in the R-A Zoning District.

Call for disclosure of ex parte communication.

F. MINOR PROJECTS – OLD BUSINESS

1. A-024-2020 Solar Panels

Address: 159 Seaspray Ave.

Applicant: Eric Leiner

Professional: Manuel Siques/Go Solar Power

Project Description: Solar PV System Roof Mount and Interconnection.

A motion carried at the August meeting to defer the project to the October 28, 2020 meeting due to lack of detailed plans and no notice to the neighbors. A motion carried at the October meeting to defer the project to the November 20, 2020 meeting as no presentation and mini-set were received. A motion carried at the December meeting to defer the project to the January 27, 2021 meeting due to presentation materials not submitted.

Call for disclosure of ex parte communication.

2. A-040-2020 Awnings

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

Address: 130 Sunrise Ave., PH 1

Applicant: Elaine Hirsch

Professional: Jeffrey Brasseur/Brasseur & Drobot Architects

Project Description: Add a 30' x 12'-2" fixed awning to 7th floor, penthouse 1, Northwest side of 130 Sunrise Ave.

A motion carried at the October meeting to defer the project to the November 20, 2020 meeting at the request of the attorney. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting at the request of the attorney. A motion carried at the December meeting to defer the project to the January 27, 2021 meeting due to presentation materials not submitted.

ZONING INFORMATION: A site plan modification with variances to allow a 365 square foot fixed awning over the terrace on the seventh floor of a seven story condominium building. The following variances are being requested: 1. Section 134-948(8): To allow the awning at a height of 61.5 feet in lieu of the 23 1/2 foot maximum height allowed in the R-C Zoning District. Section 134-948(8): To allow the awning at an overall height of 63.66 feet in lieu of the 26 1/2 foot maximum height allowed in the R-C Zoning District. Section 134-948(8): To allow the awning on the existing seventh floor penthouse of a seven story building in lieu of the two story building maximum allowed in the R-C Zoning District. Section 134-948(6): To allow a west side yard

setback of 50.1 feet in lieu of the 61.5 foot minimum allowed. Section 134-948(7): To allow a rear street yard setback of 106.5 feet in lieu of the 123.16 foot minimum allowed.

Call for disclosure of ex parte communication.

3. A-048-2020 Modifications

Address: 230 Atlantic Ave.

Applicant: Linda Saligman

Professional: Stephen A. Yeckes

Project Description: Interior and exterior remodel as deferred in the November ARCOM meeting. To present new front elevation, new waterfall and new front retaining wall.

Motion carried at the November meeting to defer the project to the December 18, 2020 meeting for a restudy in accordance with the comments from the Commissioners, which many questioned the proposed changes to the front façade. A motion carried at the December meeting to defer the project to the January 27, 2021 meeting to address the comments of the Commissioners, particularly relating to the recommendations on the landscape plan, lanterns, garage doors and front entrance design.

Please note: The professional for the project has requested a one month deferral, to the February 24, 2021 meeting.

4. A-072-2020 Generator

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 355 Hibiscus Ave.

Applicant: Samuel M. Lehrman

Professional: Gerard Beekman/Gramatan Corporation

Project Description: Addition of a new electric backup generator to an existing non-conforming corner lot property.

A motion carried at the December meeting to defer the project to the January 27, 2021 meeting at the request of staff.

ZONING INFORMATION: 1. Section 134-1729(1): A request for a variance to allow a 38 KW generator to be placed in the street side yard setback (Australian Avenue) at 5.6 feet in lieu of the 25 foot minimum required on a corner lot. 2) Section 134-1667: A request for a variance for the required wing wall for the generator located in the street side yard setback with a height of 8.58 feet above the crown of the road (on Australian Avenue) in lieu of the 6 feet allowed. 3) Section 134-1667: A request for a variance for the required wing wall for the generator located in the rear yard setback at a height of 8.46 feet above the neighboring property owner's grade to the east in lieu of the 6 feet allowed.

Call for disclosure of ex parte communication.

G. MINOR PROJECTS – NEW BUSINESS

1. A-003-2021 Awning

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 113 Atlantic Ave.

Applicant: Alexandra Murphy

Professional: Jeffrey Brasseur/Brasseur & Drobot Architects, PA

Project Description: Add a fixed awning to the west second story deck and the east second story deck between the garage and main residence.

ZONING INFORMATION: Section 134-893(b)(13): Request for a variance to allow the construction of a 210 square foot awning on the east side of the existing residence and a 644 square foot awning on the west side of the existing residence which will result in a cubic content ratio of 4.499 cubic feet in lieu of 3.998 existing and the 4.148 maximum allowed.

Call for disclosure of ex parte communication.

2. A-005-2021 Modifications

Address: 221, 223, 225, 227, 229 Royal Poinciana Blvd and 216 Sunset Ave.

Applicant: T3 Family Investments LLC (Cody Crowell, Manager)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Proposed modifications to landscape and hardscape design along with adjustments to various building elevations.

Please note: Staff requests a deferral to the February 24, 2021 meeting due to an issue with the notice.

VIII. **UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)**

1. Public

2. Staff

3. Commission

IX. **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.