TOWN OF PALM BEACH

REVISED
1:44 pm, Nov 19, 2018

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

November 28, 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 OCTOBER 24, 2018 MEETING**

V. **APPROVAL OF THE AGENDA**

VI. **ADMINSTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

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

VIII. **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

B-110-2018 Time Extension
Address: 259 Pendleton Ave.
Applicant: Llewellyn Legacy LLC (Elizabeth Tilney)
Professional: Jacqueline Albarran/SKA Architect + Planner
Project Description: One year time extension request for project demolition (B-006-2018)

Call for disclosure of ex parte communication.

B-117-2018 Demolition
Address: 237 Brazilian Ave.
Applicant: Thomas D'Agostino Sr. & Thomas D'Agostino Jr, as trustees of the Thomas B. & Elzbiela M. D'Agostino 1997 CRT
Professional: Nievera Williams Design
Project Description: Demolition of existing multi-family structure and hardscape.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS – OLD BUSINESS

B-003-2018 Demolition/New Construction
Address: 2291 Ibis Isle Rd. E.
Applicant: Lynne Eriksen
Professional: Roger Hansrote/ACI
Project Description: Demolition of an existing one story, CBS, 2547 s.f. ranch style single-family residence and swimming pool constructed in 1961. Construction of a new 3576 s.f. AC area one story single family residence with a 523 s.f. garage, swimming pool and associated landscaping and hardscape.

A motion carried at the April meeting to defer the project to the May meeting at the request of the architect. A motion carried at the May meeting to defer the project to the October 24, 2018 meeting. A motion carried at the October meeting to approve the requested demolition. A second motion carried to defer the project for restudy to the November 28, 2018 meeting.

Call for disclosure of ex parte communication.

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 at the November 28, 2018 meeting at staff's request.

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.

B-104-2018 Demolition/New Construction
Address: 880 & 888 S. Ocean Blvd.
Applicant: Mr. & Mrs. Alex Chesterman
Professional: MP Design & Architecture
Project Description: Demolition of existing residence at 888 S. Ocean Blvd. New two-story addition to existing two-story residence at 880 S. Ocean Blvd. (previously ARCOM approved), new two-story pool house, pool, landscape & hardscape.

A motion carried at the September 26, 2018 meeting to approve the demolition as requested. A second motion carried to approve the project as presented with the caveat that the architect would return in one month with a vehicular gate and pedestrian door design for the south elevation. A motion carried at the October meeting to defer the project to the November 28, 2018 meeting at the architect's request.

Call for disclosure of ex parte communication.

B-108-2018 New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW - Done 10/24/18
Address: 830 S. County Rd.
Applicant: Kenneth & Claudia Silverman
Professional: M. Mark Marsh/Bridges, Marsh & Associates
Project Description: New two-story residence with associated hardscape and landscape.

A motion carried at the October meeting that implementation of the proposed special exception with site plan review will not cause negative architectural impact to the subject property. A second motion carried to defer the project for restudy to the November 28, 2018 meeting.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-115-2018 New Construction
Address: 239 Monterey Rd.
Applicant: Ales Hufty Griswold
Professional: MHK Architecture & Planning
Project Description: New two-story Monterey Style house. New landscape, hardscape and pool.

Call for disclosure of ex parte communication.

B-116-2018 New Construction
Address: 757 Island Dr.
Applicant: David and Elizabeth Wetherell/Maura Ziska, Trustee
Professional: Daniel Kahan/Smith and Moore Architects, Inc.
Project Description: New two-story residence. Final landscape and hardscape.

Call for disclosure of ex parte communication.

B-118-2018 Additions/Modifications
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 117 Everglade Ave.
Applicant: Joan Klann
Professional: Jacqueline Albarran/SKA Architect + Planner
Project Description: One story infill addition on east side of existing structure. This addition, which is not visible from the street, is to match existing roof, stucco, side door and all existing details.

VARIANCE INFORMATION: Applicant is proposing to construct 164 square feet one story infill addition to connect the existing garage to the house which will require the following variance: 1) a cubic content ratio ("CCR") of 4.96 in lieu the 4.85 existing and the of the 3.98 maximum allowed in the R-B Zoning District for a lot that is 12,245 square feet in area.

Call for disclosure of ex parte communication.

B-119-2018 Modifications
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 528 N. Lake Way
Applicant: NLWFL LLC
Professional: Nievera Williams Design
Project Description: Relocation of equipment enclosure to street side yard with enclosure wall height of 7'HT. Raise previously approved portion of curb wall to match enclosure height and remodel of landscape per new layout. Removal of previously approved paving and pergola structure within north side yard space.

VARIANCE INFORMATION: 1) A request for variance to allow a 60 KW generator to be placed in the street side yard setback along Tangier Avenue with a setback of 5.83 feet in lieu of the 25 foot minimum required. 2) A request for a variance to allow a swimming heater in the street side yard setback with a setback of 5.83 feet in lieu of the 25 foot minimum required. 3) A request for a variance to allow an equipment screening and noise-attenuating wall at a height of 7 feet in lieu of the 6 foot maximum allowed in a front or street side yard setback.

Call for disclosure of ex parte communication.

B-120-2018 New Construction
Address: 726 Hi-Mount Rd.
Applicant: Irimar Ocean Properties LLC
Professional: Richard Sammons/Fairfax, Sammons & Partners, LLC
Project Description: New two-story residence with basement and pool cabana. New swimming pool, landscape and hardscape improvements. Existing perimeter site walls & gates to remain.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

A-044-2018 Modifications
Address: 1040 N. Lake Way
Applicant: Edward and Brooke Garden
Professional: Patrick O'Connell/Patrick Ryan O'Connell Architect
Project Description: Replace existing wood front door, sidelites and transom with new wood and glass double door.

A motion carried at the October meeting to defer the project for restudy to the November 28, 2018 meeting.

Please note: The architect for the project has requested a two-month deferral to the January 23, 2018 meeting.

A-050-2018 Modifications
Address: 228 Via Las Brisas
Applicant: 228 Las Brisas Corp
Professional: Steve Parker/Parker Yannette Design Group
Project Description: New travertine driveway and front yard landscaping.

A motion carried at the October meeting to defer the project to the November 28, 2018 meeting to allow the architect to bring more information to the Commission.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS – NEW BUSINESS

A-048-2018 Modifications
Address: 218 La Puerta Way
Applicant: 218LPW LLC
Professional: Steve West/Parker Yannette Design Group, Inc.
Project Description: Revised landscape and landscape lighting plan.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

A-053-2018 Modifications
Address: 255 Worth Ave.
Applicant: FRO II 259 Worth Venture LLC
Professional: David A. Udkow, Architect
Project Description: Existing building façade to remain as is; no demo work. We are proposing two (2) planter boxes, approx. 42"W x 18"D x 12"H at the bottom of the second floor existing windows. They will be fixed to the building and painted to match color and texture of existing building façade. We are also proposing four (4) movable planers on the first floor.

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.

Call for disclosure of ex parte communication.

A-055-2018 Modifications
Address: 304 Indian Rd.
Applicant: Anna Miller
Professional: Roger Janssen/Dailey Janssen Architects
Project Description: Replace existing concrete roof tile with cedar shingles. Install new copper gutters and downspouts; 6" half round gutter and 4" round downspouts. Remove stucco quoins. Addition of decorative dovecote recesses in north gable ends.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

X. **ADDITION COMMUNICATION 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.