



TOWN OF PALM BEACH

REVISED

4:08 pm, Aug 16, 2018

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**August 22, 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 JULY 25, 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**

NONE

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.

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.

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

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.

Call for disclosure of ex parte communication.

B-059-2018 Modifications

Address: 3100 S. Ocean Blvd.

Applicant: Palm Beach Hampton Condominium Association

Professional: Jerome Baumohl/Jerome Baumohl Architect

Project Description: Renovation to existing Guardhouse incorporating new roof design, waterfall feature, rework/update perimeter site lighting fixtures and square two existing columns at porte cochère to match existing including landscaping.

A motion carried at the June meeting 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 at the request of the architect.

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 22, 2018 meeting at the request of the architect.

Please note: The architect for the project has requested a deferral to the September 26, 2018 meeting.

B-061-2018 New Construction

Address: 261 Nightingale Trail

Applicant: Jeffrey A. Cole Trust

Professional: Ralph Cantin Architect, Inc.

Project Description: New one story home, landscape and hardscape.

A motion carried at the June meeting to defer the project to the July 25, 2018 meeting for restudy. A motion carried at the July meeting to approve the architecture as presented and to defer the landscape to the August 22, 2018 meeting based on the comments from the Commission.

Call for disclosure of ex parte communication.

B-063-2018 Demolition/New Construction

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

Address: 1178 N. Ocean Blvd.

Applicant: 1178 Ocean LLC

Professional: Marvin Herman/Marvin Herman & Associates

Project Description: Demolition and reconstruction of existing one-story Beach Cabana, on existing footprint. New spa, final landscape and hardscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The Applicant seeks to reconstruct an existing beach house east of Ocean Boulevard adjacent to the east of property owned by the Applicant on the existing footprint in the existing location. Due to changes in the zoning code since the beach house was originally built, the variances indicated below are required, since greater than 50% of the existing structure, determined by cubic footage, is being demolished (per Code Section 134-417). To permit construction of a beach house with a square footage of 519 square feet, existing and proposed, in lieu of 350 square feet allowed by Special Exception. To permit the construction of a beach house with a depth dimension of 24' 8-1/2", existing and proposed, in lieu of 20' maximum dimension allowed by Special Exception. To permit the construction of a beach house with a width dimension of 21', existing and proposed, in lieu of 20' maximum dimension allowed by Special Exception. To permit the construction of a beach house with a setback of 5'-3-1/2", existing and proposed, in lieu of a minimum setback of 10' permitted by code. To permit a maximum hedge height/wall height existing and proposed to remain at +/- 6'-0"; in lieu of 4'-0" permitted by code. To permit a minimum ocean vista, existing and proposed, 0% of lot width, in lieu of 50% of lot width permitted by code.

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. A motion carried at the July meeting to defer the project to the August 22, 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.

Call for disclosure of ex parte communication.

B-073-2018 Demolition/New Construction

Address: 1556 N. Ocean Blvd.

Applicant: Pearls of the Palm Beaches, LLC

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Demolition and new construction of two-story island style home to be approximately 4,700 square feet. Final landscape and hardscape to be included.

A motion carried at the July meeting to approve the demolition as requested. A second motion carried to approve the architectural portion of the project as presented with the landscaping portion to return to the August meeting for a restudy of the curb cut on N. Ocean Blvd.

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.

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.

Please note: The architect for the project has requested a deferral to the September 26, 2018 meeting.

C. MAJOR PROJECTS – NEW BUSINESS

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.

Call for disclosure of ex parte communication.

B-086-2018 New Construction

Address: 95 Middle Rd.

Applicant: Adrian Tauro

Professional: Jose Luis Gonzalez-Perotti/Portuondo Perotti Architects

Project Description: New construction of a two-story residence, approximately 5,300 square feet and related landscape, hardscape and pool.

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.

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.

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.

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-092-2018 Additions/Modifications

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

Address: 130 Sunrise Ave. PH7
Applicant: BFT 3 Palm Beach LLC
Professional: David Lawrence/David Lawrence Architecture Inc.
Project Description: Install five retractable awnings on the seventh floor of the southeast side of 130 Sunrise Ave. The awnings will be installed off of penthouse 7.

SITE PLAN REVIEW AND VARIANCE INFORMATION: 1. A site plan modification with variances to allow five (5) retractable awnings totaling 873 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 60.83 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 awnings 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 awnings at an overall height of 62.67 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 29.83 feet to Sunset Avenue in lieu of the 122.11 foot minimum 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 white stucco, natural veneer with associated landscape and hardscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE 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.

Please note: The architect for the project has requested a deferral to the September 26, 2018 meeting.

B-094-2018 Demolition/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: 113 E. Inlet Dr.

Applicant: 113 E. Inlet, LLC

Professional: Roger Janssen/Dailey Janssen Architects

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

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 3,589 square foot, two-story, single-family house on a non-conforming lot which is 96 feet in width in lieu of the 100-foot depth required in the R-B Zoning District.

Call for disclosure of ex parte communication.

B-095-2018 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE VARIANCE(S)

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.

VARIANCE INFORMATION: The Applicant is requesting the following variances to construct a 112 square foot addition to the kitchen and replace an existing awning with a 354 square foot loggia on the rear of the residence with an open balcony above: 1) a west side yard setback of 12.83 feet in lieu of the 15 foot minimum required in the R-B Zoning District for the loggia addition with open balcony above; 2) a cubic content ratio ("CCR") of 5.08 in lieu of the 4.97 existing and the 4.12 maximum allowed in the R-B Zoning District for the kitchen addition; and 3) a lot coverage of 37.25 % in lieu of the 38.5 % existing and the 30% maximum allowed in the R-B Zoning District for the kitchen addition.

Call for disclosure of ex parte communication.

B-096-2018 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE VARIANCE

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. ****Due to insufficient notice, the architectural portion of the project will be heard informally. The Commission can make a recommendation on the variance.****

VARIANCE INFORMATION: The applicant is proposing to build out 686 square feet in the existing one-story garage which will convert a one-story residence into a two-story residence and which will require the following variance for lot coverage to be 30 % in lieu of the 25 % maximum allowed in the R-B Zoning District for a two story residence on a lot that is in excess of 20,000 square feet.

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.

Please note: The architect for the project has requested a deferral to the September 26, 2018 meeting.

E. MINOR PROJECTS – NEW BUSINESS

A-027-2018 Modifications

Address: 720 N. County Rd.

Applicant: Stephanie LaNasa

Professional: Nievera Williams Design

Project Description: Demolition and replacement of front site wall; front drive revision; associated landscape refresh/revisions.

Call for disclosure of ex parte communication.

A-029-2018 Modifications

Address: 340 Seaview Ave.

Applicant: Town of Palm Beach

Professional: Stephen Boruff Architects + Planners, Inc.

Project Description: Request to modify previously approved application including: stucco in lieu of cast stone at Main Building and Tennis Pavilion, hardscape material revision.

Call for disclosure of ex parte communication.

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.

Please note: The architect for the project has requested a deferral to the September 26, 2018 meeting.

A-032-2018 Additions/Modifications

Address: 202 Onondaga Ave.

Applicant: 202 Onondaga LLC

Professional: Richard Sammons/Fairfax, Sammons & Partners, LLC.

Project Description: A new open pergola to be located in the rear yard of the property.

Call for disclosure of ex parte communication.

A-033-2018 Landscape/Hardscape

Address: 110 Indian Rd.

Applicant: 110 Indian Road, LLC

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

Project Description: Addition of curb cut along North Ocean Boulevard. Associated landscape/hardscape changes.

Call for disclosure of ex parte communication.

A-034-2018 Modifications

Address: 1050 N. Ocean Blvd.

Applicant: Edmund H. Beebe

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Modifications to site walls, doors and windows to previously approved residence that is currently under construction.

Call for disclosure of ex parte communication.

A-035-2018 Modifications

Address: 236 Fairview Rd.

Applicant: Todd & Frances Peter

Professional: NB Construction Group LLC

Project Description: Apply smooth sand float stucco finish over the existing painted brick veneer. Paint new stucco Benjamin Moore "Simply White."

Call for disclosure of ex parte communication.

A-036-2018 Modifications

Address: 201 Everglade Ave., Apt 105

Applicant: Suzanne Stoll

Professional: None

Project Description: Short divider 4'8"h x 6'8"w between units 105 and 106 back patios extending from exterior wall to hedge in back of the building behind tall hedge facing back parking lot. White PVC not visible from the street.

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.