



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

August 24, 2016

09:00 A.M.

The progress of this meeting may be 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 JULY 27, 2016 MEETING

V. APPROVAL OF THE AGENDA

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

VII. PROJECT REVIEW

A. DEMOLITION

B-051-2016 Demolition

Address: 319 Seaspray Ave.

Applicant: Mr. and Mrs. Robert A. Toohey

Architect: Bridges, Marsh & Associates, Inc.

Project Description: Demolish existing two story residence.

Call for disclosure of ex parte communication.

B. 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.

Call for disclosure of ex parte communication.

B-030-2016 Demolition/New Residence

Address: 520 Island Drive

Applicant: 520 Island Drive, LLC

Architect: Roger Janssen/Dailey Janssen Architects

Landscape Architect: John Lang/Lang Design Group

Project Description: Demolition of existing residence and construction of a new 2-story residence, pool, hardscape and landscape.

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 for restudy.

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.

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 project but to defer the connection between the houses and guest houses for one month for restudy.

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

B-034-2016 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

- Done 6/22/16

Address: 168 E. Inlet Dr.

Applicant: Mr. & Mrs. Mitchell Evans

Architect: Bob Acree/Acree Design Consulting

Project Description: A 1,595 square foot second story addition onto the existing one story residence.

VARIANCE INFORMATION: The applicant is proposing to add a 1,595 square foot second story addition onto the existing one story residence. The proposed addition will not require the demolition of more than 50% cubic footage of the existing house. The following variances are being requested: 1) lot coverage of 37.8% in lieu of the 30% maximum allowed for a two story structure. The existing lot coverage is 37.8%; 2) cubic content ratio ("CCR") of 4.92 in lieu of the 3.21 existing and 3.99 maximum allowed.

At the June meeting, a motion carried that the implementation of the proposed variance would 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, a motion carried to defer the project for one month at the attorney's request.

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

B-035-2016 Demolition/New Residence

Address: 210 Palmo Way

Applicant: Eagle Bay Holdings LLC

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing residence. New two-story shingle style 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 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, a motion carried to defer the project for one month at the architect's request.

Call for disclosure of ex parte communication.

B-037-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW - Done 7/27/16

Address: 125 Gulfstream Rd.

Applicant: Louis M. Cohen as Trustee for the Schar Family Trust

Architect: Smith and Moore Architects, Inc.

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Minor site demolition and construction of a new two-story Bermuda style single-family residence with pool. Final landscape and hardscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The applicant is requesting to allow the construction of a 4,592 square foot two-story, single family residence on portions of two platted lots which combined creates a lot that is 75 feet in width in lieu of the 100 foot minimum required.

At the July 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 approve the project as presented with the caveat to return to the Commission with the changes to the front door, the columns on the pergola and a sample of the paint color.

Call for disclosure of ex parte communication.

B-038-2016 Renovation/Addition

Address: 1098 N. Lake Way

Applicant: Mr. and Mrs. David Saunders

Architect: Patrick Segraves/SKA Architect + Planner

Landscape Architect: Steve West/Parker-Yannette Design Group

Project Description: Renovation and addition of existing two-story Classical style home. Renovation will include modification of front, back and side elevations and addition of 600 square feet for a new master bedroom and balcony on the rear of the second story. Final landscaping will be included.

At the July meeting, a motion carried to approve the project as presented with the caveat that the balcony railing on the front line up with the columns below and to defer the landscaping for one month.

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.

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.

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.

Call for disclosure of ex parte communication.

B-043-2016 New Residence

Address: 1230 N. Ocean Way

Applicant: Dr. and Mrs. Tony Nader

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

Project Description: Construction of a two-story single family residence with detached one-story garage and pool. Final hardscape and landscape.

At the July meeting, a motion carried to defer the project for one month for restudy and to bring samples of Vedic Architecture to the August meeting.

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: Patrick Segraves/SKA Architect + Planner

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.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS-NEW BUSINESS

B-047-2016 Time Extension

Address: 50 Blossom Way

Applicant: Blossom Way Holdings LLC

Architect: Smith Architectural Group, Inc.

Project Description: A time extension for a period of one year for the approval of complete demolition of the existing residence, structure, pool, decks, driveway and landscape material as reflected on the survey. Three historic specimen trees will be salvaged and protected during demolition.

Call for disclosure of ex parte communication.

B-048-2016 Demolition/New Residence

Address: 20 through 50 Blossom Way and 1290 S. Ocean Blvd.

Applicant: Blossom Way Holdings LLC

Architect: Smith Architectural Group, Inc. and Atelier Ugo Sap

Project Description: Demolition of residence located at 1290 S. Ocean Blvd., new 1-story residence with final landscape and hardscape.

Call for disclosure of ex parte communication.

B-049-2016 Accessory Demolition/New Residence

Address: 303 Maddock Way

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

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Demolition of existing pool/deck, 30 s.f. pump house and 30 s.f. storage shed. Construction of a new one and two story residence, pool, hardscape and landscape.

Call for disclosure of ex parte communication.

B-050-2016 Additions/Modifications

Address: 2300 Ibis Isle Rd. West

Applicant: Rob and Sue Bushman

Architect: Miklos Architecture

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.

Call for disclosure of ex parte communication.

D. **MINOR PROJECTS - OLD BUSINESS**

A-033-2016 Modifications

Address: 200 S. Ocean Blvd

Applicant: 200 South Ocean Boulevard, 2014 LLC

Architect: Peter D. Moor/Moor, Baker & Associates Architects, P.A.

Project Description: The proposed "minor" changes to this project, previously approved by ARCOM, include various refinements of design elements and the addition of an outdoor oven with chimney in the back yard.

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

Call for disclosure of ex parte communication.

A-038-2016 Modifications

Address: 1066 N. Ocean Blvd.

Applicant: Mary Ourisman

Architect: Dave Gengler/Gengler Architects, Inc.

Project Description: Fenestration detailing including additional cast stone work around doors and windows.

At the July 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 September meeting.

E. MINOR PROJECTS-NEW BUSINESS

A-039-2016 Landscape

Address: 152 Dolphin Rd.

Applicant: Dr. Josef and Andrea Huainigg

Architect: Mario Nievera/Nievera Williams Design

Project Description: Final landscape plan for the project site.

Call for disclosure of ex parte communication.

A-040-2016 Modifications

Address: 1053 N. Lake Way

Applicant: J.M. Naveja-Diebold (Revocable Trust)

Architect: Mario Nievera/Nievera Williams Design

Project Description: Fencing Improvements

Call for disclosure of ex parte communication.

A-041-2016 Signage Change

Address: 155 Hammon Ave.

Applicant: The Colony Hotel

Architect: Aurelio J. Sica

Project Description: Upgrade of Colony wall sign at driveway.

Call for disclosure of ex parte communication.

A-042-2016 Modifications

Address: 135 Gulfstream Rd.

Applicant: Michael Bickford

Architect: Daniel Kahan/Smith and Moore Architects, Inc.

Project Description: Modification of the existing building façade material; further described as smooth finish painted stucco applied over existing brick veneer and simulated brick veneer.

Call for disclosure of ex parte communication.

A-043-2016 Landscape/Hardscape

Address: 135 Seagate Rd.

Applicant: Caroline Rafferty

Architect: Mario Nievera/Nievera Williams Design

Project Description: Final landscape and hardscape plan.

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.

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.