



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

December 28, 2016

09:00 A.M.

The progress of this meeting may be 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

Richard Sammons, Chairman
Ann L. Vanneck, Vice Chairman
Peter I. C. Knowles II, Member
Martin D. Gruss, Member
Robert N. Garrison, Member
Alexander C. Ives, Member
Michael B. Small, Member
Maisie Grace, Alternate Member
John David Corey, Alternate Member
Betsy Shiverick, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 30, 2016 MEETING

V. APPROVAL OF THE AGENDA

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

VII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

B-044-2016 Demolition/New Residence

***ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE* - Done 11/30/16**
Address: 232 Colonial Ln.

Applicant: SKIK, LLC (Zvenka Kleinfeld, Manager)

Architect: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing one-story home. New two-story Island Style home to be approximately 2,800 square feet. Home will consist of living room, dining room, kitchen, four bedrooms, four and one half bathrooms, and a one car garage.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of a 2,845.5 square foot two-story, single family residence on a non-conforming lot which is 75 feet in width in lieu of the 100-foot minimum required; 82 feet in depth in lieu of the 100-foot minimum required and 6,150 square feet in area in lieu of the 10,000 square foot minimum required. The applicant is requesting a variance to have a front yard setback for one story portion of the residence at 23 feet in lieu of the 25-foot minimum setback required.

At the July meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for one month to the August meeting. At the August meeting, a motion carried to defer the project for one month to the September meeting. At the September meeting, a motion carried to defer the project to the November meeting. At the November meeting, a motion carried that the implementation of the proposed special exception, site plan and variance would not cause negative architectural impact to the subject property. A second motion carried to approve the project as presented with the caveat that the columns on the front are changed, the front door is changed to a 6'8" door, the windows on the bottom floor are raised, the clapboard is lowered to the bottom of the plate, the balcony is lowered and to defer the landscaping for one month to the December 28, 2016 meeting.

Call for disclosure of ex parte communication.

B-050-2016 Additions/Modifications

Address: 2300 Ibis Isle Rd. West

Applicant: Rob and Sue Bushman

Architect: Miklos Architecture

Project Description: 1) Re-configure existing driveway and front property line pilaster layout; 2) add two driveway gates; 3) replace existing flat cement tile roof with new flat cement tile roof; 4) bedroom, covered front entry and rear covered pavilion additions; 5) existing pool and spa shape slightly reconfigured; 6) existing landscaping adjusted and augmented.

At the August meeting, a motion carried to defer the project to the September meeting. At the September meeting, a deferral request was granted to the October meeting. At the October meeting, a deferral request was granted to the November meeting. At the November meeting, a motion carried to defer the project for restudy to the December 28, 2016 meeting paying close attention to the comments from the chairman as well as removal of the fence, a restudy of the driveway material, and to return with a new gate plan if necessary.

Call for disclosure of ex parte communication.

B-059-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 221 Oleander Ave.

Applicant: Barnacle PB LLC

Architect: Michael J. Johnson Architect, P.A.

Project Description: Demolition of existing 2 story building and construction of a new 2-story single family residence. New hardscape and landscape.

VARIANCE INFORMATION: The applicant requests a variance to allow construction of a new 2,930 square foot, two story residence on a lot with a depth of 56 feet in lieu of the 100 foot minimum required and a lot area of 4,200 square feet in lieu of the 10,000 square foot minimum; a variance to allow lot coverage to be 41.6% in lieu of the 30% maximum allowed; a variance to allow a front yard setback to be 13.5 feet in lieu of the 25 foot minimum; and a variance to allow a rear yard setback to be 10 feet in lieu of the 15 foot minimum required.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for one month for restudy to the November 30, 2016 meeting. At the November meeting, a motion carried to defer the project for restudy to the December 28, 2016 meeting paying close attention to the comments from the chairman.

Call for disclosure of ex parte communication.

B-062-2016 Demolition/New Residence

Address: 425 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: Kevin Asbacher/Asbacher Architecture

Project Description: Demolish (2) existing two-story townhomes. Construct a new two-story residence in the French Neoclassical style with a one-story 2 car garage. Final landscape and hardscape.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for one month for restudy to the November 30, 2016 meeting. At the November meeting, a one-month deferral was granted at the request of the architect.

Call for disclosure of ex parte communication.

B-063-2016 Demolition/New Residence

Address: 130 Dolphin Rd.

Applicant: 130 Dolphin Rd LLC

Architect: Michael J. Johnson Architect P.A.

Project Description: Demolition of existing structure. New 2-story residence. Updated cottage style. White stucco finish with black trim and grey cement tile roof. New landscape and hardscape.

At the October meeting, a motion carried to defer the project for one month for a complete restudy to the November 30, 2016 meeting. At the November meeting, a one-month deferral was granted at the request of the architect.

Please note: The architect for this project has requested a one-month deferral to the January 25, 2017 meeting.

B-066-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

- Done 11/30/16

Address: 340 Seaview Ave.

Applicant: Town of Palm Beach (Tom Bradford, Town Manager)

Architect: Stephen Boruff, AIA Architects + Planners, Inc.

Landscape Architect: Nievera Williams Design

Project Description: Demolition of the existing one-story recreation center, maintenance building, pro shop, tennis hitting wall & backstop and the construction of a new two-story, community center & gymnasium, new maintenance building and a new tennis observation pavilion with attached tennis hitting wall & maintenance yard and associated site work including a new elevated plaza, numerous new stairs and ramps, new playground area and the renovation and expansion of on-site parking.

VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to approval to allow a new two-story 33,810 square foot Recreation Center for the Town of Palm Beach that will include a new athletic field, parking lot, gymnasium, tennis pro shop, multi-purpose room, fitness center with locker rooms, concession area, classrooms, offices and new maintenance building, new tennis backboard, new scoreboard. A second special exception request is to allow for a rebound wall to be constructed on the north side of the new maintenance building. The following variances are being requested in order to construct the new community center: 1) A west side yard setback of 10 feet in lieu of the 30 foot minimum required for properties that are in excess of 20,000 square feet; 2) A north side yard setback of 8 feet in lieu of the 30 foot minimum required for properties that are in excess of 20,000 square feet; 3) A street rear yard setback for the new parking lot on Royal Palm Way of 4 feet in lieu of the 35 foot minimum required for properties that are in excess of 20,000 square feet; 4) an east side yard setback of 4 feet in lieu of the 30 foot minimum required for the new parking lot on Royal Palm Way for properties that are in excess of 20,000 square feet; 5) a height of 27 feet in lieu of the 22 foot maximum allowed; 6) an overall height of 35 feet in lieu of the 30 foot maximum allowed; 7) a vertical distance to the top of beam of 30.75 feet in lieu of the 26 foot maximum distance allowed from the crown of street to top of beam; 8) landscaped open space of 43% in lieu of the 55% minimum required for properties that are in excess of 20,000 square feet; 9) parking lot interior landscaped open space of 5% in lieu of the 10% minimum required; 10) to allow signage on the proposed scoreboard which would exceed the maximum signage allowed (of

one for each street frontage); 11) to allow three (3) air-conditioning units to be on the roof that is in excess of the 4 foot maximum allowed. The proposed A/C units will be 5 feet tall plus the height of the stand.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for restudy, with particular attention to reducing the mass and addressing the elimination of the north field for one month to the November 30, 2016 meeting. At the November meeting, a motion carried that the implantation of the proposed variances will not cause negative architectural impact to the subject property with the existing parking or parking option B. A second motion carried to defer the project for one month for restudy to December 28, 2016.

Please note: The applicant for this project has requested a one-month deferral to the January 25, 2017 meeting.

B-070-2016 New Residence

Address: 266 Fairview Rd.

Applicant: Beacon 266 LLC

Architect: MHK Architecture & Planning

Landscape Architect: Lang Design Group

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

At the November meeting, a motion carried to defer the project for one month to the December 28, 2016 meeting for a complete restudy.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-NEW BUSINESS

B-071-2016 Sculpture

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1090 N. Lake Way

Applicant: 1090 North Lake Way LLC

Architect: Kirchhoff & Associates Architects

Project Description: New sculpture in rear yard setback.

VARIANCE INFORMATION: The applicant is proposing to install a 10.75-foot-tall sculpture in their backyard which would have a 11.08-foot setback in lieu of the 25-foot minimum setback required for structures over 4 feet tall on properties abutting the Lake Trail.

Call for disclosure of ex parte communication.

B-076-2016 New Residence

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

Address: 319 Seaspray Ave.

Applicant: Robert H. Toohey

Architect: M. Mark Marsh/Bridges, Marsh & Associates

Project Description: New two story residence, pool cabana, pool and associated landscape/hardscape improvements.

VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of 3,981 square foot, two-story single family residence on three platted lots which combined creates a lot that is 75 feet in width in lieu of the 100-foot minimum required and 9,187 square feet in area in lieu of the 10,000 square foot minimum required. The applicant is also requesting a variance to allow construction of a new residence on a lot that is 75 feet in width which will have a one-car garage in lieu of the two-car garage required for lots 75 feet or more in width.

Call for disclosure of ex parte communication.

B-078-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 157 Peruvian Ave.

Applicant: Nita Stanoytchev; c/o David E. Klein, Esq.

Architect: Roy & Posey Architects

Project Description: Demolition of an existing one-story residence and construction of a new two-story single family residence in the "Bermuda Style."

VARIANCE INFORMATION: The applicant is requesting a variance to build a two-story, 3,911 square foot (including the garage) single-family residence on a lot with an area of 6,250 square feet, in lieu of the 10,000 square foot minimum required, and a lot width of 50 feet, in lieu of the 75-foot minimum required.

Please note: The applicant for this project has requested a one-month deferral to the January 25, 2017 meeting.

B-079-2016 New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 224 S. Ocean Blvd.

Applicant: Kevin and Lisa McGovern

Architect: MP Design and Architecture LLC

Project Description: A new one-story shingle style detached garage with all finishes and details to match existing.

VARIANCE INFORMATION: The applicant is proposing to construct a new 446 square foot, one story detached, one car garage which would require the following variances: 1) a street side yard setback of 12.5 feet in lieu of the 18-foot minimum required for a corner lot and 2) a cubic content ratio ("CCR") of 6.16 in lieu of the 5.82 existing and the 3.94 maximum allowed.

Call for disclosure of ex parte communication.

B-080-2016 Demolition/New Residence

Address: 1632 S. Ocean Blvd.

Applicant: Mr. and Mrs. Maurice Pinsonnault

Architect: Carlos A. Bonilla, AIA/Bonilla Torregroza Architecture, LLC

Project Description: Demolition of existing one-story residence with 2 car garage basement. Construction of a new two story single family residence with 2-car garage basement, pool and pool cabana. New hardscape and landscape.

Please note: The architect for this project has requested a one-month deferral to the January 25, 2017 meeting.

C. **MINOR PROJECTS - OLD BUSINESS**

NONE

D. **MINOR PROJECTS-NEW BUSINESS**

A-055-2016 Landscape/Hardscape Modifications

Address: 232 Emerald Lane

Applicant: Mr. & Mrs. Charles Ward

Architect: Mario Nievera/Nievera Williams Design

Project Description: Revisions to the garage area driveway gate, side yard pedestrian gate, front yard low site wall, moon gate detailing, entry column finials and landscape changes.

Call for disclosure of ex parte communication.

A-056-2016 Landscape Modifications

Address: 249 Orange Grove Rd.

Applicant: Ocean Way Properties, LLC

Architect: Dustin Mizell/Environment Design Group

Project Description: Revisions to the previously approved ARCOM planting plan.

Call for disclosure of ex parte communication.

A-057-2016 Modifications

Address: 8 Golfview Rd.

Applicant: 8 Golfview LLC

Architect: Roger Janssen/Dailey Janssen Architects

Project Description: Alterations to previously approved project; add stone veneer to covered entry façade.

Call for disclosure of ex parte communication.

A-058-2016 Landscape/Hardscape Modifications

Address: 195 Via Marina

Applicant: Jill and Avram Glazer

Architect: Mario Nievera/Nievera Williams Design

Project Description: Adjustments/revisions to previously ARCOM (February 2016) approved entry gates and associated landscape.

Call for disclosure of ex parte communication.

VII. **OTHER BUSINESS**

IX. **COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

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

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.