



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**October 25, 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 SEPTEMBER 27, 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**

A. **DEMOLITIONS AND TIME EXTENSIONS**

NONE

B. **MAJOR PROJECTS-OLD BUSINESS**

B-059-2017 Modifications

Address: 257 Royal Poinciana Way

Applicant: 257 RPW LLC

Architect: Keith Spina/GliddenSpina + Partners

Project Description: Changes to the front and rear façade.

This project has been deferred at both the July and August 2017 meetings at the request of the applicant to address zoning concerns.

Call for disclosure of ex parte communication.

B-072-2017 New Construction

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

Address: 615 N. County Rd.

Applicant: Mr. & Mrs. Lewis Sanders

Architect: Smith Architectural Group, Inc.

Project Description: Construction of a new two-story French style home of approximately 25,500 square feet. Final landscape, hardscape and drainage to be included.

At the August meeting, a motion carried that the implementation of the proposed site plan review and variance will not cause negative architectural impact to the subject property. A second motion carried to defer the project to the September 27, 2017 meeting to restudy the south wing, approaches to the garages, to address the lack of shade trees and to restudy the landscaping. At the September 27, 2017 meeting, the architecture was conditionally approved however, the landscape portion of the project was deferred to the October 25, 2017 meeting.

Call for disclosure of ex parte communication.

B-074-2017 Demolition/New Construction

Address: 260 Clarke Ave.

Applicant: Nancy Kozak

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

Project Description: Demolition of existing two-story residence, pool & landscape/hardscape. New two-story residence, pool, associated landscape/hardscape.

At the August meeting, a motion carried to defer the project for one month to the September 27, 2017 meeting. At the September 27, 2017 meeting, motions carried to approve the demolition and to defer the project for one month to the October 25, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

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.

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.

Call for disclosure of ex parte communication.

B-083-2017 New Construction

Address: 266 Fairview Rd.

Applicant: Beacon 266 LLC

Architect: MHK Architecture & Planning

Project Description: New two story house with landscape, hardscape and pool.

A motion carried at the September meeting to defer the project for one month to the October 25, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-087-2017 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 377 N. Lake Way

Applicant: Alan Shulman

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Demolition and new construction of two story British Colonial style home to be approximately 7,500 square feet. Home will consist of five bedrooms, seven bathrooms, powder room, living room, dining room, kitchen, butlers pantry, family room, laundry room, wine bar, loggia and two car garage. Final landscape and hardscape to be provided.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 7,465 square foot two-story, single family residence on a non-conforming platted lot which is 89.11 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

At the September meeting, motions carried to approve the demolition and defer the project for one month to the October 25, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-088-2017 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION AND VARIANCE(S)

Address: 596 N. County Rd.

Applicant: Michael & Suzanne Ainslie

Architect: Nelo R. Freijomel/Freijomel & Boruff Architects, LLP

Project Description: Construction of a new two-story residence, covered porch, pool and pergola with associated hardscape and landscape.

SPECIAL EXCEPTION WITH VARIANCE(S) INFORMATION: 1. Special Exception with Site Plan Review to allow the construction of a 4,959 square foot two story single family residence on a lot that is 72.3 feet In width in lieu of the 100 foot minimum required in the R-B Zoning District. The following variances are being requested in conjunction with this application: 2. A second story south side yard setback of 14 feet in lieu of the 15 foot minimum required. 3. A second story north side yard setback of 14 feet in lieu of the 15 foot minimum required.

At the September meeting, a motion carried to defer the project for one month to the October 25, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

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.

Please note: The architect did not have sufficient time to submit revisions to the Town and has asked for a deferral to the November 29, 2017 meeting.

C. **MAJOR PROJECTS-NEW 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.

Call for disclosure of ex parte communication.

B-095-2017 Additions/Modifications

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

Address: 2800 S. Ocean Blvd.

Applicant: J.V. Associates (P.B.) LLC

Architect: Leo A Daly

Project Description: New pool access stairs from guest rooms, two new mechanical chases, roof top pre-conditioning A/C units, reconfiguration of the outdoor bar shape/two windows, pool deck hardscape revisions including planters and terrace low walls.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION:

The Four Seasons Resort Palm Beach is requesting a special exception modification and a site plan review for the modifications to the hotel site as follows: 1. Add two (2) 15 square foot mechanical chases to the north and south end of the main building. 2. Add two (2) sets of stairs to the Pool Deck Access (total of four staircases) to the north and south building pool side. 3. Modify the pool deck area to include hardscape and landscape changes. 4. Reconfiguration of the shape of the pool bar (number of seats remain the same) and add windows to kitchen and hallway. The following variances are being requested in association with the above improvements: 1. A variance is being requested for the mechanical chases to be at an overall height of 47.25 feet in lieu of the 40 foot maximum overall building height allowed. 2. A variance is being requested for the mechanical chases to be at a height of 44 feet in lieu of the 35 foot maximum building height allowed. 3. A variance to allow 2 air conditioning units on the roof that will be 7.17 feet above the roof in lieu of the 4 foot maximum allowed.

Call for disclosure of ex parte communication.

D. **MINOR PROJECTS - OLD BUSINESS**

A-033-2017 Modifications

Address: 224 S. Ocean Blvd.

Applicant: Armen Manoogian

Architect: Jose A. Gonzalez, Gonzalez Architects

Project Description: Proposed work includes a new roof skylight and replacement of windows on the second floor of the east façade of the main home, relocation of the driveway with new landscaping and low, stuccoed site wall. Work at cabana side of property is to include relocation of existing chain link fencing, minor landscaping and removal of deck pavers as indicated.

A motion carried at the June meeting to approve the project as presented with the exception to restudy the sky light and to return to the July 26, 2017 meeting with a new design. A motion carried at the July meeting to defer the project to the August 23, 2017 meeting to allow the architect to obtain a zoning approval. A motion carried at the August meeting to defer the project for one month to the September 27, 2017 meeting.

Please note: The applicant has withdrawn the dormers request from this application.

E. **MINOR PROJECTS-NEW BUSINESS**

A-044-2017 Modifications

Address: 2284 Ibis Isle Rd W.

Applicant: 2284 Ibis Isle, LLC

Architect: Todd MacLean/Todd MacLean Outdoor Living

Project Description: Remove circle driveway and landscaping and add new auto court with new landscaping.

Call for disclosure of ex parte communication.

A-045-2017 Modifications

Address: 657 Island Dr.

Applicant: Andrea Ball
Architect: Fernando Wong/Fernando Wong Outdoor Living Design
Project Description: Relocate AC and pool equipment, add a central fountain and wall fountain and replace some landscape materials.

Call for disclosure of ex parte communication.

A-047-2017 Modifications

Address: 619 Island Dr.

Applicant: Kim and Ray Celedinas

Architect: Mario Nievera/Nievera Williams Design

Project Description: Proposed stone cladding on front columns; proposed light fixtures to be installed on front columns.

Call for disclosure of ex parte communication.

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.