



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**September 26, 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 AUGUST 22, 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. **PROJECT REVIEW**

A. DEMOLITIONS AND TIME EXTENSIONS

B-097-2018 Demolition

Address: 1616 S. Ocean Blvd.

Applicant: Land Trust Source Corporation, Trustee of Trust No. 1616 SOB
(Mark Warda, President)

Professional: M. Mark Marsh/Bridges, Marsh & Associates

Project Description: Demolition of existing two-story residence, guesthouse, pool and associated hardscape

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

B-099-2018 Demolition

Address: 256 Mockingbird Trail

Applicant: Dr. Curtis Emmer

Professional: Jacqueline Albarran/SKA Architect + Planner

Project Description: Demolition of existing house, patios, pool and driveway. Existing perimeter landscaping remains. New irrigated lawn as per code.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS – OLD BUSINESS

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.

Call for disclosure of ex parte communication.

B-034-2018 New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 4/25/18

Address: 901 N. Ocean Blvd.

Applicant: PBB Island Properties, LLC

Professional: Roger Janssen/Dailey Janssen Architects

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

Project History

- March 2018 – Presented and deferred to April 2018 based on Commissioners comments.
- April 2018 – Motion carried that implementation of the proposed variance will not cause negative architectural impact to the subject property. Deferred to May 2018 to restudy both main and guesthouse.
- May 2018 – Presented and deferred to June 2018 based on Commissioners comments.
- June 2018 – Deferred to July 2018 at the request of the architect.
- July 2018 – Deferred to August 2018 at the request of the architect.
- August 2018 – Deferred to September 2018 at the verbal request of the attorney.

Call for disclosure of ex parte communication.

B-030-2018 New Construction

Address: 905 N. Ocean Blvd.

Applicant: Patrick and Lillian Carney

Professional: LeBerge & Ménard Inc.

Project Description: Construction of a new 17,727 sq. ft. two story main house with a basement and a 1,284 sq. ft. single story guesthouse in the Neo-Classical style of architecture. Final hardscape, landscape and drainage plan to be presented as well.

Project History

- March 2018 – Presented and deferred to April 2018 for a restudy of the project.
- April 2018 – Deferred to May 2018 at the request of the attorney.
- May 2018 – Presented and deferred to June 2018 for a restudy of the project.
- June 2018 – Presented and deferred to July 2018 to allow the architect to incorporate the comments from the Commissioners into the design.
- July 2018 – The project was denied.
- August 2018 – The attorney from the project requested that the Commission reconsider their motion and the project due to the reduction in lot coverage. The Commission voted to reconsider the project at the September 26, 2018 meeting.

Call for disclosure of ex parte communication.

B-057-2018 Demolition/New Construction

Address: 251 Dunbar Rd.

Applicant: 251 Dunbar, LLC

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Demolition of existing one story house. New construction of two story classical style home to be approximately 6,000 sq. ft. Final landscape and hardscape to be included.

A motion carried at the June meeting to approve the demolition request. A second motion carried to defer the project to the July 25, 2018 meeting for restudy. A motion carried at the July meeting to defer the project to the August 22, 2018 meeting for a restudy based on the comments from the Commissioners. A motion carried at the August meeting to approve the project as presented with the caveat that the changes suggested by Mr. Corey are implemented (keeping the quoins on the front of the home, removing them from the rest of the home, moving the one story portion over to create a shadow line), lowering the arches in the loggia and that the landscape architect returns to the Commission at the September 26, 2018 meeting with a different option for the pavers.

Call for disclosure of ex parte communication.

B-060-2018 New Construction

Address: 211 Ocean Terrace

Applicant: 1963 Trust 211 Ocean Terrace LLC

Professional: Harold Smith/Smith and Moore Architects, Inc.

Project Description: Construction of a two-story single family residence. Final hardscape and landscape.

A motion carried at the June meeting to defer the project to the July 2018 meeting for restudy. A motion carried at the July meeting to defer the project to the August 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.

Call for disclosure of ex parte communication.

B-071-2018 New Construction

Address: 624 Island Dr.

Applicant: Five Girls Rule, LLC

Professional: Harold Smith/Smith and Moore Architects, Inc.

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

A motion carried at the July meeting to approve the project as presented with the caveat that the architect return to the August meeting with an alternate design of the front gate. A motion carried at the August meeting to defer the gate design to the September 26, 2018 meeting to address the comments of the Commission.

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.

Call for disclosure of ex parte communication.

B-083-2018 New Construction

****This project has to be approved in its entirety before it can be heard at by the Town Council to address the Site Plan Review application****

Address: 210 Miraflores Dr.

Applicant: 210 Miraflores Drive, LLC

Professional: Pat Segraves/SKA Architect + Planner

Project Description: New construction of two-story island style home to be approximately 4,400 square feet. Final landscape and hardscape to be included.

SITE PLAN REVIEW INFORMATION: Special Exception and Site Plan Review to allow the construction of a 4,381 square foot, two-story, single family house on a non-conforming lot, comprised of a portion of a platted lot, which is 90 feet in width in lieu of the 100 foot depth required in the R-B Zoning District.

A motion carried at the July meeting to defer the project for one month to the August meeting for a complete restudy. A motion carried at the August meeting to defer the project to the September 26, 2018 meeting at the request of the architect.

Call for disclosure of ex parte communication.

B-084-2018 New Construction

Address: 119 Reef Rd

Applicant: Mr. & Mrs. Monty Falb

Professional: Pat Segraves/SKA Architect + Planner

Project Description: New construction of a two-story island style home to be approximately 4,500 square feet. Final landscape and hardscape to be included.

A motion carried at the August meeting to defer the project to the September 26, 2018 meeting for restudy.

Call for disclosure of ex parte communication.

B-087-2018 Demolition/New Construction

Address: 255 Emerald Ln.

Applicant: Prescott & Forbes, LLC

Professional: Asbacher Architecture

Project Description: Demolition of existing two-story residence. Construct a new two-story Island Colonial residence and swimming pool with final landscape and hardscape.

A motion carried at the August meeting to approve the demolition as requested. A second motion carried to defer the project to the September 26, 2018 meeting for a restudy based upon the comments from the Commissioners.

Call for disclosure of ex parte communication.

B-090-2018 New Construction

Address: 101 Gulfstream Rd.

Applicant: 456 S. Ocean, LLC

Professional: Roger Janssen/Dailey Janssen Architects

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

A motion carried at the August meeting to approve the architectural plans as presented with the caveat to include the pilasters at the front door, a restudy of the front door and to include the window changes discussed while deferring the landscape and hardscape design for restudy, including the elimination of artificial turf.

Call for disclosure of ex parte communication.

B-091-2018 New Construction

****This project has to be approved in its entirety before it can be heard at by the Town Council to address the Site Plan Review application****

Address: 232 Cherry Ln.

Applicant: Cherry Lane LLC

Professional: LaBerge & Ménard Inc.

Project Description: New 4,600 sq. ft. two story house, landscaping and hardscape.

A motion carried at the August meeting to defer the project to the September 26, 2018 meeting for restudy.

SITE PLAN REVIEW INFORMATION: A request for Site Plan Review to build a 4,620 square foot two-story home on an existing 10,000 square foot platted lot with a depth of 80.0' in lieu of 100' required.

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 architect.

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.

Call for disclosure of ex parte communication.

B-095-2018 Additions/Modifications

***ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)* - Done 8/22/18**

Address: 207 Pendleton Ave.

Applicant: Betsy Sorrel/Contract Purchaser

Professional: MP Design & Architecture

Project Description: Demolition of interior. New windows in existing openings. Demolition of existing flat roof area to be replaced with new hip roof section. Erection of a new loggia and the extension of the existing one story kitchen.

A motion carried at the August meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property. A second motion carried to approve the architectural plans as presented and to defer the landscape plans to the September 26, 2018 meeting for restudy based upon the comments from the Commission.

Call for disclosure of ex parte communication.

B-096-2018 Modifications

***ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE* - Done 8/22/18**

Address: 250 Kawama Ln.

Applicant: Mr. & Mrs. Martin Meyers

Professional: MHK Architecture & Planning

Project Description: Interior remodel to existing regency style house. Addition of two windows on east elevation and modification of existing door.

A motion carried at the August meeting that implementation of the proposed variance will not cause negative architectural impact to the subject property.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

B-089-2018 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

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.

VARIANCE(S) INFORMATION: 1. A variance request to allow construction of a new 2,047 square foot, two story residence on a lot with a width of 37.50 feet in lieu of the 75 foot minimum required, a depth of 70 feet in lieu of the 100 foot minimum required and a lot area of 2,625 sq. ft. in lieu of the 10,000 sq. ft. minimum required. 2. A variance request to allow lot coverage to be 37.56% in lieu of the 30% maximum allowed. 3. A variance request to allow a front yard setback to be 18.9 feet in lieu of the 25 foot minimum required. 4. A variance request to allow a rear yard setback to be 6 feet in lieu of the 15-foot minimum required. 5. A variance request to allow a west side yard setback to be 5 feet in lieu of the 10-foot minimum required. 6. A variance request to allow an east side yard setback to be 6 feet in lieu of the 10-foot minimum required. 7. A variance request to allow a landscape open space of 37.9% in lieu of the 45% minimum required.

Call for disclosure of ex parte communication.

B-100-2018 Additions/Modifications

Address: 1050 N. Ocean Blvd.

Applicant: Edmund H. Beebe

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Relocation of previously approved pool cabana.

Call for disclosure of ex parte communication.

B-101-2018 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

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.

VARIANCE(S) INFORMATION: 1. A variance request to allow construction of a new 2,000 square foot two-story residence on a lot with a width of 50 feet in lieu of the 75 foot minimum required, a depth of 70 feet in lieu of the 100 foot minimum required and a lot area of 3,500 sq. ft. in lieu of the 10,000 sq. ft. minimum required. 2. A variance request to allow a west, side yard setback to be 5 feet in lieu of the 10-foot minimum required

Call for disclosure of ex parte communication.

B-102-2018 Additions/Modifications

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

Address: 150 Bradley Place, #805

Applicant: Daniel Abraham

Professional: James A. “Blue” Minges/Blue Minges Architect

Project Description: Request for site plan review for two retractable awnings totaling 560 square feet on the 8th floor of a 10 story building in the R-D(2) zoning district. Request for a special exception to allow proposed awnings above the third floor building which requires a special exception in the R-D(2) zoning district. Request for a special exception to reduce setbacks of awnings of 3x awnings height from the street within 279’-10 3/4” to existing property lines.

SITE PLAN REVIEW WITH VARIANCE(S) INFORMATION: A site plan modification request with variances to allow two (2) retractable awnings (14' by 20') totaling 560 square feet on the 8th floor of an existing 11 story building in the R-D(2) Zoning District. The following variances are being requested to allow the two (2) retractable awnings: 1. Allow a building height for the awnings to be 93.25 feet in lieu of the 35-foot maximum allowed. 2. Allow the addition of the awnings to the existing 8th floor in lieu of the 3 story maximum allowed. 3. Allow a front yard setback on Bradley Place of 110.48 feet for the east awning in lieu of the 279.75 foot minimum required (height of proposed awning x number of street yards(3)). 4. Allow a street side yard setback on Sunset Avenue of 249 feet for the east awning in lieu of the 279.75 minimum required (height of proposed awning x number of street yards (3)). 5. Allow a side yard setback of 72 feet for the west awning in lieu of the 93.25 feet minimum required (height of the proposed awning).

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.

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.

Please note: The architect for the project has requested a deferral. Since this is a third deferral for the project, the architect will be making this request to the Commission.

A-030-2018 Modifications

Address: 304 Indian Rd.

Applicant: Anna and Sean Miller

Professional: Thomas M. Kirchhoff, AIA/Kirchhoff & Associates Architects

Project Description: Add new site wall in front yard and relocate existing plantings to accommodate new wall. Relocate existing generator.

A motion carried at the August meeting to defer the project to the September 26, 2018 meeting at the request of the architect.

Please note: The architect for the project has requested to withdraw the project from the agenda.

E. MINOR PROJECTS – NEW BUSINESS

A-031-2018 Modifications

Address: 325 Ridgeview Dr.

Applicant: Cabin at Shooting Star, LLC

Professional: Harold J. Smith/Smith and Moore Architects, Inc.

Project Description: Window and door replacement, window and door opening modifications, roof replacement, balcony railing changes, loggia column replacement, canvas awning replacement, landscape and hardscape modifications.

Call for disclosure of ex parte communication.

A-037-2018 Landscape/Hardscape Revisions

Address: 144 Seminole Ave.

Applicant: Ebil Management Limited

Professional: Nievera Williams Design

Project Description: South property line landscape and hardscape revisions to the previously approved application. The applicant wishes to install landscape and hardscape in the easement with appropriate utility sign-off included in the application.

Call for disclosure of ex parte communication.

A-040-2018 Landscape/Hardscape Revisions

Address: 245 Pendleton Ave.

Applicant: Annie M. Cardelús

Professional: Fernando Wong Outdoor Living Design

Project Description: Refresh the landscape at front yard and back yard, develop a new driveway.

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.

Call for disclosure of ex parte communication.

A-042-2018 Additions/Modifications

Address: 272 Via Marila

Applicant: Nicholas and Caroline Rafferty

Professional: Roger Hansrote/ACI Consultants Inc.

Project Description: Remove and replace all existing exterior windows and doors with impact rated assemblies and add windows at various locations. Relocate front entrance door. Remove clapboard siding from second floor exterior walls and replace with stucco. Relocate generator to the west side yard. Modify roof over existing front entrance. Replace existing paver drive with Florida Cap Stone and reintroduce curb but to the east. Convert & expand existing front entrance into a small terrace. New front gates on east & west sides. Modify roof overhang on front elevation. Rework front yard landscaping. Modify existing pool and pool deck.

Call for disclosure of ex parte communication.

A-043-2018 Modifications

Address: 216 Garden Rd.

Applicant: William Mulroy

Professional: Nievera Williams Design

Project Description: Proposed front entry steps and site wall.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

X. **ADDITION COMMUNICATION 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.