



TOWN OF PALM BEACH

**ARCHITECTURAL COMMISSION
COUNCIL CHAMBERS - SECOND FLOOR 360 SOUTH COUNTY ROAD**

AGENDA

SEPTEMBER 29, 2021 9:00 AM

To Participate via Zoom, please use the following link:

<https://us06web.zoom.us/j/87508702846>

WELCOME

- I. CALL TO ORDER**
- II. ROLL CALL**
 - Michael B. Small, Chairman
 - John David Corey, Vice Chairman
 - Alexander C. Ives, Member
 - Maisie Grace, Member
 - Betsy Shiverick, Member
 - Jeffrey W. Smith, Member
 - Thomas Kirchhoff, Member
 - Katherine Catlin, Alternate Member
 - Dan Floersheimer, Alternate Member
 - Richard F. Sammons, Alternate Member
- III. PLEDGE OF ALLEGIANCE**
- IV. RULES OF ORDER AND PROCEDURE**
- V. APPROVAL OF THE MINUTES FROM THE AUGUST 25, 2021 MEETING**
- VI. APPROVAL OF THE AGENDA**
- VII. PROJECT REVIEW**
 - A. CONSENT AGENDA OF MINOR PROJECTS**
 - None

B. DEMOLITIONS AND TIME EXTENSIONS

1. ARC-21-006, 164 SEASPRAY AVE. The applicant, Hayati Banastey, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence.

This item was deferred from the August 25, 2021 meeting to the September 29, 2021 meeting to improve the proposed landscape plan.

2. B-075-2021, 225 WELLS RD. The applicant, M2B Properties LLC (Mary Frances Garrett), has filed an application requesting Architectural Commission review and approval for the demolition of an existing one-story residence.

This item was deferred from the August 25, 2021 meeting to the September 29, 2021 meeting due to an error in the mail notice.

3. ARC-21-014, 281 MONTEREY RD. The applicant, Adam Demark, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence.
4. ARC-21-021, 315 CLARKE AVE. The applicant, J.F. Benoist d'Etiveaud, has filed an application requesting Architectural Commission approval for the demolition of an existing two-story residence.

C. MAJOR PROJECTS – OLD BUSINESS

1. B-019-2021 Modifications
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 101 Nightingale Trail

Applicant: 04TST101 Nightingale LLC (Brian Libman, Manager)

Professional: Brooks & Falotico Associates, LLP

Project Description: Exterior alterations and interior renovations to two-story single family residence; revised fenestration on all elevations; reframe portions of existing roof to accommodate new fenestration height and replace existing roof tiles; renovate entry portico, frame for second floor roof deck, and face with coquina; new Dutch gables at courtyard elevations; renovate pool terrace and incorporate new retaining walls; remove existing driveway and install new hardscape and landscape.

ZONING INFORMATION: Section 134-893(13): The applicant is proposing to construct a 70 square foot one story bathroom addition and two Dutch gables that will be added to the courtyard elevations of the pool cabana and kitchen which will increase the cubic content ratio ("CCR") to 5.24 in lieu of the 5.01 existing CCR and the 3.9 maximum CCR allowed in the R-B Zoning District.

A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included the identity and character of the home, the front entry, the fenestration, the shutters, the balconies and glass railings. A motion carried at the April meeting to defer the project for one month, to the May 26, 2021 meeting, to restudy the gables, fenestration and in accordance with the comments of the Commission. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting at the request of the

professionals. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting at the request of the professionals. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals. At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting.

Please note: The applicant has requested a deferral to the October 27, 2021 meeting.

2. B-024-2021 Demolition/New Construction

Address: 240 Mockingbird Trail

Applicant: Lee Fensterstock

Professional: MP Design & Architecture, Inc.

Project Description: Demolition of existing one story structure. New construction of two story single family house in island style, approximately 5400 s.f. Final landscape and hardscape included.

A motion carried at the March meeting to approve the demolition. A second motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included adding some identity to the home, the fenestration, a restudy of the landscaping and pedestrian gate, and to return with a north, east, west and south cross section of the landscaping. A motion carried at the April meeting to defer the project to the May 26, 2021 meeting to restudy the size of the bay windows on the front elevation, to change the roof pitch to 5/12, to remove 12 inches in the second floor, to change the laundry room to a single window, and the French doors over the front entrance will be changed as previously proposed. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting for a restudy of the home design. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting at the request of the professional. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals. At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting.

3. B-039-2021 Demolition/New Construction

Address: 200 Bahama Lane

Applicant: 200 Bahama Lane, LLC (Maura Ziska)

Professional: SKA Architect + Planner

Project Description: Demolition of existing one story house. New construction of two story classical style house, approx. 5,856 sq. ft. Final landscape and hardscape included.

A motion carried at the May meeting to approve the demolition of the existing home as requested. A second motion carried to defer the project for two months to the July 28, 2021 meeting for an entire restudy. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals. At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting.

4. B-053-2021 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) -

Done 6/23/21

Address: 8 Windsor Ct.

Applicant: Mr. & Mrs. Jonathan Sack (Maura Ziska)

Professional: MP Design & Architecture, Inc.

Project Description: Existing breezeway modifications to replace existing awning with new copper roof. Existing pool cabana modifications to replace existing roof and awning with new copper roof. Existing open porch modifications to replace exiting trellis with new copper roof.

A motion carried at the June meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property. A second motion carried to approve the project as presented with the removal of the rear trellis and to return to the July 28, 2021 meeting with an alternate design of a roof over the two doors on the north elevation. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals. At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting.

5. B-058-2021 Demolition/New Construction

Address: 1020 N. Lake Way

Applicant: Mr. & Mrs. Kanders, Contract Purchaser (Maura Ziska)

Professional: MP Design & Architecture, Inc.

Project Description: Demolition of existing residence, including hardscape, landscape. Existing pool to remain. New two-story residence, new hardscape, new landscape, existing pool to be modified.

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion deferred the hearing of the new construction to the July 28, 2021 meeting. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals. At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting.

6. B-062-2021 Additions/Modifications

Address: 215 Via Tortuga

Applicant: 215 Via Tortuga, LLC (Whitney Crane)

Professional: Tod E. Sikkenga/Wadia Associates

Project Description: Renovations and small addition to existing house (141 sf). New enclosed pool pavilion (409 sf) Three new skylights. Maintain and paint existing roof tile. Modify existing swimming pool, landscape, and hardscape. New generator and outdoor mechanical and pool equipment. Replace existing windows and doors, and new openings with impact resistant units. Miscellaneous improvements to exterior elevations.

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting to address the comments of the commissioners. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals. At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting.

Please note: The professional has requested to withdraw the project from the agenda.

7. B-068-2021 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 267 Dunbar Road
Applicant: Michael S. Arlein, Trustee of the 267 Dunbar Road Trust (Maura Ziska)
Professional: SKA Architect + Planner
Project Description: New Construction of one and two story Mediterranean style house approximately 7,550 sq. ft. Final landscape and hardscape included.

A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

ZONING INFORMATION: Section 134-893(c): Site Plan Review to allow the construction of a new two story 7,552 square foot single family residence on a non-conforming platted lot which is 98.5 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting.

8. ARC-21-005 New Construction

Address: 210 Palmo Way
Applicant: Bruce Percelay
Professional: Roger Janssen / Dailey Janssen
Project Description: Construction of a new 2 story residence. New landscape, hardscape and pool.

At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting.

9. ARC-21-017 Demolition/New Construction

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

Address: 223 Monterey Road
Applicant: 239 Monterey Road, LLC (Louis Capano, Jr., Manager)
Professional: Roger Janssen/Dailey Janssen Architects
Project Description: The lot is non-conforming in area: 9,000 square feet in lieu of the 10,000 square feet required in the R-B Zoning District; and in width: 90 feet in width in lieu of the 100 foot minimum required in the R-B Zoning District. 1. Request to demo the existing one-story residence, accessory structure, pool, driveway and miscellaneous site walls, piers and fences. 2. Request to construct a new single family residence on a non-conforming lot (overall size and width) meeting all applicable Town codes. 3. Request to construct a new two-story single family residence consisting of 3,902 gross square feet on a non-conforming lot, driveway, pool/spa, hardscape and landscape, including an emergency generator and civil, storm water and grading

At the August 25, 2021 meeting, a motion carried to defer the project to the September 9, 2021 meeting.

10. ARC-21-031 New Construction

Address: 433 Antigua Ln.
Applicant: Malcolm McCluskey
Professional: Patrick Ryan O'Connell Architect, LLC

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

At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting.

11. B-031-2021 Demolition/New Construction

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

Address: 130 Algoma Rd.

Applicant: 130 Algoma, LLC (Lee Fensterstock)

Professional: MP Design & Architecture

Project Description: Demolition of existing one story house while preserving existing garage and finish floor. New construction of two story classical house, approx. 6,448 sq. ft. Final landscape and hardscape.

ZONING INFORMATION: Section 134-229: Section 134-329 and Section 134-843(b): Special Exception with Site Plan Review to allow the construction of a new two story 6,448.55 square foot residence while preserving the existing one story nonconforming garage on a lot with an area of 15,708 square feet in lieu of the 20,000 square foot minimum required; a lot depth of 142.33 feet in lieu of the 150 foot minimum required; and a lot width of 111.89 in lieu of the 125 foot minimum required; all in the R-A Zoning District. The following variances are being requested: 1) Section 134-843(8): to allow the existing east side yard setback to remain at 8.75 feet in lieu of the 15 foot minimum required to keep the existing non-conforming garage. 2) Section 134-843(7): to allow a building height plane setback to be 46.1 feet in lieu of the 48.33 foot minimum setback required.

A motion carried at the April meeting to defer the demolition for one month, to the May 26, 2021 meeting, to allow the Commissioners to receive a proper demolition report and landscape demolition plan. A second motion carried at the April meeting to defer the entire project, including the new construction, to the May 26, 2021 meeting. A motion carried at the May meeting to approve the demolition request as presented. A second motion carried at the May meeting to defer the project to the June 23, 2021 meeting for a restudy in accordance with the comments from Mr. Castro and the Commissioners, to include style, floor height and garage orientation. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting for a complete redesign backed on the comments from the Commissioners. A motion carried to defer the project to the September 29, 2021 meeting.

12. B-063-2021 Demolition/New Construction

Address: 280 Via Marila

Applicant: CJN P Holdings LLC (Daniel Pergola, Managing Member)

Professional: MP Design & Architecture, Inc.

Project Description: Demolition of an existing two-story structure. Proposal of a new two-story residence with rear facing two-car garage, new pool, hardscape and landscape.

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion carried to defer the project to the July 28, 2021 meeting to address the comments of the commissioners. A motion carried to defer the project

to the September 29, 2021 meeting with a clear understanding that a complete redesign of the home was highly requested.

13. B-072-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 224 La Puerta Way

Applicant: Mr. & Mrs. Gray

Professional: David J. Gengler/Gengler Architects, Inc.

Project Description: A major renovation of an existing single-story single family home which includes a two-story addition on the front of the home, a second floor addition over a portion of the existing first floor, and a two-story loggia addition on the rear of the home.

ZONING INFORMATION: The applicant is requesting four variances in order to build a two-story addition which includes a 315 square foot one-story addition to the garage, a 184 square foot addition for a covered terrace on the first floor, and a 930 square foot second floor addition for two bedrooms, including a 130 square foot covered balcony, and two bathrooms. The requested variances are as follows: Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 12.5 foot minimum side yard setback required for the garage addition in the R-B Zoning District. Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 15 foot minimum side yard setback for a second story addition and covered balcony in the R-8 Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 10.5 foot minimum side yard setback required for a bay window on the first floor in the R-B Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 13 foot minimum side yard setback required for a bay window on the second floor in the R-B Zoning District.

At the August 25, 2021 meeting a motion carried to defer the project to the September 29, 2021 meeting with a clear direction for a restudy of the entire project.

Please note: The applicant has requested a deferral to the October 27, 2021 meeting.

14. B-065-2021 New Construction

Address: 7 Ocean Lane

Applicant: 7 Ocean Lane, LLC (Nedim Soylemez, Manager)

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

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

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting for a restudy in accordance with the comments of the Commissioners. At the July 28, 2021 meeting a motion was made to deny the proposed new home as presented but failed for lack of a second. Another motion was made to defer the project, for two months to the September 29, 2021 meeting, for a restudy with a potential change in style, moving the house to the west, reducing the size of the house, reducing the east fenestration and reducing the garage size or relocating it to the basement as well as all of the direction provided.

15. ARC-21-022 New Construction

Address: 870 S. Ocean Blvd.

Applicant: 870 S. Ocean, LLC (Todd Glaser, Manager)

Professional: MP Design & Architecture

Project Description: Section 134-840: Request for a special exception with site plan review to allow construction of a 210 square foot beach pergola and 83 square foot cabana bathroom/storage in the R-A/B-A Zoning District. Section 134-1474(a): Request for a variance to construct a 210 square foot beach pergola and 83 square foot cabana bathroom/storage that is on a lot with frontage of 101.53 feet in lieu of the 125 feet required for lot width in the B-A Zoning District for beach area property adjacent to R-A Zoning District. As part of the proposed project, this proposal meets the Town of Palm Beach ocean vista requirements.

At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting.

D. MAJOR PROJECTS – NEW BUSINESS

1. ARC-21-012 (ZON-21-001), 620 N. LAKE WAY (COMBO) The applicant, Robert Lazarowitz and Cobey Rapaport, have filed an application for the construction of a new one-story residence elevated to 12' NAVD, including several variances relating to height, lot coverage allowance, cubic content ratio (CCR) and landscape. The variance portion of the application shall be reviewed by Town Council.
2. ARC-21-013, 245 SEMINOLE AVE. The applicant, Loveshack LLC (John Criddle), has filed an application requesting Architectural Commission review and approval for the construction of a two-story addition to an existing two story structure.
3. ARC-21-016, 1214 N. OCEAN BLVD. The applicant, Mr. & Mrs. John Scully, has filed an application requesting Architectural Commission review and approval for the construction of a second floor terrace enclosure visible from the r-o-w to an existing two-story residence.

E. MINOR PROJECTS – OLD BUSINESS

1. ARC-21-009 Modifications
Address: 135 Seminole Ave.
Applicant: Michael Aram
Professional: Architectural Consultants Inc.
Project Description: Replace all existing windows in the Main Residence and Guest House/ Garage with aluminum clad impact windows with minor modifications including the deletion of some windows and resizing of others. Add precast quoins, columns and trim at the front, rear and side elevations of the Main Residence to replace and supplement the existing stucco trim. Add decorative wood outlookers to the underside of the roof overhang. Replace the garage door. Add a fountain on the Garage/ Guest House. Add an exterior sliding glass door to the Garage/ Guest House. Modify the existing rear yard pool deck and landscaping. Add Bahama shutters to specific windows at the Garage/ Guest House.

At the August 25, 2021 meeting, a motion carried to approve the windows only portion of the application and to defer the balance of the project to the September 29, 2021 meeting.

F. MINOR PROJECTS – NEW BUSINESS

1. ARC-21-027, 222 Mockingbird Trail

Applicant: Steven Helms

Professional: General Garage Door Co., Inc.

Project Description: Replace a 16' x 7'6" garage door with Eden Coast Providence design in off white color

At the August 25, 2021 meeting, a motion carried to defer the project to the September 29, 2021 meeting due to a lack of attendance by the applicant.

2. ARC-21-010, 416 SEABREEZE AVE. The applicant, Frank D Speno Trust and Krista M Speno Trust, has filed an application requesting Architectural Commission review and approval for landscape, hardscape and mechanical equipment changes to the site plan.

3. ARC-21-026, 305 CLARKE AVE. The applicant, Lawrence Herbert, has filed an application requesting Architectural Commission review and approval for the installation of new entry piers and lighting fixtures at the front of the property.

Please note: The applicant has requested a deferral to the October 27, 2021 meeting.

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.