



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**September 27, 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 AUGUST 23, 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

B-092-2017 Demolition

Address: 215 Arabian Rd.

Applicant: 215 Arabian LLC

Architect: Kevin Asbacher/Asbacher Architecture

Project Description: Demolition of a two-story wood frame and clay tile residence.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-OLD BUSINESS

B-006-2017 Additions/Modifications

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)*

Address: 218 Miraflores Drive

Applicant: Vera Alfieri Monforte

Architect: Gregory Bonner/B1 Architects

Project Description: Partial second floor addition to an existing one story single family residence.

VARIANCE INFORMATION: The applicant is proposing to construct a 1,230 square foot second story addition on the west side of the one story residence that will create two bedrooms, a gym and two bathrooms. The following variances are being requested: 1) lot coverage of 33.7% in lieu of the 30% maximum allowed for a two story residence, 2) a west side yard setback of 13 feet in lieu of the 15 foot minimum required, 3) a rear yard setback of 13.91 feet in lieu of the 15 foot minimum required.

A motion carried at the June meeting to defer the project to the July 26, 2017 meeting. A motion carried at the July meeting to defer the project to the August 23, 2017 meeting. A motion carried at the August meeting to defer the project to the September 27, 2017 meeting.

Call for disclosure of ex parte communication.

B-008-2017 New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN
REVIEW*

Address: 235 Via Vizcaya

Applicant: 235 Via V PB, LLC

Architect: Pat Segraves, SKA Architect + Planner

Landscape Architect: Steve West, Parker-Yannette Design Group, Inc.

Project Description: Mediterranean Revival style two-story home to be 7,444 square feet consisting of four bedrooms, six and one half bathrooms, kitchen, dining room, family room, living room, library, loggias, two-car garage and guest apartment. Final landscape, hardscape and drainage to be included.

SITE PLAN REVIEW INFORMATION: The applicant is requesting a site plan review to allow the construction of a 7,444 square foot two-story, single family residence on a non-conforming platted lot which is 15,344 square feet in area in lieu of the 20,000 square foot minimum area required; 47.25 in width in lieu of the 125 foot minimum required; and 97.58 feet in depth in lieu of the 150 foot minimum required.

A motion carried at the January meeting to defer the project to the February meeting at the request of the architect. A motion carried at the February meeting to defer the project to the April meeting for major restudy. A motion carried at the April meeting to defer the project to the June 28, 2017 meeting for restudy. A motion carried at the June meeting to defer the project to the July 26, 2017 meeting. A motion carried at the July meeting to defer the project to the August 23, 2017 meeting for restudy. A motion carried at the August meeting to defer the project to the September 27, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-016-2017 Demolition/New Construction

Address: 210 Fairview Rd.

Applicant: Palm Beach Island Ventures, LLC

Architect: James C. Paine, Jr.

Landscape Architect: Louis Ilias/Majestic Views Landscape Architects, Inc.

Project Description: Demolition of existing single story residence. Construction of new two story residence with side entry garage and pool.

At the March meeting, to approve the demolition request. A second motion carried to defer the project to the April 26, 2017 meeting for restudy of the mass, lighting, fenestration, window treatments and the unsupported concrete walls. At the April meeting, a motion carried to defer the project to the May 24, 2017 meeting. A motion carried at the May meeting to defer the project to the July 26, 2017 meeting for restudy. A motion carried at the July meeting to defer the project to the September 27, 2017 meeting.

Call for disclosure of ex parte communication.

B-020-2017 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE -

Done 4/26/17 and 6/28/17

Address: 202 Onondaga Ave.

Applicant: 202 Onondaga LLC

Architect: Jaime Torres/Fairfax, Sammons & Partners

Project Description: Renovations to existing one story residence and partial 2nd floor addition to same. Landscape and hardscape changes included.

Please note: This will be a conflict of interest for Richard Sammons

At the April meeting, a motion carried that the proposed project can be designed in an architecturally suitable manner which conforms to our code of ordinances without the need for a variance. A second motion carried to defer the project to the June 28, 2017 meeting for restudy. A motion carried at the June meeting that the proposed project can be designed in an architecturally suitable manner, which conforms to the Town of Palm Beach Code of Ordinances without the need for a variance. A second motion carried to defer the project for one month to the July 26, 2017 meeting. A motion carried at the July meeting to defer the project to the August 23, 2017 meeting. A motion carried at the August meeting to defer the project to the September 27, 2017 meeting.

Call for disclosure of ex parte communication.

B-029-2017 Additions/Modifications

***ARCOM TO MAKE RECOMMENDATIONS RELATIVE VARIANCES* -**

Done 4/26/17

Address: 1055 N. Ocean Blvd.

Applicant: 3200 Washington, LLC

Architect: Pat Segraves/SKA Architect + Planner

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Major renovation of existing one story 6,667 square foot home. Partial demolition of first floor to include trellis area, addition of 4,665 square foot second floor, and change of style to Mediterranean. Final landscape and hardscape to be included.

At the April meeting, a motion carried that the implementation of the proposed variances will cause negative architectural impacts to the subject property and that the proposed project can be designed in an architecturally suitable manner which conforms to our Code of Ordinances without the need for a variance. A second motion carried to defer the project to the June 28, 2017 meeting for a major restudy. A motion carried at the June meeting to defer the project to the July 26, 2017 meeting to restudy the architecture. A motion carried at the July meeting to approve the plans as presented with the west loaded garage and a caveat to return with a new gate design. A motion carried at the August meeting to defer the review of a new gate design to the September 27, 2017 meeting.

Call for disclosure of ex parte communication.

B-048-2017 Demolition/New Construction

***ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW WITH SPECIAL EXCEPTION* - Done 7/26/17**

Address: 225 Arabian Rd.

Applicant: 211 Pine St. Land Trust & Dickenson Blaine C. Tr.
Architect: Roger Janssen/Dailey Janssen Architects
Project Description: Demolition of a two-story residence, pool, landscape and hardscape. Construction of a new two-story residence, with pool, landscape and hardscape.

A motion carried at the July meeting to approve the demolition request. A second motion carried that the implementation of the site plan review and special exception will not cause negative architectural impact to the subject property and to defer the project for two months to the September 27, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-054-2017 New Construction

Address: 446 N. Lake Way
Applicant: Stephen A. Levin
Architect: Benjamin Schreier/Affiniti Architects
Project Description: New contemporary two story home and one story accessory garage totaling 13,093 gross s.f. and associated landscaping, hardscape and swimming pool.

A motion carried at the June meeting to defer the project to the August 23, 2017 meeting for a major restudy. A motion carried at the August meeting to defer the project for one month to the September 27, 2017 meeting.

Call for disclosure of ex parte communication.

B-062-2017 Additions/Modification

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

Address: 120 Canterbury Lane
Applicant: Campana PB Trust (Stuart and Susan Bell)
Architect: Peter Papadopoulos/Smith and Moore Architects
Project Description: Addition to existing two story home. The applicant is proposing to add a second story addition for a guest suite above the existing one story guest suite (which will then be converted to a two-car garage). Final landscape and hardscape.

A motion carried at the August meeting that implementation of the proposed variance will not cause negative architectural impact to the subject property. A second motion carried to approve the architecture as presented but to defer the landscaping for one month to the September 27, 2017 meeting to allow the architect to restudy the landscaping in front of the garage.

Call for disclosure of ex parte communication.

B-064-2017 Demolition/New Construction

Address: 209 Sanford Ave.

Applicant: 209 Sanford Avenue, LLC

Architect: Roger Janssen/Dailey Janssen Architects

Landscape Architect: Dustin Mizell/Environment Design Group

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

A motion carried at the August meeting to approve the request for demolition. A second motion carried to defer the project for one month to the September 27, 2017 meeting

Call for disclosure of ex parte communication.

B-066-2017 New Construction

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

Address: 910 S. Ocean Blvd.

Applicant: PBC Realty, LLC

Architect: Roger Janssen/Dailey Janssen Architects

Project Description: Construction of a new two story residence, beach cabana, two pools, landscape and hardscape, and other associated improvements.

VARIANCE WITH SITE PLAN REVIEW AND SPECIAL EXCEPTION INFORMATION: The applicant is requesting a site plan approval to permit construction of a new 7,963 square foot two story house and pool on a platted lot with a width of 128.42 feet in lieu of 150 feet minimum required. They are also requesting a site plan approval and special exception to permit construction of a new 500 square foot beach cabana on the portion of the property lying east of S. Ocean Blvd. They are requesting a zero datum (point of measurement) for the construction of the proposed two story house of 21.5 feet National Geodetic Vertical Datum ("NGVD") in lieu of 18.34 feet NGVD allowed by Code. A building height plane variance and building height variance is requested in order to permit this new zero datum.

A motion carried at the July meeting to defer the project for two months to the September 27, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-072-2017 New Construction

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

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.

SITE PLAN REVIEW VARIANCE INFORMATION: The applicant is requesting a variance to allow the construction of a new 25,792 square foot two story residence with a point of measurement for height and overall height to be 23.42 National Geodetic Vertical Datum ("NGVD") in lieu of the 17.4 foot NGVD maximum allowed for properties within the coastal construction control line.

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.

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.

Call for disclosure of ex parte communication.

B-077-2017 Additions/Modifications

Address: 330 Seaspray Ave.

Applicant: Barbara Stoia

Architect: MP Design & Architecture

Project Description: Raise the entire house to the required floor plain level, interior renovations, new two-car garage addition, new covered entry and new landscape, hardscape & pool.

At the August meeting, a motion carried to defer the project for one month to the September 27, 2017 meeting to modify the front entry similar to the current entry and to return with a new design solution for the garage.

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, a motion carried to approve the request for demolition. A second motion carried that the implementation of the proposed variances will not cause negative architectural impact to the subject property. A third motion carried to approve the project as presented with the exception of the teahouse, which was deferred for restudy to the September 27, 2017 meeting.

Please note: The architect has requested to defer this project for one month to the October 25, 2017 meeting.

C. **MAJOR PROJECTS-NEW BUSINESS**

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.

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.

Call for disclosure of ex parte communication.

B-084-2017 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 2288 Ibis Isle Rd. W.

Applicant: Roberta or Michael Joseph

Architect: Mario Nievera/Nievera Williams Design

Project Description: Proposed 14' tall sculpture to be integrated into the building pool and water feature. The sculpture is proposed out of the setbacks and is located 40' +/- from the property line.

VARIANCE INFORMATION: The applicant is proposing to install a 14-foot tall sculpture in front of their residence (out of the setback) in lieu of the maximum 12 foot allowed for a statue and/or sculpture.

Call for disclosure of ex parte communication.

B-085-2017 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 830 S. Ocean Blvd.

Applicant: Emil and Yvonne Solomine

Architect: LaBerge & Menard

Project Description: Demo existing gym building. Proposed 590 sq. ft. 2 story addition to West courtyard. Replace all existing window and doors. Paint house white. New stone entrance with new metal doors. Alterations to existing elevations.

VARIANCE INFORMATION: A variance request to allow the construction of a 590 square foot two story infill addition for two guest bedrooms that will result in a lot coverage of 26.2% in lieu of the 24.6% existing and the 25% maximum allowed.

Call for disclosure of ex parte communication.

B-086-2017 Additions/Modifications

Address: 420 Brazilian Ave.

Applicant: 420 Brazilian LLC

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

Project Description: Renovation of existing 2 story residence, second story addition, enlarge entry porch and associated landscape/hardscape.

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.

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.

Call for disclosure of ex parte communication.

B-089-2017 Modifications

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

Address: 340 Seaview Ave.

Applicant: Town of Palm Beach (Tom Bradford, Town Manager)

Architect: Stephen Boruff/ Stephen Boruff Architects + Planners, Inc.

Project Description: Request to modify previously approved application including: Maintain location of existing electrical/cable & phone equipment, relocate proposed entry arch, restripe parking lot to 9' wide spaces in lieu of existing 10' wide, relocate existing electrical panel that services tennis court & proshop, reduce overall building depth by 2', increase quantity of rooftop HVAC units.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: Request to modify the previously approved special exception with site plan for the proposed recreation center as follows: 1. Relocate the proposed entry arch approximately 40 feet to the northwest. 2. Re-stripe the parking lot to 9 foot wide spaces instead of the current 10 foot wide spaces which will result in a net gain of 3 parking spaces. 3. Relocate existing electrical panel that services the tennis court lighting & pro shop approximately 35 feet to the northeast and will be located on the backside of the hitting wall and add a fence enclosure. 4. Reduce the depth of the northwest side of the building next to the public school by two feet. 5. Add two more air-conditioning units to the rooftop of the building that will be out of the setback and meet the code.

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.

Call for disclosure of ex parte communication.

B-091-2017 Demolition/Additions

Address: 249 Via Linda

Applicant: Mr. & Mrs. Robert Stiffelman

Architect: MP Design & Architecture

Project Description: Demolition and addition to the existing residence. Interior and exterior renovations. New pool, landscape and hardscape.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS - OLD BUSINESS

A-030-2017 Modifications

Address: 1120 N. Lake Way

Applicant: 1120 North Lake Way, LLC

Architect: James C. Paine, Jr.

Project Description: At front (east) elevation, install black metal/glass decorative out swinging pair of doors over existing painted wood in swinging pair of doors. Existing doors to remain. At rear (west) elevation replace existing sliding glass doors with 5 pairs of French doors with elliptical transoms above, relocate bike trail access gate and steps south to north side of property.

A motion carried at the June meeting to defer the project to the July 26, 2017 meeting for restudy of the detail that surrounds the ellipses and the doors at the rear elevation. A motion carried at the August meeting to defer the project for one month to the September 27, 2017 meeting.

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

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.

Call for disclosure of ex parte communication.

A-040-2017 Modifications

Address: 250 Ocean Terrace

Applicant: The David G. Lambert 2015 Revocable Trust

Architect: Thomas Kirchhoff/Kirchhoff & Associates

Project Description: Modifications to previously approved front entry steps, gates and front door.

A motion carried at the August meeting to defer the project for one month to the September 27, 2017 meeting.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS-NEW BUSINESS

A-042-2017 Modifications

Address: 254 Palmo Way

Applicant: Nathaniel P. Hamilton

Architect: Griffiths South Construction, Inc.

Project Description: Construct a decorative white metal lattice at front entry. Replace existing door with a new louvered door and sidelights. Replace existing door with a double hung window and shutters to match existing. Paint stucco on house – color 057 (Or. Sorbet) or 078 (Peach Melba). Paint shutters on house – color Benjamin Moore 486 (Spring Meadow). Construct two new (6) six-foot high stucco walls with concrete cap on east and west sides of property and add white gate and fence between wall and house to match existing at mailbox.

Call for disclosure of ex parte communication.

A-043-2017 Modifications

Address: 232 Worth Ave.

Applicant: Palm V Associates Ltd.

Architect: Roger Hansrote/ACI

Project Description: Remove black aluminum storefront surround and install a decorative white stucco surround. Remove brass trim from existing black storefront.

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.