



TOWN OF PALM BEACH

REVISED
3:10 pm, Oct 20, 2016

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

October 26, 2016

09:00 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
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 SEPTEMBER 28, 2016 MEETING

V. APPROVAL OF THE AGENDA

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

VII. DISCUSSION ITEMS

1. Discussion of removal of Schefflera and structure of adjacent wall at 129 Woodbridge Rd.
2. Discussion of window material for 259 Oleander Avenue.

VIII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

B-034-2016 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

- Done 6/22/16

Address: 168 E. Inlet Dr.

Applicant: Mr. & Mrs. Mitchell Evans

Architect: Bob Acree/Acree Design Consulting

Project Description: A 1,595 square foot second story addition onto the existing one story residence.

At the June meeting, a motion carried that the implementation of the proposed variance would cause negative architectural impact to the subject property. A second motion carried to defer the architecture for one month for restudy. At the July meeting, a motion carried to defer the project for one month at the attorney's request.

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

B-50-2016 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.

Please note: The architect has requested to defer this project to the November meeting.

B-055-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 241 El Dorado Ln.

Applicant: Mr. & Mrs. Keogh

Architect: MP Design and Architecture

Project Description: One story addition to main house, new one story detached two car garage, all finishes to match existing with new landscape and hardscape.

VARIANCE INFORMATION: The applicant is requesting a variance to allow a 898 square foot addition one story addition to the main house and a 842 square foot one story garage addition (total of 1,740 sq. ft.) which will require the following variances: 1) an east side yard setback of 12.5 feet in lieu of the 30 foot minimum required for a lot over 20,000 square feet with a width of 246.60; 2) a west side yard setback of 12.5 feet in lieu of the 30 foot minimum required for a lot over 20,000 square feet with a width of 246.60; 3) a rear yard setback of 9.5 feet in lieu of the 10 foot minimum required; 4) lot coverage of 32.4% in lieu of the 30% maximum allowed for single story construction on lots in excess of 20,000 square feet.

At the September meeting, a motion carried to defer the project for one month for restudy of the north elevation and the driveway entrance.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-NEW BUSINESS

B-058-2016 Time Extension

Address: 12 Lagomar Rd.

Applicant: Roberto and Joanna DeGuardiola

Architect: Mario Nievera/Nievera Williams Design

Project Description: Request a 1-year time extension of B-103-2015 (fenced tennis court, pavilion and pool modification) which was previously approved by ARCOM at the October 28, 2015 meeting.

Call for disclosure of ex parte communication.

B-059-2016 Demolition/New Construction

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.

Call for disclosure of ex parte communication.

B-060-2016 Demolition

Address: 1330 N. Ocean Blvd.
Applicant: Dr. Sten A. Lilja
Architect: Roger P. Janssen/Dailey Janssen Architects
Project Description: Demolition of westerly building only and hardscape.

Call for disclosure of ex parte communication.

B-061-2016 Lighting

Address: 254 Sunrise Ave.
Applicant: Philip Witt
Architect: Molnar Jordan and Associates
Project Description: Exterior LED Lighting upgrade. Replace exterior canopy mount lighting fixtures, add new exterior wall mount lighting fixtures and add new pole fixtures.

Call for disclosure of ex parte communication.

B-062-2016 Demolition/New Construction

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.

Call for disclosure of ex parte communication.

B-063-2016 Demolition/New Construction

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.

Call for disclosure of ex parte communication.

B-064-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 316 Seabreeze Ave.
Applicant: Mr. & Mrs. Gregory Fisher
Architect: Patrick Segraves, SKA Architect + Planner
Project Description: Demolition of existing house and new construction of 2,800 square foot Mediterranean Revival two-story home. Home will consist of three bedrooms and two and one half baths with living room, dining room and kitchen.

Final landscape/hardscape to be included. ***Applicant is requesting deferral for new home portion of the application.***

VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of a 2,700 square foot two-story, single family residence on two platted lots which combined creates a lot that is 50 feet in width in lieu of the 100 foot minimum required and 6,125 square feet in area in lieu of the 10,000 square foot minimum area required. The following variances are being requested. To allow a 6 foot west side yard setback for the two story portion in lieu of the 15 foot minimum required and to allow a 6 foot east side yard setback for the one story portion in lieu of the 12.5 foot minimum required.

Call for disclosure of ex parte communication.

B-065-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 320 Seabreeze Ave.

Applicant: Mr. & Mrs. Gregory Fisher

Architect: Patrick Segraves, SKA Architect + Planner

Project Description: Demolition of existing house and new construction of 2,800 square foot Mediterranean Revival two-story home. Home will consist of three bedrooms and two and one half baths with living room, dining room and kitchen.

Final landscape/hardscape to be included. ***Applicant is requesting deferral for new home portion of the application.***

VARIANCE INFORMATION: The applicant is requesting for approval of a special exception with site plan review to allow the construction of a 2,713 square foot two-story, single family residence on two platted lots which combined creates a lot that is 50 feet in width in lieu of the 100 foot minimum required and 6,125 square feet in area in lieu of the 10,000 square foot minimum area required. The following variances are being requested. To allow a 6 foot east side yard setback for the two story portion in lieu of the 15 foot minimum required and to allow a 6 foot west side yard setback for the one story portion in lieu of the 12.5 foot minimum required.

Call for disclosure of ex parte communication.

B-066-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

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.

Call for disclosure of ex parte communication.

B-067-2016 New Construction

Address: 212 Coral Lane

Applicant: Linda Saville

Architect: Bridges, Marsh & Associates, Inc.

Project Description: New one and two-story single family residence with associated landscape/hardscape improvements.

Call for disclosure of ex parte communication.

B-068-2016 Additions/Modifications

Address: 1333 N. Lake Way

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Dustin Mizell/Environment Design Group

Project Description: Addition of a service gate and a pedestrian gate located along the south property line.

Call for disclosure of ex parte communication.

B-069-2016 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1015 S. Ocean Blvd.

Applicant: Dean Vegosen, as Trustee of the Land Trust dated June 22, 1995

Architect: Stergas & Associates, AIA

Project Description: On the north wing of the existing home, modify the flat roofed area and adjacent improperly pitched roof sections, which are causing continuous leaking, to properly sloped and orientated pitched roofs. Proposed pitched roofs

will match and will be in keeping with the Terra Cotta colored cement tiles on the remainder of the house.

VARIANCE INFORMATION: The residence at 1015 S. Ocean Blvd. was constructed in 1937. The owner is replacing the roof tiles on the house. As part of this project, she requests to add two roof elements on the north end of the house where an existing flat roof and valley have created aesthetic and drainage problems. The new elements will be a pitched roof and a cricket. The new roof elements will increase height in nonconforming setbacks and angle of vision but will not further reduce the setbacks or increase the existing angle of vision. The following variances are being requested: 1) increase building (roof) height with a 13.66 foot setback from the west (front) property line in lieu of the 35" minimum setback required; 2) add building (roof) height outside the allowed angle of vision, which is 120 degrees on this site. This existing structure has an angle of vision of 146.93 degrees; 3) increase building (roof) height with a 5.08 foot setback from the north (side) property line in lieu of the 15 foot minimum setback required; and 4) increase building (roof) height with a 9.50 foot setback from the east (rear) property line in lieu of the minimum 15 foot setback required.

Call for disclosure of ex parte communication.

C. **MINOR PROJECTS-OLD BUSINESS**

NONE

D. **MINOR PROJECTS-NEW BUSINESS**

NONE

IX. **OTHER BUSINESS**

X. **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: A 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.