



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**December 14, 2018
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**
Robert J. Vila, Chairman
Michael B. Small, Vice Chairman
Robert N. Garrison, Member
Alexander C. Ives, Member
Maisie Grace, Member
John David Corey, Member
Nikita Zukov, Member
Betsy Shiverick, Alternate Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES FROM THE NOVEMBER 28, 2018 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. **DISCUSSION ITEMS**

1. 400 Block of Peruvian Streetscape - Public Works Department

IX. **PROJECT REVIEW**

Please note: All approved projects will now include the following condition in the motion – *Prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.* This shall be required prior to the issuance of a building permit.

A. DEMOLITIONS AND TIME EXTENSIONS

NONE

B. MAJOR PROJECTS – OLD BUSINESS

B-093-2018 Demolition/New Construction

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

Address: 977 S. Ocean Blvd.

Applicant: 195 Phesten Associates Palm Beach LLC/Contract Purchaser

Professional: Studio SR Architecture, Inc.

Project Description: Demolition of existing single story residence; proposed new two story modern residence in light stone cladding, natural veneer with associated landscape and hardscape.

A motion carried at the August meeting to defer the project to the September 26, 2018 meeting at the request of the attorney. A motion carried at the September meeting to defer the project to the October 24, 2018 meeting at the request of the attorney. A motion carried at the October meeting to defer the project to the November 28, 2018 meeting at staff's request. A motion carried at the November meeting to defer the project to the December 14, 2018 meeting at the request of the attorney.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) INFORMATION:

1) Special Exception with Site Plan Review to allow the construction of a 9,685 square foot two-story, single family residence on a non-conforming lot that is 77 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning District and 13,662 square feet in area in lieu of the 20,000 square foot minimum area required in the R-A Zoning District. 2) A request for a variance to allow the proposed swimming pool to have a 5-foot rear yard setback in lieu of the 10-foot minimum required and a 30-foot front yard setback in lieu of the 35-foot minimum required in the R-A Zoning District. 3) A request for a variance to allow a building height plane setback to be 35 feet in lieu of the 50-foot minimum setback required.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-113-2018 New Construction

Address: 111 Atlantic Ave. (FKA 111 Atlantic Ave. – East)

Applicant: Todd Glaser

Professional: Jose Luis Gonzalez-Perotti/Portuondo-Perotti Architects

Project Description: Construction of a new, two-story single-family residence and related site, landscaping, pool on an existing vacant lot.

Call for disclosure of ex parte communication.

B-114-2018 New Construction

Address: 113 Atlantic Ave. (FKA 111 Atlantic Ave. – West)

Applicant: Todd Glaser

Professional: Jose Luis Gonzalez-Perotti/Portuondo-Perotti Architects

Project Description: Construction of a new, two-story single-family residence and related site, landscaping, pool on an existing vacant lot.

Call for disclosure of ex parte communication.

B-121-2018 Modifications

Address: 200 Via Palma

Applicant: Herbert & Jeanne Siegel

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates

Project Description: Replace 2 existing aluminum motorized gates on Via Palma with similar design. Replace aluminum railing at site wall with similar design. Paint site walls to match house paint color. New cast stone caps at gate piers. New aluminum motorized gate on Eljan Lane and any associated changes.

Call for disclosure of ex parte communication.

B-122-2018 Additions/Modifications

Address: 209 Wells Rd.

Applicant: Olive McCarthy

Professional: Dustin Mizell/Environment Design Group

Project Description: Addition of a vehicular gate on Wells Road. The motor court entry on Crescent Drive will be removed and the existing hardscape & landscape will be modified accordingly. A new garden pergola is also being proposed.

Call for disclosure of ex parte communication.

B-123-2018 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 874 S. County Rd.

Applicant: 874 South County LLC

Professional: Nievera Williams Design

Project Description: Proposed 60KW generator along the west side of the property that will be enclosed by a 4'7" tall wall.

VARIANCE(S) INFORMATION: The Applicant is proposing to install a 60 KW generator to the west of their residence and within a street side yard ("Vita Serena") that will require the following variances: 1. A variance to place the generator in the street side yard setback along Vita Serena with a setback of 8.75 feet in lieu of the 35 foot minimum required. 2. A variance to allow the proposed generator to result in a landscaped open space of 44.9% in lieu of the 45.3% existing and the 50% minimum required in the R-A Zoning District.

Call for disclosure of ex parte communication.

B-124-2018 Additions/Modifications

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

Address: 171 Dunbar Rd.

Applicant: Palm Beach Dunbar LLC

Professional: Affiniti Architects

Project Description: Alteration of an existing home to create a two-car garage in place of the existing one car garage at the rear of property. There will be no landscape or hardscape alterations. From the public ways, there will be no visible exterior changes.

VARIANCE(S) INFORMATION: The Applicant is requesting a variance to add a 388 square foot addition for an additional garage bay to have a two-car garage in lieu of the one-car garage existing. This will result in an angle of vision of 123 degrees in lieu of the 114 degrees existing and 108 degrees maximum allowed in the R-B Zoning District.

Call for disclosure of ex parte communication.

B-125-2018 Additions/Modifications

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

Address: 302 Via Linda

Applicant: Michael F. Neidorff

Professional: Jeffery Smith/Smith Architectural Group

Project Description: Replace existing windows & doors with impact-rated units in a different lite configuration, raise the parapet at the entry and garage and a 63 S.F. 1 story addition.

VARIANCE(S) INFORMATION: The Applicant is requesting the following variances to raise the height of the ceiling and parapet in 2 areas of the one story residence: 1) Request to raise the parapet by 2 feet and the ceiling by 2.34 feet at the garage to accommodate a car lift so that three cars can be parked in the existing two-car garage. The garage has an existing non-conforming side yard setback of 5 feet in lieu of 12.5 feet required. The variance is to raise the height in the existing setback. 2) Request to raise the parapet over the main house to be 5.33 feet in lieu of the 4 feet existing and the 3 foot maximum allowed in the R-B Zoning District for a parapet roof height. 3) Request to allow the landscape open space to decrease from the previously permitted 39.9% to 35.7% in lieu of the 45% minimum landscaped open space required. The existing landscape open space is 32.5%.

Call for disclosure of ex parte communication.

B-126-2018 Additions/Modifications

Address: 2875 S. Ocean Blvd.

Applicant: Acqua PB, LLC

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: 666 square foot dining loggia addition to the south side of 2875 S. Ocean building.

Call for disclosure of ex parte communication.

B-127-2018 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 1404 N. Lake Way

Applicant: 1404NorthLakeLLC

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

Project Description: Construction of a new two-story residence with pool. Final hardscape and landscape.

SITE PLAN REVIEW INFORMATION: Special Exception with Site Plan Review to allow the construction of a 9,263 square foot two-story, single family residence on a non-conforming lot that is 110 feet in width in lieu of the 125 foot minimum required and 19,563 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

A-051-2018 Modifications

Address: 400 Chilean Ave.

Applicant: PB 400 Chilean LLC

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

Project Description: Construction of a 529 square foot canvas parking awning.

A motion carried at the November meeting to defer the project to the December 14, 2018 meeting at the staff's request.

Call for disclosure of ex parte communication.

A-054-2018 Modifications

Address: 1263 N. Lake Way

Applicant: Henry P. McIntosh IV

Professional: James Clancy/Advance Solar and Spa

Project Description: Installation of photovoltaic system.

A motion carried at the November meeting to defer the project to the December 14, 2018 meeting as there was no professional to present the project.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS – NEW BUSINESS

A-052-2018 Additions/Modifications

Address: 218 Royal Palm Way

Applicant: Robb E. Turner

Professional: Dustin Mizell/Environment Design Group

Project Description: Addition of two entry columns on Royal Palm Way.

Hardscape & landscape to be modified to accommodate improvements.

Call for disclosure of ex parte communication.

X. OTHER BUSINESS

XI. ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)

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

XIII. 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.