TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

October 24, 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 SEPTEMBER 26, 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. **DISCUSSION ITEMS**

1. ARCOM model requirement as stated in the Town of Palm Beach Code:

Section 18-207(a) (15) Three-dimensional (3-D) plans may be required if the architectural commission has determined that such illustrations are necessary for consideration of the project and (16) A physical model for any project involving 10,000 square feet or more of new construction. Any of the above requirements may be waived by the planning, zoning and building director if he or she deems the information not essential.

IX. **PROJECT REVIEW**

A. DEMOLITIONS AND TIME EXTENSIONS

B-098-2018 Demolition
Address: 241 Tangier Ave.
Applicant: Dark Stardust Holdings, LLC (Patricia B. Dean, Trustee)
Professional: Adam Mills Designs
Project Description: Demolition of the main house, guesthouse, pool cabana, pool and pool deck. New sod is to be installed where aforementioned components previously existed and perimeter landscape material to be installed.

A motion carried at the September meeting to defer the project to the October 24, 2018 meeting to allow the architect to restudy the landscape plan for demolition.

Call for disclosure of ex parte communication.

B-106-2018 Demolition
Address: 130 Dolphin Rd.
Applicant: BlueSky2Sea LLC
Professional: M. Mark Marsh/Bridges, Marsh & Associates
Project Description: Demolition of existing residence, swimming pool and associated hardscape and landscape.

Call for disclosure of ex parte communication.

B-107-2018 Demolition
Address: 1404 North Lake Way
Applicant: 1404 Lake Way, LLC – Suren Hovsepian, Manager
Professional: Harold Smith/Smith and Moore Architects
Project Description: Demolition of an existing two-story single-family residence, pool, hardscape and landscape.

Call for disclosure of ex parte communication.

B-109-2018 Time Extension
Address: 225 Tangier Ave.
Applicant: ILLKM PB LLC
Professional: Affiniti Architects
Project Description: Requesting one-year time extension for project B-070-2017 for the demolition approved by the Commission in October 2017 and new construction of a new home approved by the Commission in February 2018.

Call for disclosure of ex parte communication.

B-111-2018 Demolition
Address: 242 Dunbar Rd.
Applicant: Mr. & Mrs. Jeffery – Contract Purchaser
Professional: MP Design & Architecture
Project Description: Demolition of existing residence.

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.

Call for disclosure of ex parte communication.

B-008-2018 Demolition/New Construction
Address: 232 Seabreeze Ave.
Applicant: Jim & Robin Carey
Professional: MP Design and Architecture
Project Description: Demolition of existing 2 story single family dwelling, 2 story garage, storage shed and pool. New construction of a 2 story single family contemporary home with concrete tile and standing seam zinc coated copper roof, new pool, site walls and landscaping.

Project History:

- January 2018 – Approved demolition & deferred project to March 2018 for a complete redesign.

- March 2018 – Presented and deferred to April 2018 based on Commissioners comments.
- April 2018 – Deferred to May 2018 at the request of architect.
- May 2018 – Approved modified landscape and hardscape plan. Deferred architectural portion to June 2018 at request of architect.
- June 2018 – Deferred to July 2018 at request of architect.
- July 2018 – ***Change in Architect*** Deferred to August 2018 based on Commissioners Comments. Amended landscape demolition to include the approval of site wall.
- August 2018 – Approved architectural plans as submitted with the caveat that the colors for the home would be reconsidered at the September 2018 meeting.
- September 2018 – Deferred to October 2018 for a restudy of the colors.

Call for disclosure of ex parte communication.

B-082-2018 Demolition/New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S) - Done 7/25/18
Address: 456 S. Ocean Blvd.
Applicant: 456 S. Ocean LLC
Professional: Roger Janssen/Dailey Janssen Architects
Project Description: Demolition of existing restaurant with construction of Townhomes, landscape, hardscape and pools.

A motion carried at the July meeting to approve the demolition as requested. A second motion carried that implementation of the proposed variances will not cause negative architectural impact to the subject property. A third motion carried to defer the project to the August meeting for a restudy of the project based on the comments from the Commission. A motion carried at the August meeting to defer the project to the September 26, 2018 meeting based on the comments from the Commissioners relating to unit 1, 3, the corner of unit 4 and the color for the gates and garage doors. A motion carried at the September meeting to defer the project to the October 24, 2018 meeting to restudy the fenestration on the east elevation.

Call for disclosure of ex parte communication.

B-089-2018 New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) - Done 9-26-18
Address: 259 Park Ave.
Applicant: Dr. Morgan and Dr. Susan Poncy
Professional: Carlos A. Bonilla/Bonilla Torregroza Architecture, LLC
Project Description: Demolition of existing residence. Construction of new residence with new landscape and parking space.

Motions carried at the September 26, 2018 to approve the demolition as requested as well as implementation of the proposed variances will not cause negative architectural impact to the subject property. A third motion carried to approve the architectural plans as presented with the landscape and hardscape plans to be deferred to the October 24, 2018 meeting to allow the architect to restudy the driveway design.

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.

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.

Please note: Staff is requesting a one-month deferral to the November 28, 2018 meeting to allow the applicant to address a zoning issue.

B-101-2018 Demolition/New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARANCE(S) - Done 9-26-18
Address: 265 Park Ave.
Applicant: Ken Moreland-Pearce
Professional: LeBerge & Ménard
Project Description: Demolition of existing cottage. New two-story west indies style home, white stucco, impact windows painted celadon green, gray standing seam metal roof, gray shutters, new landscaping.

Motions carried at the September 26, 2018 to approve the demolition as requested as well as implementation of the proposed variances will not cause negative architectural impact to the subject property. A third motion carried to approve the project with the exception of the garage door design, landscape and hardscape, which would return to the Commission at the October 24, 2018 meeting.

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.

Please note: The architect for the project has requested a one-month deferral to the November 28, 2018 meeting.

C. MAJOR PROJECTS – NEW BUSINESS

B-105-2018 Additions/Modifications
Address: 249 Monterey Rd.
Applicant: Mr. Alex Hufty Griswold
Professional: MHK Architecture & Planning
Project Description: One story addition and associated changes to the existing residence. New hardscape, landscape and pool.

Call for disclosure of ex parte communication.

B-108-2018 New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW
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.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: Special Exception with Site Plan Review to allow the construction of a 5,990 square foot two-story, single family residence on a non-conforming lot that is 139.99 feet in depth in lieu of the 150 foot minimum required.

Call for disclosure of ex parte communication.

B-112-2018 Modifications
Address: 268 Nightingale Trail
Applicant: Bray Family Trust – Contract Purchaser
Professional: MP Design & Architecture
Project Description: Renovations to existing two story residence modifying existing front elevation (North) with new entry and replacing existing crown fascia with new outlookers. Changes to hardscape & landscaping.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

A-019-2018 Modifications
Address: 208 Sandpiper Dr.
Applicant: 208 Sandpiper LLC
Professional: Andres Paradelo/Paradelo Burgess Design Studio, LLC
Project Description: Revisions to the previously approved hardscape/landscape plans, addition of decorative driveway columns, a decorative gate in the front yard/along Sandpiper Drive and a generator wall enclosure/gates.

A motion carried at the June meeting to defer the project to the July 25, 2018 meeting to allow the architect to bring more information to the Commission. A motion carried at the July meeting to defer the project to the August 22, 2018 meeting at the request of the architect. A motion carried at the August meeting to defer the project to the September 26, 2018 meeting at the request of the architect. A motion carried at the September meeting to defer the project to the October 24, 2018 meeting at the request of the architect.

Call for disclosure of ex parte communication.

A-041-2018 Additions/Modifications
Address: 258 Seminole Ave.
Applicant: Sharon Talbot
Professional: Jason P. Drobot/Brasseur & Drobot Architects, P.A.
Project Description: The project consists of enclosing an existing 127 square foot porch located at the northeast corner of the existing two-story residence. The project also includes the addition of a French door and window on the east side elevation. An existing cantilevered roof shall be removed and a new wider one will take its place at a higher elevation in order to accommodate the new door.

A motion carried at the September meeting to defer the project for one month to the October 24, 2018 meeting for restudy.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS – NEW BUSINESS

A-038-2018 Modifications
Address: 221 & 231 Royal Poinciana Way, Sunset Ave., 214-216 Sunset Ave.
Applicant: T3 Family Investments, LLC
Professional: Roger Janssen/Dailey Janssen Architects
Project Description: Proposed exterior modifications to building #3.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

A-045-2018 Additions/Modifications
Address: 165 N. County Rd.
Applicant: Gerald M. Barbarito, Bishop of Diocese of Palm Beach
Professional: Smith Architectural Group
Project Description: New sculpture and plinth in courtyard. New pedestrian gates for courtyard. New paint color.

Call for disclosure of ex parte communication.

A-046-2018 Modifications
Address: 1045 S. Ocean Blvd.
Applicant: Mr. L.K. Vickar
Professional: Roger Janssen/Dailey Janssen Architects
Project Description: Replace existing garage doors.

Call for disclosure of ex parte communication.

A-049-2018 Modifications
Address: 323 Seabreeze Ave.
Applicant: Andrea D. Luccio
Professional: Steve Parker/Parker Yannette Design Group
Project Description: Revisions to previously approved hardscape, landscape and landscape lighting plan which includes a revised pool and patio layout, landscape revisions and additional landscape lighting.

Call for disclosure of ex parte communication.

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.

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.