



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

July 26, 2017

09:00 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 JUNE 28, 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**

NONE

B. **MAJOR PROJECTS-OLD BUSINESS**

B-070-2016 New Residence

Address: 266 Fairview Rd.

Applicant: Beacon 266 LLC

Architect: Matthew Kragh/MHK Architecture & Planning

Landscape Architect: Lang Design Group

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

At the November meeting, a motion carried to defer the project for one month to the December 28, 2016 meeting for a complete restudy. At the December meeting, a motion carried to defer the project to the February 22, 2017 meeting for restudy of design and architecture with the suggestion to look at Volk's post war designs for inspiration. At the February meeting, a motion carried to defer the project to the April 26, 2017 meeting. The project was deferred to the May 24, 2017 meeting at the request of the architect. A motion carried at the May meeting to defer the project to the July 26, 2017 meeting.

Please note: This project has been withdrawn by the architect.

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.

Please note: The attorney is requesting a one-month deferral to the August 23, 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.

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.

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.

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.

This will be declared as 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.

Please note: The architect is requesting a one-month deferral to the August 23, 2017 meeting.

B-024-2017 Demolition/New Construction

Address: 144 Seminole Ave.

Applicant: Ebil Management Limited

Architect: Daniel Menard/LaBerge & Menard, Inc.

Project Description: Demolition of existing 1-story single-family residence and construction of a new 2-story single-family residence, new hardscape and landscape.

At the April meeting, a motion carried to approve the demolition. A second motion carried to defer the project to the June 28, 2017 meeting for restudy as well as a request for more details in the next presentation. A motion carried at the June meeting to approve the plans as presented with the caveat to return to the July 26, 2017 meeting with a new balcony design and a restudy of the quoins.

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.

Call for disclosure of ex parte communication.

B-040-2017 Demolition/New Construction

Address: 200 Mockingbird Trail

Applicant: Mr. & Mrs. Ken Viellieu

Architect: MP Design & Architecture

Project Description: Demolition of existing residence. New two-story shingle style residence with hardscape/landscape and pool.

A motion carried at the May meeting to approve the demolition request. A second motion carried at the May meeting to defer the project to the July 26, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-052-2017 New Construction

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

Address: 158 Everglade Ave.

Applicant: Stephen & Delores Wolf

Architect: Pat Segraves/SKA Architect + Planner

Project Description: New two story Mediterranean style home to be approximately 4,200 square feet. Home will consist of four bedrooms, five and one half bathrooms, living room, kitchen, family room, laundry room and two-car garage. Final landscape to be included.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of a 4,302 square foot two-story single family residence on a lot comprised of portions of platted lots. The lot is 85 feet in width in lieu of the 100 foot minimum required.

A motion carried at the June meeting to defer the project to the July 26, 2017 meeting for restudy and to allow the architect to notify the neighbors of the proposed demolition.

Call for disclosure of ex parte communication.

B-053-2017 New Construction

Address: 671 Island Drive

Applicant: Mr. & Mrs. Roger Taylor

Architect: MP Design & Architecture/McAlpine

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. **Please note: The landscape architect has requested a one-month deferral to the August 23, 2017 meeting.**

Call for disclosure of ex parte communication.

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.

A motion carried at the June meeting to defer the project to the July 26, 2017 meeting.

Please note: Staff requests a one-month deferral to the August 23, 2017 meeting due to a zoning issue.

C. **MAJOR PROJECTS-NEW BUSINESS**

B-048-2017 Demolition/New Construction

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

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.

SITE PLAN REVIEW WITH SPECIAL EXCEPTION INFORMATION: The applicant is requesting a special exception and site plan review approval to permit construction of a 4,247 square foot two-story single family residence on portions of platted lots with a width of 86 feet in lieu of the minimum 100 feet lot width requirement applicable to lots within the R-B District.

Call for disclosure of ex parte communication.

B-051-2017 Modifications

Address: 232 Worth Avenue

Applicant: Palm V Associates LTD.

Architect: Roger Hansrote/ACI, Inc.

Project Description: Remove a portion of the existing fixed storefront glass and install a new impact resistant aluminum and glass door to match the existing storefront.

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.

Please note: Staff requests a one-month deferral to the August 23, 2017 meeting due to a zoning issue.

B-060-2017 Additions/Modifications

Address: 1265 S. Ocean Blvd.

Applicant: Blossom Way Holdings LLC

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

Project Description: Miscellaneous general revisions to the main residence, accessory structures, landscape, hardscape and pools. Reference previous ARCOM B-048-2016.

Call for disclosure of ex parte communication.

B-061-2017 Modifications

Address: 201 Kenlyn Rd.

Applicant: Robert Gease

Architect: Mario Nievera/Nievera Williams Design

Project Description: Proposed new vehicular entry gate at North Ocean Way driveway.

Call for disclosure of ex parte communication.

B-063-2017 New Construction

Address: 201 Ocean Terrace

Applicant: 1963 Trust 201 Ocean Terrace, LLC

Architect: Harold Smith/Smith and Moore Architects

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

Call for disclosure of ex parte communication.

B-065-2017 New Construction

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

Address: 280 N. County Rd.

Applicant: 280 NCR, LLC

Architect: Pat Segraves/SKA Architect + Planner

Project Description: New two-story Classical style home to be approximately 7,211 square feet. Home will consist of 5 bedrooms, 7 bathrooms, powder room, living room, dining room, kitchen, family room, loggia, and three-car garage with guest suite above. Final landscaping will be included.

VARIANCE WITH SITE PLAN REVIEW AND SPECIAL EXCEPTION INFORMATION:

The applicant is requesting a special exception and site plan review approval to allow the construction of a 7,211 square foot two-story single family residence and detached one-story pool cabana and garage on a non-conforming lot, comprised of portions of platted lots, which has a width of 92.6 feet in lieu of the 100 foot minimum required width in the R-B Zoning District. In connection with the proposed construction, a variance is being requested to construct a two-story house with a second story street side yard setback (east side of the property) of 25 feet in lieu of the 30 foot minimum required in the R-B Zoning District.

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.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

B-068-2017 Additions/Modifications

Address: 888 S. Ocean Blvd.

Applicant: Dr. Rooney Khawly

Architect: Harold J. Smith/Smith and Moore Architects

Project Description: A second floor bedroom addition to an existing two-story residence.

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.

Please note: The architect has requested a one-month deferral to the August 23, 2017 meeting.

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.

Please note: The architect has requested a one-month deferral to the August 23, 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.

Call for disclosure of ex parte communication.

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.

Please note: The architect has requested a one-month deferral to the August 23, 2017 meeting.

E. MINOR PROJECTS-NEW BUSINESS

A-027-2017 Modifications

Address: 425 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: Kevin Asbacher/Asbacher Architecture

Project Description: Change east facing garage doors to south facing, hardscape reduction and increased landscape.

Call for disclosure of ex parte communication.

A-038-2017 Modifications

Address: 1086 N. Ocean Blvd.

Applicant: Marc A. Stefanski

Architect: Stephen Roy/Roy and Posey

Project Description: Selective exterior improvements to include: remove and replace selective windows and doors, addition of two roof terraces on second floor at the rear of the property.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

1. Status update on the ARCOM submittal procedural changes.

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.