

TENTATIVE:
SUBJECT TO
REVISION



TOWN OF PALM BEACH
ARCHITECTURAL COMMISSION
360 SOUTH COUNTY ROAD
COUNCIL CHAMBERS - SECOND FLOOR

AGENDA

WEDNESDAY, OCTOBER 27, 2021
9:00 AM

To Participate via Zoom, please use the following link:
<https://us06web.zoom.us/j/83341249320>

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 SEPTEMBER 29, 2021 MEETING**

VI. **APPROVAL OF THE AGENDA**

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

B. **DEMOLITIONS AND TIME EXTENSIONS**

1. 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.

Please refer to staff memo for additional information on this project.

2. ARC-21-060 143 REEF RD. The applicant, John K. Criddle, has filed an application requesting Architectural Commission approval for the demolition of an existing one-story residence.

Please refer to staff memo for additional information on this project.

3. ARC-21-066 206 CARIBBEAN RD. The applicant, 206 Caribbean LLC, has filed an application requesting Architectural Commission approval for the demolition of an existing one-story residence.

Please refer to staff memo for additional information on this project.

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. A motion carried at the September meeting to defer the project to the October 27, 2021 meeting.

2. B-034-2021 Additions/Modifications

Address: 905 N. Ocean Blvd.

Applicant: 905 N. Ocean LLC (Maura Ziska)

Professional: LaBerge and Menard

Project Description: Guest house addition and new landscape/hardscape.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting for restudy, particularly how the home fits onto the lot. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting at the request of the professional. 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. A motion carried at the August 25, 2021 meeting to defer the project to the October 27, 2021 meeting.

Please note: The applicant did not meet the deadline for the submittal requirements. Therefore, this application must be deferred to the November 19, 2021 meeting.

3. 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. A motion carried at the September meeting to defer the project to the October 27, 2021 meeting.

Please note: The applicant did not meet the deadline for the submittal requirements. Therefore, this application must be deferred to the November 19, 2021 meeting.

4. 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. A motion carried at the September meeting to approve the project with the following conditions: to flatten the front entrance on the first floor, to adjust the rafters under the columns on the second floor, remove the side lights on the front door and to defer the landscape and hardscape plans to the October 27, 2021 meeting for a restudy. This project was approved also with a condition related to the utility easement.

5. 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.

Please refer to staff memo for additional information on this project.

6. 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. A motion carried at the September meeting to defer the project to the October 27, 2021 meeting for a restudy in accordance with the comments from the Commissioners and with a request that the images of the main house are included in the mini-sets.

7. 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. A motion carried at the September meeting to defer the project to the October 27, 2021 meeting for a restudy of the front door, the three windows next to the front door as well as the overall height of the home.

D. **MAJOR PROJECTS – NEW BUSINESS**

1. ARC-21-030 1260 NORTH LAKE WAY The applicant, Carlos Esteban (Project Manager), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in the Art Deco Style of nearly 10,000 SF in size, to replace an existing two-story residence to be demolished.

Please refer to staff memo for additional information on this project.

2. ARC-21-032 346 SEABREEZE AVE. The applicant, Richard and Margot Stephenson, has filed an application requesting Architectural Commission review and approval for the installation of a new driveway, pool and other site modifications including raising the rear and side yards, on a site containing an existing two-story residence.

Please refer to staff memo for additional information on this project.

3. ARC-21-033 240 EL DORADO LN. The applicant, Charlotte Ross, has filed an application requesting Architectural Commission review and approval for the reconfiguration of a new driveway, addition of new pergola structure, and other site modifications including landscape and hardscape improvements site wide, on a site containing an existing two-story residence.

Please refer to staff memo for additional information on this project.

4. ARC-21-040 (ZON-21-006) 164 SEASPRAY AVE. (COMBO) The applicant, Hayati Banastey, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story home designed in the Classical Style and related site improvements, including variances for side yard setbacks as they pertain to the new residence on a nonconforming lot. The variance portion of the application shall be reviewed by Town Council. The application will require special exception and site plan reviewed by Town Council.

Please refer to staff memo for additional information on this project.

5. ARC-21-041 (ZON-21-008) 1520 S. OCEAN BLVD. (COMBO) The applicant, Chris Shumway, has filed an application requesting Architectural Commission review and approval for the construction of a new 400SF beach cabana and water feature within the vacant oceanside parcel, including a setback variance from the bulkhead line. The application will require special exception and site plan reviewed by Town Council.

Please refer to staff memo for additional information on this project.

6. ARC-21-043 (ZON-21-009) 1230 S. OCEAN BLVD. (COMBO) The applicant, 1230 LLC (Staci Rutman, manager) has filed an application requesting Architectural Commission review and approval for the construction of a new one-story covered loggia addition including a variances relating to setback requirements, and exterior modifications to a previously approved design including alterations to the windows, shutters and other features. The variance portion of the application shall be reviewed by Town Council.

Please refer to staff memo for additional information on this project.

7. ARC-21-048 216 TRADEWIND DR. The applicant, 216 Tradewind Trust (Michael S. Kehoe, Trustee) has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in a Bermuda Vernacular style with associated site improvements, hardscape, pool and spa.

Please refer to staff memo for additional information on this project.

8. ARC-21-050 (ZON-21-011) 1090 S. OCEAN BLVD. (COMBO) The applicant, 1090SOCEAN LLC (Brad McPherson), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence designed in the traditional Georgian style. The application will require special exception and site plan reviewed by Town Council. The application will require special exception and site plan reviewed by Town Council.

Please refer to staff memo for additional information on this project.

9. ARC-21-051 (ZON-20-00299) 1015 S. OCEAN BLVD. (COMBO) The applicant, 1015 South Ocean LLC (Maura Ziska, manager), has filed an application requesting Architectural Commission review and approval for the construction of a two-story residence designed in the traditional Bermuda style greater than 10,000 SF in size on a vacant lot, including Special Exception Request with Site Plan Review and variances for front yard setback and building height plane. The variance portion of the application shall be reviewed by Town Council. The application will require Special Exception Request with Site Plan reviewed by Town Council.

Please refer to staff memo for additional information on this project.

E. **MINOR PROJECTS – OLD BUSINESS**

None.

F. **MINOR PROJECTS – NEW BUSINESS**

1. ARC-21-026, 305 CLARKE AVE. (minor project) 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 refer to staff memo for additional information on this project.

2. ARC-21-037 3100 S. OCEAN BLVD. (minor project) The applicant, Don Skowron, has filed an application requesting Architectural Commission review and approval for the resurfacing of an existing driveway and changes to the lighting plans on a site containing an existing multistory residential building.

Please refer to staff memo for additional information on this project.

3. ARC-21-042 249 SEABREEZE AVE. (minor project) The applicant, Elizabeth and Joseph Berger, has filed an application requesting Architectural Commission review and approval for exterior modifications to the front of the residence's entry door and second floor balcony and railing, and landscape changes.

Please refer to staff memo for additional information on this project.

4. ARC-21-045 258 COUNTRY CLUB RD. (minor project) The applicant, Big Bear Developers, has filed an application requesting Architectural Commission review and approval for modifications to previously approved landscaping plan.

Please refer to staff memo for additional information on this project.

5. ARC-21-053 320 RIDGEVIEW DR. (minor project) The applicant, SMI Landscape Architecture, has filed an application requesting Architectural Commission review and approval for the construction of a new detached wood trellis and installation of new fountains and landscaping, on a site containing an existing two-story residence.

Please refer to staff memo for additional information on this project.

6. ARC-21-054 160 REEF RD. (minor project) The applicant, Joshua and Victoria Harlan, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing one-story residence, including the installation of vinyl fencing, a new garage door and other changes.

Please refer to staff memo for additional information on this project.

7. ARC-21-055 9 SLOANS CURVE (minor project) The applicant, Sean Hannity, has filed an application requesting Architectural Commission review

and approval for the installation of an in kind S-tile roof replacement and alterations to the window and balcony along the front facade.

Please refer to staff memo for additional information on this project.

8. ARC-21-061 258 WELLS RD. (minor project) The applicant, Bear 258 LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new one-story addition to an existing cabana and installation of a new generator in the side yard, on a site containing an existing two-story residence.

Please refer to staff memo for additional information on this project.

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

1. Public
2. Staff
3. Commission

IX. **NEXT MEETING DATE:** Friday, November 19, 2021

X. **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.