

TOWN OF PALM BEACH

Information for Town Council Meeting on: April 9, 2019

To: Mayor and Town Council

From: Josh Martin, Director of Planning, Zoning and Building

Re: Annual Report - Architectural Commission

Date: March 28, 2019

STAFF RECOMMENDATION

Staff recommends that the Town Council hear the presentation of the Annual Report for 2018 by Mr. Robert J. Vila, Chairman of the Architectural Commission (ARCOM).

GENERAL INFORMATION

Attached is a summary of the activities of ARCOM for the past year. Mr. Robert J. Vila, the Chairman of ARCOM, is prepared to address the Town Council with additional comments regarding the Commission's activities, and to answer any questions.

Attachment

JM:jl

cc:

Architectural Commission
John Lindgren, Planning Administrator

ARCOM Commission

Report of Activities for 2018 Calendar Year

ARCOM currently has 10 members (7 regular members & 3 alternates):

- Two members are licensed architects
 - Robert Garrison
 - Nikita Zukov
- One member is a certified master gardener
 - John David Corey

Attendance by commissioners:

- An average of 90% attendance for all meetings during the year; there were a total of 12 absences by commissioners (5 excused, 7 unexcused).

Applications reviewed:

- 127 new major Items submitted in 2018 (a 21% increase from the previous year) – none were denied, and ten were withdrawn by the applicant.
- 55 new minor Items submitted in 2018 (an 8% decrease from the previous year) – one was denied, and three were withdrawn by the applicant.
- 106 deferrals or partial deferrals occurred over the course of the year, many of which were requested by the applicant (a 15% decrease from the previous year). The number of deferrals started trending downward toward the end of the year (and continue to do so in 2019), which staff believes may be because of the new fee required for applicant requested deferrals.
- 52 new homes were reviewed by ARCOM in 2018 (a 49% increase from the previous year), of which 49 were approved, two were withdrawn and one was deferred into 2019.
- ARCOM reviewed 29 “combination projects” in 2018 where they made recommendations to Town Council regarding variances needed for the projects.

On behalf of the Commission, staff conducted 459 approvals of minor projects and revisions, which was an increase of 13% from 2017.

Additional projects & accomplishments:

- Member Mr. Corey completed an extensive certification program through the University of Florida, and has become a master gardener.
- Among the more notable reviews conducted by ARCOM, the Commission reviewed the renovation of Via Bice, storefront changes on Worth Avenue, the townhome project at the old Charlie’s Crab site, and two new homes at the iconic and highly visible 901 North Ocean Boulevard site.

- ARCOM had a discussion with the Town's legal counsel regarding ex parte communication, and the reporting of such communication at public meetings.
- ARCOM reviewed and discussed the requirement for physical models with new larger homes, and decided to maintain this requirement for homes that are 10,000 square-feet or larger.
- ARCOM continued to review several various types of architecture (including modern/contemporary) over the course of the year, and had to determine if the various styles were too similar or too dissimilar with the surrounding neighborhood in each review. It was a difficult task and one the Commission and the Town will continue to face in upcoming years, especially given the ever-increasing popularity of the modern/contemporary architecture.

Commissioners remain enthusiastic and engaged in their volunteer service to the Town, and look forward to the continued work of ensuring the high quality of development and redevelopment within the Town.