



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

September 28, 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 AUGUST 24, 2016 MEETING

V. APPROVAL OF THE AGENDA

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

VII. DISCUSSION ITEMS

1. Discussion of synthetic window/door product for window/door replacement at 433 Seaspray Ave.
2. Discussion of removal of Schefflera and structure of adjacent wall at 129 Woodbridge Rd.

VIII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

B-20-2016 Demolition/New Residence

Address: 1021 N. Ocean Blvd

Applicant: Maura Ziska, Attorney

Architect: MP Design & Architecture, Inc.

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Demolition of existing residence. New two story residence with basement, pool, landscape & hardscape.

At the May meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for two months to the July 27, 2016 meeting. At the July meeting, a motion carried to defer the project for one month at the attorney's request. At the August meeting, a motion carried to defer the project to the September 28, 2016 meeting for restudy of the west elevation, including the landscaping, the approach to the home and the possibility of installing gates.

Call for disclosure of ex parte communication.

B-032-2016 Demolition/New Residence

Address: 237 Brazilian Ave.

Applicant: Florida Capital Management, LLC

Architect: Roger Janssen/Dailey Janssen Architects, P.A.

Landscape Architect: Chuck Yannette/Parker-Yannette Design Group, Inc.

Project Description: Demolition of existing multi-family residence and hardscape. Construction of a new two-story two family residence each with pools, hardscape and landscape.

At the June meeting, a motion carried to defer the project for one month. At the July meeting, a motion carried to approve the demolition. A second motion carried to approve the project as presented with the caveats that the eaves lines in the guest house are reduced by 30", the windows will be changed to double hung, shutters put on the windows as presented, eliminating the knees on the gables and to defer for one month the connection between the houses and the guest houses for restudy.

Call for disclosure of ex parte communication.

B-036-2016 Demolition/New Cabana and Garage

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

- Done 6/22/16

Address: 341 Brazilian Ave.

Applicant: Patrick and Molly Ryan

Architect: The Pandula Architects, Inc.

Project Description: Remove existing one story cabana, automobile garage and storage structure (approx. 760 sq. ft. ground floor) at finished floor elevation 3.03 and replace with new two story cabana, automobile garage and two guest bedrooms (approx.. 875 sq. ft. ground floor) at finished floor elevation 7.50. New building will be painted stucco to match existing main residence, clay barrel tile roof, wood outlookers and aluminum clad wood windows. Remove existing swimming pool and cast stone pool deck and install new swimming pool and cast stone pool deck. Remove existing automobile drive, combination of brick and concrete. Install new site drainage system, and install new automobile drive at original location. New driveway finish to be a combination of old Chicago brick and cast stone.

VARIANCE INFORMATION: The applicant is proposing to demolish a 750 square foot one story garage/cabana in the rear of the property and construct a new 1,836 square foot two story cabana/guest house/garage addition in the same general location. The following variances are being requested: 1) rear yard setback of 8 feet in lieu of the 15 foot minimum required for a two story structure; 2) west side yard setback of 5.3 feet in lieu of the 15 foot minimum required for a two story structure; 3) lot coverage of 35.5% in lieu of the 33.4% existing and the 30% maximum allowed for two story structures; 4) a drive aisle width to the garage to be 18.2 feet in lieu of 25 foot minimum for back up space.

At the June meeting, a motion carried that the implementation of the proposed variances would not 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, the project was deferred to the August meeting. At the August meeting, the project was deferred to the September meeting.

Call for disclosure of ex parte communication.

B-039-2016 Demolition/New Residence

Address: 1610 N. Ocean Blvd.

Applicant: DBSC, LLC c/o Maura A. Ziska, Esq.

Architect: Roger Janssen/Dailey Janssen Architects, P.A.

Project Description: Demolition of existing residence, pool, landscape and hardscape. Construction of a new two story residence with pool, hardscape and landscape.

At the July meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for one month to the August meeting. At the August meeting, a motion carried to approve the architectural portion presented but to defer the landscaping for one month to allow the neighbors to the east and north to review the landscaping plans.

Call for disclosure of ex parte communication.

B-042-2016 New Residence

Address: 561 Island Dr.

Applicant: 561 Island Drive, LLC

Architect: MP Design & Architecture Inc.

Landscape Architect: Keith Williams/Nievera Williams Design.

Project Description: New two-story Mediterranean Style residence with pool, hardscape and landscape.

At the July meeting, a motion carried to defer the project for one month for restudy. At the August meeting, a motion carried to approve the architectural portion of the project as presented, including the rod iron railing on the rear façade and the two chimneys but to defer the landscaping for one month.

Call for disclosure of ex parte communication.

B-044-2016 Demolition/New Residence

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

Address: 232 Colonial Ln.

Applicant: SKIK, LLC (Zvenka Kleinfeld, Manager)

Architect: Patrick Segraves/SKA Architect + Planner

Landscape Architect: Keith Williams/Nievera Williams Design.

Project Description: Demolition of existing one-story home. New two-story Island Style home to be approximately 2,800 square feet. Home will consist of living room, dining room, kitchen, four bedrooms, four and one half bathrooms, and a one car garage.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of a 2,845.5 square foot two-story, single family residence on a non-conforming lot which is 75 feet in width in lieu of the 100 foot minimum required; 82 feet in depth in lieu of the 100 foot minimum required and 6,150 square feet in area in lieu of the 10,000 square foot minimum required. The applicant is requesting a variance to have a front yard setback for one story portion of the residence at 23 feet in lieu of the 25 foot minimum setback required.

At the July meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for one month to the August meeting. At the August meeting, a motion carried to defer the project for one month to restudy the front elevation and to defer the landscaping presentation.

Call for disclosure of ex parte communication.

B-050-2016 Additions/Modifications

Address: 2300 Ibis Isle Rd. West

Applicant: Rob and Sue Bushman

Architect: Quinn Miklos/Miklos Architecture

Landscape Architect: Carol Perez/Grant Thornbrough & Associates

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 for one month for restudy.

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

B. MAJOR PROJECTS-NEW BUSINESS

B-052-2016 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 414 Australian Ave.

Applicant: Christopher and Susan Cowie

Architect: MP Design and Architecture, Inc.

Project Description: 57 SF Garage Addition

VARIANCE INFORMATION: The applicant is proposing to add a 56 square foot one story addition to their existing garage located in the front of their residence in order to accommodate a vehicle. The following variances are being requested: 1) east side yard setback of 5.33 feet in lieu of the 10 foot minimum required; 2) front yard setback of 19.16 feet in lieu of the 23.62 existing and the 25 foot minimum required; 3) lot coverage of 34.6% in lieu of the 34.1% existing and the 30% maximum.

Call for disclosure of ex parte communication.

B-055-2016 Additions/Modifications

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.

Call for disclosure of ex parte communication.

B-056-2016 Modification

Address: 515 N. County Rd.

Applicant: County Road Property, LLC

Architect: N/A

Project Description: Request to terminate a restrictive covenant on the above referenced property that required a previous owner to maintain a hedge along the western boundary of the property as a condition of the Town approving a new residence on the property. The residence has since been demolished and the Town has approved a subdivision of the property into three (3) lots. The termination is necessary to remove the agreement from title and allow the lots to be sold without such encumbrance.

Call for disclosure of ex parte communication.

B-057-2016 Additions/Modification

Address: 200 Tradewind Dr.

Applicant: Mr. & Mrs. Anthony Beyer

Architect: Smith Architectural Group, Inc.

Project Description: Replace existing double mansard roof with new flat roof. New doors and windows in new locations. Modifications to facades with additions totaling 823 square feet. New one story, 250 square foot pool pavilion. Final landscape, hardscape and new pool.

Call for disclosure of ex parte communication.

B-054-2016 New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW

Address: 221 Orange Grove Rd.

Applicant: Chris and Alice Holbrook

Architect: Design Phase Architecture, LLC

Project Description: New one-story Caribbean Style house and pool with associated landscape and hardscape.

SPECIAL EXCEPTION AND SITE PLAN REVIEW INFORMATION: The applicant is requesting a Special Exception with Site Plan Review to allow the construction of a 3,429 square foot one-story, single family residence on portions of two platted lots which combined creates a lot that is 82 feet in width in lieu of the 100 foot minimum required and 8,917.50 square feet in area in lieu of the 10,000 square foot minimum area required.

Call for disclosure of ex parte communication.

C. MINOR PROJECTS - OLD BUSINESS

A-038-2016 Modifications

Address: 1066 N. Ocean Blvd.

Applicant: Mary Ourisman

Architect: Nievera Williams Design

Project Description: Site hardscape and landscape revisions to include driveway modifications, landscape layout revisions and overall hardscape revisions.

At the July meeting, a motion carried to defer the project for one month for restudy.
At the August meeting, a motion carried to defer the project to the September meeting.

Call for disclosure of ex parte communication.

A-044-2016 Landscape/Hardscape

Address: 331 Polmer Park Rd.

Applicant: Diane & Matthew Barrett

Architect: Mario Nievera/Nievera Williams Design

Project Description: Hardscape and landscape renovation at existing property.

At the August meeting, a motion carried to defer the project to the September meeting.

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

D. MINOR PROJECTS-NEW BUSINESS

A-045-2016 Modifications/Landscape/Hardscape

Address: 219 Orange Grove Rd.

Applicant: Christopher and Alice Holbrook

Architect: Design Phase Architecture, LLC

Project Description: Scope of renovation work: re-design driveway, pool and associated hardscape/landscape, modify paint colors of house, trim and shutters. Modify garage door design. Remove windows at south/west façade of garage.

Call for disclosure of ex parte communication.

A-047-2016 Modifications/Landscape/Hardscape

Address: 122 Peruvian Ave.

Applicant: The Peruvian Association

Architect: Fairfax Sammons and Partners

Project Description: Replacement of existing fence and gates with a single gate, flanking piers, and planting screen. Piers will have lanterns, planting bed redistribution. New planting bed enclosures at courtyard, and courtyard paver replacement.

Call for disclosure of ex parte communication.

A-048-2016 Landscape/Hardscape

Address: 3030 S. Ocean Blvd.

Applicant: The PalmBeacher Apartments Inc. c/o John Sorochnik

Architect: Lynn Bender/Edgar Duenas Bunker Engineering

Project Description: The 1960's built condo is seeking approval for landscape & hardscape improvements, mainly due to the recent new seawall construction in rear yard area. Proposed renovations include new plantings with additional landscape areas, a pool deck expansion with new security fencing, walls & pergola over existing bath building. A new awning is proposed in place of the previously removed covered overhang at main lobby entrance.

Please note: Staff requests that this project be removed from the agenda.

A-049-2016 Modifications

Address: 216 Sandpiper Dr.

Applicant: LC Homes of South Florida, LLC

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Request for modification to previously approved submittal B-059-2015.

Call for disclosure of ex parte communication.

A-051-2016 Landscape/Hardscape

Address: 272 Queens Ln.

Applicant: Jennifer Lazzara

Architect: Mario Nievera/Nievera Williams Design

Project Description: Hardscape, grading, and landscaping improvements.

Call for disclosure of ex parte communication.

A-052-2016 Landscape/Hardscape

Address: 742 Slope Trail

Applicant: Karen and Macelo Dorea

Architect: Mario Nievera/Nievera Williams Design

Project Description: Revised landscape plans (revised from approved May 2015 ARCOM plans) for existing residence.

Call for disclosure of ex parte communication.

A-053-2016 Driveway Gates/Posts

Address: 314 Dunbar Rd.

Applicant: Marilyn Sultan

Architect: Mario Nievera/Nievera Williams Design

Project Description: Replacement of driveway gate and posts. New gate and posts will be gray painted aluminum.

Call for disclosure of ex parte communication.

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.