



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**July 25, 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 JUNE 27, 2018 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-046-2018 Demolition

Address: 210 Miraflores Dr.

Applicant: 210 Miraflores Drive, LLC

Professional: Robert Bell

Project Description: Demolition of existing residence.

Call for disclosure of ex parte communication.

B-075-2018 Demolition

Address: 111 Atlantic Ave.

Applicant: Sandell Corporation

Professional: Keith Williams/Nievera Williams Design

Project Description: Demolition of residence, accessory structures, hardscape elements and landscape.

Call for disclosure of ex parte communication.

B-076-2018 Demolition

Address: 1540 N. Lake Way

Applicant: Mr. & Mrs. W. Stephen Murray

Professional: Gerard Beekman/Gramatan Corporation

Project Description: Application for the demolition of a 1948 bungalow on the north end.

Call for disclosure of ex parte communication.

B-079-2018 Demolition

Address: 1464 N. Ocean Blvd.

Applicant: Mr. Howard Goldberg

Professional: Don Skowron

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

Call for disclosure of ex parte communication.

B-080-2018 Demolition

Address: 1332 N. Ocean Blvd.

Applicant: Avery PB Realty Trust – Vickie Giardina

Professional: John M. Melhorn

Project Description: Complete demolition of two-story residence, site walls, and hardscape – per demolition plan. Timely installation of sod and irrigation of entire lot to follow.

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. ****Please note: there has been change in professionals for this project.***

At the January meeting, a motion carried to approve the demolition of the existing property as requested. A second motion carried to defer the project for two months to the March meeting for a complete redesign of the project. A motion carried at the March meeting to defer the project for one month to April 25, 2018 for restudy based on the comments from the Commission. A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting. A motion carried at the May meeting to approve the modified landscape and hardscape plan and to defer the architectural portion of the project to the June 27, 2018 meeting at the request of the applicant. A motion carried at the June meeting to defer the project to the July 25, 2018 meeting at the request of the architect.

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.

A motion carried at the March meeting to defer the project for one month to the April 25, 2018 meeting for restudy. A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting at the request of the attorney. A motion carried at the May meeting to defer the project to the June 27, 2018 meeting for restudy. A motion carried at the June meeting to defer the

project for to the July 25, 2018 meeting to allow the architect to incorporate the comments from the Commissioners into the design.

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.

A motion carried at the March meeting to defer the project for one month to the April 25, 2018 meeting for restudy based on the comments from the Commissioners. A motion carried at the April meeting that implementation of the proposed variance will not cause negative architectural impact to the subject property. A second motion carried to defer the project to the May 23, 2018 meeting for a restudy of the main house and guesthouse. A motion carried at the May meeting to defer the project to the June 27, 2018 meeting for restudy based on comments from the Commission. A motion carried at the June meeting to defer the project to the July 25, 2018 meeting at the request of the architect.

Please note: The architect for the project has requested a deferral to the August 22, 2018 meeting.

B-051-2018 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: 232 Bahama Ln.

Applicant: 232 Bahama Lane, LLC

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing one story house. New construction of two-story Island style home to be approximately 4,300 square feet. Final landscaping and hardscaping to be provided.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 4,300 square foot, two-story, single family house on a non-conforming platted lot which is 90 feet in depth in lieu of the 100 foot depth required in the R-B Zoning District.

A motion carried at the May meeting to approve the demolition as requested. A second motion carried to defer the project to the June 27, 2018 meeting based upon the comments made by the Commission. A motion carried at the June meeting to approve the architecture with conditions while deferring the landscaping to the July 25, 2018 meeting to consider adding a low wall on the front façade and the addition of more landscaping on the side façades.

Call for disclosure of ex parte communication.

B-053-2018 Modifications

Address: 211 Worth Ave. (part of 205 Worth Ave. building)

Applicant: LenDan, Incorporation

Professional: Jerome Baumohl/Jerome Baumohl Architect

Project Description: To replace original storefront with new impact storefront with polished stainless steel finish and new awning fabric.

A motion carried at the June meeting to defer the project to the July 25, 2018 meeting for restudy.

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.

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.

Please note: The architect for the project has requested a deferral to the August 22, 2018 meeting.

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 25, 2018 meeting for restudy.

Please note: The architect for the project has requested a deferral to the August 22, 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.

Call for disclosure of ex parte communication.

B-062-2018 Demolition/New Construction

Address: 276 Jamaica Lane

Applicant: Mr. & Mrs. Eugene Cavanaugh

Professional: Steven Bruh Architect

Project Description: Demolition of existing one & two story residence, separate garage, pool & patio. Construction of new one & two story residence, pool, patio & new motor court with existing and new landscaping.

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.

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.

Please note: The architect for the project has requested a deferral to the August 22, 2018 meeting.

C. MAJOR PROJECTS – NEW BUSINESS

B-069-2018 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 6 Via Los Incas

Applicant: Sean Healey

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

Project Description: New second story addition over existing one-story space.

Replace existing pool cabana.

VARIANCE INFORMATION: Applicant is proposing to construct a 2,170 square feet second story addition over the existing first floor for a master bedroom suite and terrace and demolish an existing pool cabana and awning and replace it with a smaller 348 square foot cabana that will require the follow variances: 1) a cubic content ratio ("CCR") of 5.29 in lieu 5.21 existing and the of the 3.81 maximum allowed in the R-B Zoning District. 2) Allow the existing lot coverage to remain non-conforming at 31.9% in lieu of the 32.9% existing and the 25% maximum allowed.

Call for disclosure of ex parte communication.

B-070-2018 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: 168 Seabreeze Ave.

Applicant: FBDD Property Corp.

Professional: Peter Papadopoulos/Smith and Moore Architects, Inc.

Project Description: Demolition of existing two-story residence and accessory building, hardscape elements and landscape. New two-story residence. New swimming pool, final landscape and hardscape.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 3,644 square foot, two-story, single family house on a non-conforming platted lot which is 92 feet in width in lieu of the 100 foot width required in the R-B Zoning District.

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.

Call for disclosure of ex parte communication.

B-072-2018 Demolition/New Construction

Address: 272 Southland Rd.

Applicant: M. Carl Johnson III Trust

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

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

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.

Call for disclosure of ex parte communication.

B-074-2018 Modifications

Address: 735 Island Dr.

Applicant: Ocean Island One, LLC

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: Change the existing flat red roof tile to natural gray slate. Change the cast stone to natural stone. Replace the existing Hartman wood windows with Tischler units of the same style. Change the concrete pavers in the motor court to natural stone, pattern to remain the same. Any associated changes.

Call for disclosure of ex parte communication.

B-077-2018 Demolition/New Construction

Address: 230 N. Ocean Blvd.

Applicant: 230 North Ocean, LLC

Professional: Jose Luis Gonzalez-Perotti/Portuondo-Perotti

Project Description: Existing two-story residence to be demolished. New two-story Mediterranean residence to be proposed including related hardscape/landscape, site work and pool.

Call for disclosure of ex parte communication.

B-078-2018 New Construction

Address: 259 Pendleton Ave.

Applicant: Llewellyn Legacy, LLC. (Elizabeth Tilney)

Professional: Jacqueline Albarran/ SKA Architect + Planner

Project Description: New two-story main house with one-story guesthouse connected by pergolas. Flat red clay roofs, bronze aluminum impact windows and doors with stucco surrounds. New driveway, patios, pool and landscaping.

Call for disclosure of ex parte communication.

B-081-2018 Demolition/New Construction

Address: 1585 N. Lake Way

Applicant: Joann Gerstein

Professional: Roger Janssen/Dailey Janssen Architects

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

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)

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.

SITE PLAN REVIEW INFORMATION: A request for Site Plan Review to construct a two-story, four (4) unit, townhouse building group with associated swimming pools and hardscape. Each unit will be approximately 8,800 square feet with basement garages. The following variances are being requested: 1. A request for a variance to allow the maximum building dimension of the building group to be 184.16 feet in length in lieu of the 150 foot maximum length allowed for a townhouse building group. 2. A request for a variance to not provide 25% of the building to be setback an additional 10 feet from the front setback along South Ocean Boulevard.

Call for disclosure of ex parte communication.

B-083-2018 New Construction

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.

Call for disclosure of ex parte communication.

B-085-2018 Modifications

Address: 1460 N. Lake Way

Applicant: P.W. Starret

Professional: John Lang/Lang Design Group

Project Description: Refurbishment to existing hardscape and landscape, site walls and new pool.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS – OLD BUSINESS

A-012-2018 Modifications

Address: 500 Island Dr.

Applicant: Boldan Nowak

Professional: Steven Knight/Alexis Knight Architects, Inc.

Project Description: Replacement of existing lights in the driveway entry pier (4 locations).

A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting. A motion carried at the May meeting to defer the project to the June 27, 2018 meeting. A motion carried at the June meeting to defer the project for one month to the July 25, 2018 meeting at staff's request.

Please note: Staff requests to withdraw the project from the agenda.

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.

Please note: The architect for the project has requested a deferral to the August 22, 2018 meeting.

E. MINOR PROJECTS – NEW BUSINESS

A-023-2018 Modifications

Address: 221 & 231 Royal Poinciana Way, 214 & 216 Sunset Ave.

Applicant: T3 Family Investments, LLC

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Proposed exterior modifications to building numbers 2, 3, 4 and 6.

Call for disclosure of ex parte communication.

A-024-2018 Additions/Modifications

Address: 202 Kenlyn Rd.

Applicant: William & Victoria Johnston

Professional: Studio SR Architecture & Design

Project Description: Proposed rear yard landscaping, hardscaping & lap pool. New structure will be a 15 x 15 one story gazebo centered on new lap pool.

Call for disclosure of ex parte communication.

A-026-2018 Modifications

Address: 1495 Via Manana

Applicant: Michael & Laura Anthony

Professional: Luis C. Maury, P.E.

Project Description: Remove existing railing on second floor and sundeck. Replace with new railing.

Call for disclosure of ex parte communication.

A-028-2018 Modifications

Address: 3031 S. Ocean Blvd.

Applicant: Georgette Dejesus for Palm Beach Resort & Beach Club

Professional: Robert Terry/AAA Door Company

Project Description: Replace existing entry doors to units (29) with plastpro smooth 6 panel fiberglass impact door units.

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.