



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**SEPTEMBER 25, 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 AUGUST 28, 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-061-2019 Demolition

Address: 203 Via Vizcaya

Applicant: Mr. Paul Okean

Professional: Dailey Janssen Architects

Project Description: Demolition of one-story residence, one-story garage, landscape, hardscape and pool.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS – OLD BUSINESS

B-036-2019 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - Done 5/29/19

Address: 205 Via Tortuga

Applicant: Dan and Karen Swanson

Professional: Jonathan C. Moore/Smith and Moore Architects, Inc.

Project Description: New two-story French Style home with four car garage, pool cabana and pool.

Project History:

May 2019 – Approved architecture with following conditions: the changes shown for the main entrance and windows, using natural stone rather than cast stone, using a lighter shade color for the roof, to readdress the number of lanterns proposed for the new residence.

The landscape and hardscape was deferred with the conditions to address the number of lanterns, gate details and stone material.

June 2019 – Approved landscape and hardscape with professional to return with sample of stone proposed for trim on residence and material proposed for sundeck.

July 2019 – Approved project with use of natural stone for the home and the sundeck material presented. A second motion carried to return with a sample of the natural stone to be used on the residence.

August 2019 – Deferred project for one month, to September 25, 2019 meeting, to allow owner to return with samples of stone to be used on the residence.

Call for disclosure of ex parte communication.

B-027-2019 Demolition/New Construction

Address: 1485 Via Manana

Applicant: Jason and Josephine Kalisman

Professional: Daniel Kahan/Smith and Moore Architects

Project Description: Demolition of existing residence. New two-story residence, which will serve as a guesthouse and pavilion for the main house at 1480 North Ocean Boulevard. Final landscape and hardscape.

A motion carried at the July meeting to approve the demolition with conditions. A second motion carried to defer the project for one month to allow the professional to address concerns of the Commission. At the August meeting, the project was deferred to the September 25, 2019 meeting to allow the Town Council to make a determination on an appeal filed regarding an administrative decision. The appeal was denied by Town Council, and the ARCOM application can now move forward.

Call for disclosure of ex parte communication.

B-039-2019 New Construction

Address: 341 Eden Rd.

Applicant: Mike Belisle

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New construction of two-story Prairie style home to be approximately 6,200 sq. ft. Final landscaping/hardscaping to be included.

A motion carried at the June meeting to defer the project to the July 24, 2019 meeting to allow the professionals to restudy the design. A motion carried at the July meeting to defer the project to the August 28, 2019 meeting. At the August 28, 2019 meeting, the project was deferred to the September 25, 2019 meeting for restudy.

Call for disclosure of ex parte communication.

B-050-2019 Demolition/New Construction

Address: 233 Arabian Road

Applicant: 233 Arabian LLC

Professional: Harold Smith/Smith and Moore Architects

Project Description: Demolition of an existing one-story residence and pool. Construction of a two-story residence and pool. Final hardscape and landscape.

A motion carried at the August meeting to approve the demolition with conditions. A second motion carried to defer the project for one month to September 25, 2019 to allow the professional to address concerns of the Commission.

Call for disclosure of ex parte communication.

B-052-2019 Demolition/New Construction

Address: 405 N. Lake Way

Applicant: Mary E. Curran

Professional: Anthony A. Harrington

Project Description: Proposal of a new two-story residence with pool, landscape and hardscape. Demolition of existing two-story residence.

A motion carried at the August meeting to approve the demolition with conditions. A second motion carried to defer the project for one month to September 25, 2019 so that the professional could address the comments made by the Commission.

Please note: Because of the storm experienced in the area, staff and the applicant request a deferral until the October 30, 2019 meeting to allow the applicant sufficient time to make the necessary revisions.

B-057-2019 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

- done on August 28, 2019

Address: 224 S. Ocean Blvd.

Applicant: Armen Manoogian

Professional: Jose A. Gonzalez, Gonzalez Architects

Project Description: Proposed work includes the construction of a new 440 sq. ft., one story detached, two car garage and driveway.

At the August 28, 2019 meeting, the Commission made a recommendation to Town Council that implementation of the proposed variance will cause negative architectural impact to the subject property. A second motion carried to defer the project for one month to the September 25, 2019 meeting so that the professional could restudy the design of the garage.

Please note: Because of the storm experienced in the area, staff and the applicant request a deferral until the October 30, 2019 meeting to allow the applicant sufficient time to make the necessary revisions.

B-059-2019 Additions/Modifications

Address: 655 Island Dr.

Applicant: Jeffery and Tracy Weiner

Professional: MP Design & Architecture and McAlpine

Project Description: Improvements to existing two-story residence with a new pool, driveway, hardscape and landscape.

At the August meeting, the Commission approved the project with the caveat that the following items would return to the September 25, 2019 meeting for approval: a narrowed front door stucco surround, lanterns changed to shutters on the second floor, and revised lanterns on the first floor.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-058-2019 Generator Building

Address: 330 South Ocean Boulevard

Applicant: Theodore Smith, President, 330 South Ocean Inc.

Professional: Ralph Cantin Architect, Inc.

Project Description: Construction of new 550 kW generator building, hardscape and landscape.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

B-064-2019 Additions/Modifications

Address: 201 Via Linda

Applicant: Tom Roush

Professional: Stephen Roy (Architect)

Project Description: Lot unification - Renovation and addition to an existing 2-story residence to include new landscape, hardscape and pool.

Please note: Because of the storm experienced in the area, the applicant was unable to complete revisions by the submittal date required. Therefore, staff and the applicant request a deferral until the October 30, 2019 meeting to allow the applicant sufficient time to make the necessary revisions.

B-065-2019 Vehicular Gate

Address: 555 Island Drive

Applicant: 555 Island Drive Trust

Professional: Mario Nievera

Project Description: Service drive gate approval.

Call for disclosure of ex parte communication.

B-067-2019 Additions/Modifications

Address: 560 Island Drive

Applicant: James Reyes & Jennifer Blair

Professional: MP Design & Architecture

Project Description: Improvements to existing two-story residence.

Please note: Because of the storm experienced in the area, the applicant was unable to complete revisions by the submittal date required. Therefore, staff and

the applicant request a deferral until the October 30, 2019 meeting to allow the applicant sufficient time to make the necessary revisions.

D. MINOR PROJECTS – OLD BUSINESS

None

E. MINOR PROJECTS – NEW BUSINESS

None

X. **ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

XI. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT**

XII. **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.