



TOWN OF PALM BEACH

REVISED

1:05 pm, Dec 08, 2017

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**December 15, 2017
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

Richard Sammons, Chairman
Ann L. Vanneck, Vice Chairman
Robert N. Garrison, Member
Alexander C. Ives, Member
Michael B. Small, Member
Maisie Grace, Member
Robert J. Vila, Member
John David Corey, Alternate Member
Betsy Shiverick, Alternate Member
Katherine Catlin, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 29, 2017 MEETING

V. APPROVAL OF THE AGENDA

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

VII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS
(3 MINUTE LIMIT PLEASE)**

VIII. **PROJECT REVIEW**

DEMOLITIONS AND TIME EXTENSIONS

A. NONE

B. **MAJOR PROJECTS-OLD BUSINESS**

B-070-2017 Demolition/New Construction

Address: 225 Tangier Ave.

Applicant: ILLKM PB LLC

Architect: Benjamin Schreier/Affiniti Architects

Project Description: Demolition of an existing residence constructed in 1958, Construction of new one story Bermuda style 6,192 sq. ft. residence, with swimming pool, associated landscaping and landscape lighting.

Motions carried at the October meeting to approve the demolition and to defer the project for one month to the November 29, 2017 meeting for restudy based on the comments from the Commission. A motion carried at the November meeting to defer the project for one month to the December meeting.

Please note: The architect has requested a one-month deferral to the January 24, 2017 meeting.

B-080-2017 Demolition/New Construction

***ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 8/23/17**

Address: 211-217 Emerald Lane

Applicant: Mr. & Mrs. Donald Gulbrandsen

Architect: MP Design & Architecture

Project Description: Demolition of existing house at east parcel. Proposed one story tea house with trellis, landscape/hardscape and pool.

At the August meeting, motions carried to approve the demolition, to recommend to the Town Council that implementation of the proposed variances will not cause negative architectural impact to the subject property and to approve the project as presented with the exception of the teahouse, which was deferred to the September 27, 2017 meeting for restudy. At the September meeting, the architect requested a deferral to the October 25, 2017 meeting. A motion carried at the October meeting to defer the project for one month to the November 29, 2017 meeting to restudy the roof height and cornice details. A motion carried at the November meeting to defer the project for one month to the December meeting.

Call for disclosure of ex parte communication.

B-081-2017 Modifications

Address: 231 Seaspray Ave.

Applicant: André Trouillé

Architect: Todd MacLean/Todd MacLean Outdoor Living

Project Description: Add old growth pecky cypress gates, aluminum rail fencing, and minor landscaping.

At the September meeting, the architect requested a deferral to the October 25, 2017 meeting. A motion carried at the October meeting to defer the project for one month to the November 29, 2017 meeting with a restudy of the style of the gates and the possibility of using wrought iron rather than pecky cypress at the material for the gate. A motion carried at the November meeting to defer the project to December at the applicant's request.

Please note: The applicant has requested a one-month deferral to the January 24, 2017 meeting.

B-085-2017 Additions/Modifications

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)*

Address: 830 S. Ocean Blvd.

Applicant: Emil and Yvonne Solomine

Architect: LaBerge & Menard

Project Description: Demo existing gym building. Proposed 590 sq. ft. 2 story addition to West courtyard. Replace all existing window and doors. Paint house white. New stone entrance with new metal doors. Alterations to existing elevations.

VARIANCE INFORMATION: A variance request to allow the construction of a 590 square foot two story infill addition for two guest bedrooms that will result in a lot coverage of 26.2% in lieu of the 24.6% existing and the 25% maximum allowed.

A motion carried at the September meeting to defer the project to the November 29, 2017 meeting for restudy.

Please note: The applicant has requested to withdraw the project.

B-090-2017 New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)*

Address: 901 N. Ocean Blvd.

Applicant: Lorraine L. Friedman Trust

Architect: Stephen Roy/Roy & Posey

Project Description: Construction of a new 16,483 s.f. two story main house, a 1,263 s.f. two story pool house with a 710 s.f. pergola & a 2,688 s.f. two story guest house in the Bermuda Style.

VARIANCE INFORMATION: Application received from contract purchaser PBB Island Properties, LLC (Clark Beaty). A variance to allow the construction of a new 20,330 square foot two story residence with a point of measurement for height of 17.8 foot National Geodetic Vertical Datum ("NGVD") in lieu of the 17.4 foot NGVD maximum allowed for properties within the coastal construction control line.

Applicant appealed ARCOM's September 27th denial to the Town Council for consideration on October 11th. Per appeal, it was requested that ARCOM defer the application/project for further study in lieu of denial. The Town Council upheld the appeal, thereby directing that ARCOM defer the project for continued deliberation. A motion carried at the October meeting to defer the project for two months to the December meeting.

Please note: The attorney has requested to withdraw the project.

C. **MAJOR PROJECTS-NEW BUSINESS**

B-099-2017 Modifications

Address: 1565 and 1695 N. Ocean Way

Applicant: 1565 Property Associates, LLC

Architect: Scott C. Heynen, RLA/Lombardi Design

Project Description: This project consists of minor architectural changes to the existing house and grounds at 1695 North Ocean Way. The project was made possible by the owner's acquisition of the property directly to the south known as 1565 North Ocean Way, and the demolition of the house on that property. The re-design will consist of the re-orientation of the entrance of the main house from the west to the south with façade additions, the construction of an arrival court with a garage addition below, gated entry and driveways on to North Ocean Way, and landscape and hardscape improvements to the existing open space on the combined lots, which will be joined by Unity of Title.

Call for disclosure of ex parte communication.

B-100-2017 Modifications

Address: 880 S. Ocean Blvd.

Applicant: Mr. & Mrs. Alex Chesterman

Architect: MP Design & Architecture, Inc.

Project Description: Renovation of existing two story residence. New pool, hardscape & landscape.

Call for disclosure of ex parte communication.

B-101-2017 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1090 N. Ocean Blvd.

Applicant: Ann DesRuisseaux

Architect: MP Design & Architecture, Inc.

Project Description: Addition of new loggia at west side of previously ARCOM approved residence on January 25, 2017 ARCOM meeting. Updated and revised pool, landscape and hardscape layout.

VARIANCE(S) INFORMATION: The Applicant is requesting the following variances to construct a 401 square foot loggia addition to the west side of the residence with an open balcony above:

1) a south side yard setback of 10 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District; and 2) a cubic content ratio ("CCR") of 5.31 in lieu of the 4.99 previously approved and the 3.96 maximum allowed in the R-B Zoning District for a lot that is 13,938 square feet in area.

Call for disclosure of ex parte communication.

B-102-2017 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 266 Orange Grove Road

Applicant: Michael Steranka

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Demolition and new construction of one story British Colonial style home to be approximately 2,900 square feet with final hardscape and landscape to be included.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 2,900 square foot one-story, single family residence on a non-conforming platted lot which is 8,156.25 square feet in area in lieu of the 10,000 square foot lot minimum area required in the R-B Zoning District and 75 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

Call for disclosure of ex parte communication.

B-103-2017 Additions/Modifications

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

Address: 280 Orange Grove Road

Applicant: Gustav & Susan Carlson

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Renovation of existing one-story home. Addition of 460 square feet, for a total of 3,200 square feet. Change to Island Style home, raising floor elevation, and replacing roof. Final hardscape and landscape to be included.

SITE PLAN REVIEW WITH VARIANCE(S) INFORMATION: 1) Site Plan Review to allow the renovation of an existing one story residence by demolishing more than 50% cubic footage and raising the finished floor elevation of the house to 7.5 NGVD on a lot with a width of 75 feet in lieu of the 100 foot minimum required in the R-B Zoning District and an area of 8,156.25 in lieu of the 10,000 square foot minimum required in the R-B Zoning District. 2) A variance is being requested to allow the construction of a 116 square foot one story addition for a bathroom/bedroom that is proposed to have a 5.4 foot west side yard setback in lieu of the 12.5 foot minimum setback required for a one story structure. 3) A variance is being requested to allow the existing residence to remain non-conforming with no garage provided.

Call for disclosure of ex parte communication.

B-104-2017 Additions/Modifications

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

Address: 2185 S. Ocean Blvd.

Applicant: Town of Palm Beach

Engineer: Brent Whitfield

Project Description: The existing north restroom and storage building will be demolished and replaced with a prefabricated restroom building to match the restrooms on the south end of the park. The new building will have two restrooms, both for men and women, a utility room and an attached drinking fountain. The improvements will also include an ADA compliant outdoor foot and shower station for washing off beach sand.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: Sec. 134-329 site plan review request for existing north restroom building to be replaced by new restroom pre-fabricated building to match restroom buildings to the south of the park. Sec. 134-229 requirements to grant special exception for construction of a public structure.

Call for disclosure of ex parte communication.

B-105-2017 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 235 Via Vizcaya

Applicant: 235 Via V PB, LLC

Architect: Pat Segraves/SKA Architect + Planner

Project Description: New construction of Mediterranean Revival home to be approximately 7,000 square feet. Final landscape, hardscape and drainage to be included.

SITE PLAN REVIEW INFORMATION: The applicant is requesting a site plan review to allow the construction of a 7,444 square foot two-story, single family residence on a non-conforming platted lot which is 15,344 square feet in area in lieu of the 20,000 square foot minimum area required; 47.25 in width in lieu of the 125 foot minimum required; and 97.58 feet in depth in lieu of the 150 foot minimum required.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS - OLD BUSINESS

A-048-2017 Modifications

Address: 201 Dunbar Rd.

Applicant: 280 NCR, LLC

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Re-sizing of windows on south, north and east elevations of previously approved house.

A motion carried at the November meeting to defer the project for one month to the December 15, 2017 meeting.

Please note: The architect has requested to withdraw the project.

E. **MINOR PROJECTS-NEW BUSINESS**

A-051-2017 Modifications

Address: 3100 S. Ocean Blvd.

Applicant: Palm Beach Hampton Condominium Association

Architect: Jonathan Wrend/City Beautiful Group

Project Description: Window replacement, size-for-size. Replacement windows are being proposed without existing muntin pattern.

A motion carried at the November meeting to defer the project to the December 15, 2017 meeting at the request of the architect.

Please note: The architect has requested to defer the project to the January 24, 2018 meeting.

IX. **OTHER BUSINESS**

X. **ADDITIONAL COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

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

XII. **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.