



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

REVISED

5:53 pm, Nov 17, 2020

ARCHITECTURAL COMMISSION

MEETING HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/91471605179> or call US: +1 312 626 6799

FRIDAY, NOVEMBER 20, 2020

9:00 A.M.

****PLEASE NOTE: DEPENDING ON THE LENGTH OF THE MEETING, THE COMMISSION MAY DECIDE TO DEFER ITEMS TO A SECOND MEETING DAY – MONDAY, NOVEMBER 23, 2020 TO BEGIN AT 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**

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 OCTOBER 28, 2020 MEETING**

VI. **APPROVAL OF THE AGENDA**

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **A-042-2020 Shutters**

Address: 246 Tangier Ave.

Applicant: Robert S. Honeyman, Jr.

Professional: Jeffrey Tollison/All American Shutters

Project Description: Installation (1) manual roll up, (1) Impact Colonial and (1) Accordion.

2. **A-054-2020 Landscape/Hardscape**

Address: 238 Plantation Rd.

Applicant: Francesca Murray

Professional: Steve West/Parker Yannette Design Group

Project Description: Landscape and hardscape renovation plan.

Call for disclosure of ex parte communication.

3. **A-055-2020 Modifications**

Address: 210 Wells Road

Applicant: 341 Garden Road OPCO LLC (Gregory Borchardt, Member)

Professional: LaBerge & Menard Inc.

Project Description: Remove and replace windows with new impact rated. Modifications to East, South and West elevations. Removal of South Loggia roof, replace with open trellis. Partially enclose courtyard loggia for new breakfast room. Add to breezeway and enclose with a covered entrance.

4. **A-059-2020 Modifications**

Address: 402 Primavera Way

Applicant: Tom and Lillian O'Malley

Professional: LaBerge & Menard Inc.

Project Description: Add gate and decorative fountain at the entry courtyard.

5. **A-061-2020 Modifications**

Address: 105 Casa Bendita

Applicant: Atherton Property Trust (Robert Finnegan, Trustee)

Professional: Keith Williams/Nievera Williams Design

Project Description: New pool, generator, and rear hardscape. Replacement of rear site wall. New planting throughout.

6. A-065-2020 Awning
 Address: 227 Angler Ave.
 Applicant: Mary and Byron Thomas
 Professional: Keith Williams/Nievera Williams Design
 Project Description: Replace awning with pergola at rear of the property. Not visible from the right-of-way.

7. A-067-2020 Modifications
 Address: 240 West Indies Dr.
 Applicant: G240 West Indies LLC (Jordana Getreu)
 Professional: MHK Architecture & Planning
 Project Description: Street facing windows to be replaced with matching windows. Minor modifications and replacement of existing doors and windows along sides and rear elevation. Partial enclosure of an existing loggia of approx. 250'. No modifications are visible from the street. No additions or modifications to existing building envelope.

8. A-069-2020 Landscape/Hardscape
 Address: 1055 North Ocean Blvd.
 Applicant: William Rickman, Jr.
 Professional: Mario Nievera/Nievera Williams Design
 Project Description: Landscape as built plans and related hardscape adjustments.

9. A-070-2020 Modifications
 Address: 870 S. Ocean Blvd.
 Applicant: Invest Komfort, LLC
 Professional: Pat Segraves/SKA Architect + Planner
 Project Description: Revising two facades to previously existing windows and doors neither changed nor replaced from ARCOM approval in 2016.

B. ITEMS PULLED FROM CONSENT AGENDA

C. DEMOLITIONS AND TIME EXTENSIONS

NONE

D. MAJOR PROJECTS – OLD BUSINESS

1. 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.

Project history:

December 2020 – Deferred to February 26, 2020 at request of applicant.
February 2020 – Deferred to March 25, 2020 at request of attorney & (neighbors).
March 2020 – Deferred to April 29, 2020 due to COVID-19
April 2020 – Deferred to May 27, 2020 due to COVID-19
May 2020 – Deferred to June 24, 2020 at request of attorney (neighbors request).
June 2020 – Deferred to July 29, 2020 at request of attorney (neighbors request).
July 2020 – Deferred to November 20, 2020 at request of attorney.

Call for disclosure of ex parte communication.

2. **B-043-2020 Addition**

Address: 1045 S. Ocean Blvd.

Applicant: Kerry Vickar (Lionel Kerrin Vickar)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: New construction of a two story addition with basement. New pool and pool deck. New hardscape and landscape, including civil/storm water management.

A motion carried at the October meeting to approve the project as presented with the caveat that the existing front doors would return to the November 20, 2020 meeting.

Please note: The professional for this project has requested a deferral to the December 18, 2020 meeting.

3. B-048-2020 New Construction

Address: 257 Sanford Ave.

Applicant: Mary Bryant McCourt

Professional: Patrick Ryan O'Connell/Patrick Ryan O'Connell Architect, LLC

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

A motion carried at the August meeting to defer the project to the October 28, 2020 meeting in accordance of the comments from the Commissioners, which included concerns for scale and the way the sections related to each other, the fenestration, details needed restudied, too busy for the street, not in harmony with the rest of the homes. A motion carried at the October meeting to defer the project to the November 20, 2020 meeting with Commissioners questioning the portico, whether the style was in line with other homes on the street, the vertically of the home and whether it was charming enough for the street.

Call for disclosure of ex parte communication.

4. B-056-2020 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 756 Hi Mount Road

Applicant: Hi Mount LLC (Maura Ziska)

Professional: Ken Tate/Ken Tate Architect

Project Description: New one and two story plus sub-basement Mediterranean Revival Style single family residence with raised rear landscape terrace and fountain.

A motion carried at the September meeting to defer the project to the October 28, 2020 meeting in accordance with the comments from the Commissioners, which included how massive the home appeared from the Lake Trail, questioned the tower element, and a restudy of the gable on the northwest portion. A motion carried at the October meeting to defer the project to the November 20, 2020 meeting at the request of the professional.

ZONING INFORMATION: The applicant is proposing a new 8,327 square foot, two story residence on the subject property that will require the following variances: 1) Section 134-895(1): A chimney

with a height of 13.56 feet in lieu of the 8.8 foot maximum allowed; 2) Section 134-8893(11): A lot coverage of 33% in lieu of the 30% maximum allowed for a two story residence in the R-B Zoning District; 3) Section 134-1: The proposed sub-basement is under the confines of the building above it and also below the lowest grade of the public street (HI Mount Road) in front of the lot, however, it is not completely underground. A variance is being requested to allow a proposed sub-basement where a portion is not completely underground as there is a substantial change of grade from HI Mount Road to Lake Trail. 4) Section 134-1670(c): A height of the retaining wall along the north property line to be 11.03 at its maximum height in lieu of the 7 foot maximum allowed. 5) Section 134-1670(c): A retaining wall at the northwest corner of the house, in the side yard within 10 feet of the property line that is at 14 feet in height in lieu of the 10 foot maximum from adjacent grade.

Call for disclosure of ex parte communication.

5. B-059-2020 New Construction

Address: 125 El Bravo Way

Applicant: 125 El Bravo Way LLC (Braden Smith, Manager)

Professional: MP Design and Architecture Inc.

Project Description: New two-story residence with three car garage on a vacant lot. New landscape, hardscape and pool.

A motion carried at the September meeting to defer the project to the October 28, 2020 meeting due to concerns such as the front entrance was too massive, the fenestration, the house was too bulky, lack of charm, the garages on the front of the home, not in harmony with the neighborhood. A motion carried at the October meeting to defer the project to the November 20, 2020 meeting at the request of the professional.

Call for disclosure of ex parte communication.

6. B-061-2020 New Construction

Address: 165 Seaspray Ave.

Applicant: M2B Properties LLC (Gregory L. Palmer, Agent)

Professional: Gregory L. Palmer/Harrison Design

Project Description: New Construction of a single family residence on an open lot.

A motion carried at the October meeting to defer the project to the November 20, 2020 in accordance with the comments from the Commissioners, which questioned the lack of character, charm and identity of the design and whether the rear of the home could be separated into its own cottage.

Call for disclosure of ex parte communication.

7. 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.

Please note: The attorney for the applicant has requested at deferral to the December 18, 2020 meeting.

E. MAJOR PROJECTS – NEW BUSINESS

1. B-064-2020 Additions/Modifications

Address: 260 Nightingale Trail

Applicant: David Canepari

Professional: Keith Spina/Spina O'Rourke

Project Description: The renovation of the existing 3,274 sf one-story residence to include new exterior building color, shutter color, roof material, garage door and detail trim work. The addition of 120 sf one-story kitchen addition on the north side of Nightingale Trail. Associated landscape.

Call for disclosure of ex parte communication.

2. B-065-2020 Modifications

Address: 223 Monterey Road

Applicant: Michael Peacock

Professional: Roger Hansrote/ACI

Project Description: Remove and replace all exterior windows and doors with impact rated assemblies. Add new windows at front entry and add doors at various locations. Add a new entry with new roof. New generator located to the northeast

and replace existing cement tile roof with cedar shingle roof. Newly proposed hardscape and landscape improvements.

Call for disclosure of ex parte communication.

3. B-070-2020 Additions/Modifications

Address: 109 El Mirasol

Applicant: 109 El Mirasol Drum Set Trust (Maura Ziska, Trustee)

Professional: MP Design and Architecture, Inc.

Project Description: Additions and renovations to the existing two-story residence. New hardscape, landscape and pool.

Call for disclosure of ex parte communication.

4. B-071-2020 New Construction

Address: 1332 N. Ocean Blvd.

Applicant: 1332 Ocean Trust (Guy Rabideau, Trustee)

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

Project Description: New two-story residence. New swimming pool. Final landscape and hardscape.

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.

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.

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.

Please note: The professional for this project has requested a deferral to the December 18, 2020 meeting.

G. MINOR PROJECTS – NEW BUSINESS

1. A-048-2020 Modifications

Address: 230 Atlantic Ave.

Applicant: Linda Saligman

Professional: Albert Jacob/Larch Designs Plus

Project Description: Interior remodel to include new kitchen, master bath and closet. New front staircase with new interior doors and trim throughout. New front façade to include double front door and single window above, along with new garage door to replace existing single car garage doors.

Call for disclosure of ex parte communication.

2. A-058-2020 Dock

Address: 630 Island Dr.

Applicant: Island Drive Realty Trust (Mark Biondi, Trustee)

Professional: Coston Marine Services Inc.

Project Description: Install an “L” shaped dock measuring 22’ long x 8’ wide access pier to a 55” long x 8’ wide “L” shaped pier head. Install an 8 piling aluminum boat lift on the outside of the “L” dock. Install small lights on piling, face down, to shine on the deck. Install power pedestal for boat.

Call for disclosure of ex parte communication.

3. A-060-2020 Awnings

Address: 240 Via Las Brisas

Applicant: Michael Rome

Professional: MP Design and Architecture, Inc.

Project Description: New front entry layout with simplified railing design.

Replacing barrel tile roof with flat cement roof tile. Simplified stucco sill details.

Call for disclosure of ex parte communication.

4. A-062-2020 Signage

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION

Address: 227 Suite A and 223 Royal Poinciana Way

Applicant: Flagler Holdings North Carolina, Inc. (Alex Gilmurray, Executive VP)

Professional: RGE Associates

Project Description: Illuminated building signage and vinyl for tenant space in building 1 and building 2 at Via Flagler.

ZONING INFORMATION: Pursuant to Section 134-2373(13) of the Town Code, the applicant is requesting special exception approval to allow an internally illuminated, backlit business identification sign for Main Street by The Breakers, a new retail facility to be located at 223 Royal Poinciana Way. The applicant is also requesting an additional special exception to allow the same type of internally illuminated, backlit business identification sign for Shan, a retail clothing store to be located at 227 Royal Poinciana Way, Suite A. Both of these buildings are located at Via Flagler (221 Royal Poinciana Way) in the C-TS zoning district, and the signs will be consistent with the backlit business identification sign that was approved by ARCOM and the Town Council for Henry's. Other than the special exception for an illuminated sign, no other special exceptions or variances are requested or required.

Call for disclosure of ex parte communication.

VIII. **STAFF APPROVALS**

IX. **DISCUSSION**

1. Commission Size Discussion

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

1. Public
2. Staff
3. Commission

XI. **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.