



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**August 23, 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 JULY 26, 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-069-2017 Demolition

Address: 726 Hi Mount Rd.

Applicant: Nancy Z. Lane

Architect: Harold Smith/Smith and Moore Architects

Project Description: Demolition of an existing two-story residence, pool, pool deck, stairs and hardscape.

Call for disclosure of ex parte communication.

B-071-2017 Demolition

Address: 1280 N. Lake Way

Applicant: Gene R. Barbato, Trustee

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: Demolition of an existing one-story residence, hardscape, landscape and pool.

Call for disclosure of ex parte communication.

B-073-2017 Demolition

Address: 261 Nightingale Trail

Applicant: Jeffrey A. Cole

Architect: Ralph Cantin AIA

Project Description: Demolition of an existing one-story residence, pool, hardscape and selected landscape.

Call for disclosure of ex parte communication.

B-079-2017 Demolition

Address: 901 N. Ocean Blvd.

Applicant: Lorraine L. Friedman Trust

Attorney: Francis X. J. Lynch

Project Description: Demolition of all improvements, landscape and hardscape (excluding seawall, site walls and retaining walls.) Sod and irrigate.

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.

Please note: The attorney has requested a deferral to the September 27, 2017 meeting.

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-Yanette 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.

Call for disclosure of ex parte communication.

B-009-2017 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 12 Via Vizcaya

Applicant: JDC Florida Properties, LLC

Architect: Pat Segraves, SKA Architect + Planner

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

Project Description: Classical Style two-story home to be 6,958 square feet consisting of 4 bedrooms, five and one half bathrooms, kitchen, dining room, family room, library, loggias, and two car garage. 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 for major restudy. A motion carried at the February meeting to defer the project to the April meeting for restudy. A motion carried at the April meeting to defer the project to the June meeting for better coordination with the proposed home at 235 Via Vizcaya and to restudy the scale of the home. A motion carried at the June meeting to defer the project to the August 23, 2017 meeting.

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

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.

Please note: The architect has requested a one-month deferral for this project to the September 27, 2017 meeting.

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.

Please note: The landscape architect has requested a one-month deferral for this project to the September 27, 2017 meeting.

B-053-2017 New Construction

Address: 671 Island Drive

Applicant: Mr. & Mrs. Roger Taylor

Architect: MP Design & Architecture/McAlpine

Landscape Architect: Fernando Wong/Fernando Wong Outdoor Living Design

Project Description: Proposed new two-story residence with two-car garage, landscape, hardscape and pool.

A motion carried at the June meeting to approve the architecture with the caveat to return to the July 26, 2017 meeting with window samples and to defer the landscaping to the July 26, 2017 meeting. Motions carried at the July meeting to approve the windows but to defer the landscaping to the August 23, 2017 meeting.

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.

Please note: The architect has requested a one-month deferral for this project to the September 27, 2017 meeting.

B-057-2017 Additions/Modifications

Address: 130 Dolphin Rd.

Applicant: 130 Dolphin Rd LLC

Architect: Richard F. Sammons/Fairfax, Sammons & Partners

Project Description: Renovation and partial first and second floor additions to existing one story residence. Landscape and hardscape changes.

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

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.

Call for disclosure of ex parte communication.

B-059-2017 Modifications

Address: 257 Royal Poinciana Way

Applicant: 257 RPW LLC

Architect: Keith Spina/GliddenSpina + Partners

Project Description: Changes to the front and rear façade.

A motion carried at the July meeting to defer the project to the August 23, 2017 meeting.

Please note: The architect has requested a deferral to the October 25, 2017 meeting to address zoning concerns.

B-067-2017 New Construction

Address: 218 La Puerta Way

Applicant: 218LPW, LLC

Architect: Pat Segraves/SKA Architect + Planner

Project Description: New two-story island style home to be approximately 5,000 square feet. Home will consist of four bedrooms, five and one half bathrooms, living room, dining room, kitchen, family room, library, loggias and two-car garage.

A motion carried at the July meeting to defer the project to the August 23, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

C. **MAJOR PROJECTS-NEW BUSINESS**

B-062-2017 Additions/Modification

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

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.

VARIANCE INFORMATION: The applicant is proposing to add a 495 square foot second story addition for a guest suite above the existing one story guest suite (which will be converted to a garage) and a 69 square foot 2 story stair addition that will be out of the setback. Because the property is in excess of 20,000 square feet, a variance is being requested to have a 15.2 east side yard setback in lieu of the 26 foot minimum required.

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

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

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.

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.

Please note: The architect has requested a one-month deferral to the September 27, 2017 meeting.

B-076-2017 Modifications

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

Address: 100 Sunrise Ave., PH 7

Applicant: Shaz & Betty Mossanen

Architect: David Lawrence

Project Description: Install 5 retractable awnings on the seventh floor on the northwest side of 100 Sunrise Ave. The awnings will be installed off of penthouse 7.

SITE PLAN REVIEW VARIANCE INFORMATION: The applicant is requesting 1. A site plan modification with variances to allow five (5) retractable awning totaling 615 square feet over the terrace on the seventh floor of a seven story condominium building. 2. A variance request to allow the awning at a height of 60 feet in lieu of the 23 1/2 foot maximum height allowed in the R-C Zoning District. 3. A variance request to allow the awning on the existing seventh floor penthouse of a seven story building in lieu of the two story building maximum allowed in the R-C Zoning District. 4. A variance to allow the awning at an overall height of 61.96 feet in lieu of the 26 1/2 foot maximum allowed in the R-C Zoning District for a flat roof. 5. A front yard setback of 54.5 feet in lieu of the 122.11 foot minimum required.

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.

Call for disclosure of ex parte communication.

B-078-2017 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 266 Atlantic Ave.

Applicant: Estate of Sandra T. Kaupe

Architect: Studio SR Architecture & Design, Inc.

Project Description: Additions and alterations of a single-family residence, one story, built in 1920 to include a 1 bedroom covered breezeway addition, impact windows and doors, standing seam metal roof, landscape/ hardscape, pool and associated changes.

VARIANCE INFORMATION: The owner is proposing to renovate an existing one-story residence that was constructed in 1920 which will require the following variances: 1. A request to allow construction of a 592.5 square foot one story addition for a master bedroom and covered porch and covered front entry that will result in a lot coverage of 34.3 % in lieu of the 22.52% existing and the 30% maximum allowed in the R-C Zoning District. 2. A request to allow a front yard setback to be 14.67 feet in lieu of the 25 foot minimum required in the R-C Zoning District to allow for a covered entry over the existing steps. 3. A request to allow a rear yard setback to be 10 feet in lieu of the 15 foot minimum required in the R-C Zoning District to allow for the master bedroom addition. 4. A request to allow a swimming pool on the east side of the property with a 6.67 foot west side yard setback in lieu of the 10 foot minimum required.

Call for disclosure of ex parte communication.

B-080-2017 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

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.

VARIANCE INFORMATION: The applicant owns two adjacent properties in the R-B Zoning District and wishes to combine the properties to create a garden with accessory structures. Once combined, the resulting lot would have an area in excess of 20,000 square feet (29,000 square feet) and a width in excess of 200 feet. The following variances are being requested: 1) To allow a new one story tea house on the garden parcel to have a 12.5 foot east side yard setback in lieu of the 30 foot minimum setback required for lots with an area in excess of 20,000 square feet and a width in excess of 200 feet. 2) To allow the existing house to remain with the current west setbacks of 28.2 feet for the garage/guest house and 25.1 feet for the main house that become non-conforming once the lots are combined and the resulting lot area is in excess of 20,000 square feet and the resulting lot width is in excess of 200 feet.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS - OLD BUSINESS

A-018-2017 Landscape/Hardscape

Address: 2100 S. Ocean Blvd.

Applicant: The 2100 Condominium Association, Inc.

Architect: Tiffany D. May/WGI

Project Description: Landscape, hardscape and landscape lighting improvements to the guardhouse median, entry drive, porte cochère, and surface parking lots.

A motion carried at the May meeting to defer the project to the June 28, 2017 meeting to allow the applicant to bring more information to the Commission. A motion carried at the June meeting to defer the project to July. A motion carried at the July meeting to defer the project to the August 23, 2017 meeting.

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

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 July meeting to defer the project to the August 23, 2017 meeting.

Please note: The architect has requested a one-month deferral for this project to the September 27, 2017 meeting.

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.

Please note: The architect has requested a one-month deferral for this project to the September 27, 2017 meeting.

A-037-2017 Modifications

Address: 253 Jamaica Ln.

Applicant: Timothy Sweeney

Architect: Andres Paradelo/Paradelo Burgess Design Studio

Project Description: Changing hardscape material in the driveway from red brick to a grey paver field pattern and tumbled travertine border. Entry landing/steps is being reconfigured. Travertine will be installed to match the existing travertine in the driveway. Proposed landscape alterations against the front façade and minor changes to the sides at the front. In the back, there are proposed changes to the back and side buffers and minor changes along the façade of the building.

A motion carried at the June 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 August 23, 2017 meeting.

Call for disclosure of ex parte communication.

E. **MINOR PROJECTS-NEW BUSINESS**

A-004-2017 Modifications

Address: 314 Dunbar Rd.

Applicant: Marilyn R. Sultan

Architect: Mario Nievera/Nievera Williams Design

Project Description: Modify a condition of approval of the previously approved gate in A-053-2016.

Call for disclosure of ex parte communication.

A-035-2017 Modifications

Address: 390 N. Lake Way

Applicant: 390NLWPB LLC

Architect: Katherine Field

Project Description: Improvements to lake trail garden portion of property at 390 North Lake Way. 1. Minor grading to provide planting areas above seasonal inundation from Lake Worth. 2. Re-grade access to dock to eliminate steps and provide safer access to elderly parents. 3. New limestone stepper path with small landscape boulders from lake trail to dock. 4. New planting and coconut palms to create garden landscape along lake trail. 5. Improve soil conditions and protect heritage green buttonwood tree. 6. New gates at lake trail entry from house and dock entry, to match metalwork at front of house. 7. Existing bench to remain.

Call for disclosure of ex parte communication.

A-039-2017 Modifications

Address: 412 Brazilian Ave.

Applicant: Gary Pohrer

Architect: Dustin Mizell/Environment Design Group

Project Description: Modification to a previously approved ARCOM project.

Revisions include changes to the east and west landscape buffers and the front entry, court garden.

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.

Call for disclosure of ex parte communication.

A-041-2017 Modifications

Address: 257 Sandpiper Dr.

Applicant: Palm Family Trust 2017, Gail Drummond Trustee

Architect: Tony Grimaldi

Project Description: Upgrade landscaping. Install (2) 79 inches high, neoclassical marble urns in existing front garden on private property. Install new hedges at front and rear garden of existing home. Relocate pygmy palms from existing pool area to east side garden.

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.