



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

June 28, 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 MAY 24, 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-043-2017 Demolition

Address: 334 Chilean Ave.

Applicant: 334 Chilian LLC

Architect: M. Mark Marsh/Bridges, Marsh & Associates

Project Description: Demolition of existing 2 story residence.

Call for disclosure of ex parte communication.

B-045-2017 Demolition

Address: 210 Miraflores Dr.

Applicant: 210 Miraflores LLC

Architect: Robert L. Bell

Project Description: Demolition of existing residence.

Call for disclosure of ex parte communication.

B-049-2017 Demolition

Address: 596 N. County Rd.

Applicant: Michael & Suzanne Ainslie

Architect: Nelo R. Freijomel

Project Description: Demolition of a one-story residence, covered porch, equipment enclosure, pool, pool deck, wood trellis, hardscape and landscape.

Call for disclosure of ex parte communication.

B-050-2017 Demolition

Address: 1565 N. Ocean Way

Applicant: Rick Kozell for George and Frayda Lindemann

Architect: Eugene Pandula, Architect

Project Description: Request approval for the demolition of a one story (approx. 8,214 sq. ft.) brick main structure with clay barrel tile roof. The main structure also includes a below grade automobile garage at the northwest corner and a (approx. 480 sq. ft.) tower element at the east facade. Request approval for the demolition of a one story (approx. 432 sq. ft.) brick cabana structure with clay barrel tile roof located to the south of the main structure. Request approval for the demolition of the existing generator building. Request approval for the removal of the existing swimming pool and all on grade walkways, terraces, porches, and loggias related to the main structure and cabana. Request approval for the removal of the automobile drive except as noted below. The

existing site wall, main gate and service gate along North Ocean Way are to remain. At both the main gate and service gate, approximately 40 feet of the existing automobile drives into the property will remain. All perimeter landscaping is to remain, and, landscaping adjacent to the structures to be demolished will be relocated, to the fullest extent possible. Grade at the location of the demolished structures will be leveled to meet existing adjacent grade elevations, sodded and irrigated.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-OLD BUSINESS

B-001-2017 Additions/Modifications

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 5/24/17

Address: 242 Cherry Lane

Applicant: 242 Cherry Lane, LLC/James C. Paine, Jr. – Agent, Architect

Architect: James C. Paine, Jr.

Project Description: Two story addition to single family residence, including demolition of non-conforming portion of existing residence.

A motion carried at the January meeting to defer the project to the March meeting for an aggressive restudy. A motion carried at the March meeting to defer the project to the April meeting at the request of the architect. A motion carried at the April meeting to defer the project to the May meeting. At the May meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impacts to the subject property. A second motion carried to approve the project as presented with the exception to restudy the front entrance design, garage doors and fascia boards to return with a revised design at the June meeting.

Call for disclosure of ex parte communication.

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.

Please note: The architect has requested a one-month deferral to the July 26, 2017 meeting.

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 for better coordination with the proposed home at 235 Via Vizcaya and to restudy the scale of the home.

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

B-020-2017 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE -
Done 4/26/17

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.

VARIANCE INFORMATION: The applicant is requesting approval to demolish greater than fifty percent (50%) of the existing cubic footage by taking off existing roof trusses and adding a second story addition with a pitched roof off the one story house. The following variances are being requested: a) an east side yard setback of 11.8 feet in lieu of the 15 foot minimum required, b) a west side yard setback to remain of 9.8 feet in lieu of the 12.5 foot minimum setback required.
ARCOM DID NOT SUPPORT THIS VARIANCE REQUEST

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.

Call for disclosure of ex parte communication.

B-021-2017 Additions/Modifications

Address: 1900 S. Ocean Blvd.

Applicant: Keith Frankel

Architect: Nievera Williams Design

Project Description: Main entry gate with columns and service gate with columns.

At the May meeting, a motion carried to defer the project to the June 28, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

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.

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.

VARIANCE INFORMATION: The applicant is proposing to modify the existing one-story house by adding a 4,665 square foot second story pitched roof addition and adding a pitched roof and loggia element onto the existing one story portions of the house that are to remain. The following four variances are being requested in order to accomplish this: 1) A south side yard setback ranging from 7.4 feet to 9.9 feet in lieu of the 15 feet minimum setback required to add the pitched roof onto the one story south wing of the house and the second story addition; 2) A north side yard setback ranging from the 5.1 feet to 8 feet in lieu of the 15 foot minimum setback required to add the pitched roof and loggia onto the one story north wing of the house and the second story addition. Both sides are proposed to have 2 foot overhangs for the pitch roof which is allowed by code. ***ARCOM DID NOT SUPPORT THIS VARIANCE REQUEST***

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.

Call for disclosure of ex parte communication.

B-035-2017 Landscape/Hardscape

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

Address: 3030 S. Ocean Blvd.

Applicant: The PalmBeacher Apartments Inc.

Architect: Lynn Bender

Project Description: The PalmBeacher condominium building was originally constructed in the 1960's and is now seeking approval for landscape & hardscape improvements to the rear property (east side of building facing ocean), which were initially triggered by the re-construction of a new seawall in 2015-2016. Proposed renovations include all new plantings, a pool deck expansion with new perimeter fencing, decorative columns and gates. A pergola is proposed over the existing bath building. A new paver walk leading to the proposed relocated beach access steps will restore this path to its original location prior to the seawall construction. A new awning is proposed in place of the previously removed covered overhang at the main lobby entrance. The proposed renovations are both functional and aesthetic in nature and will dramatically improve the current conditions at the property for both the residents of the PalmBeacher and their neighbors who overlook the property.

SITE PLAN REVIEW INFORMATION: The applicant is requesting a site plan review to add additional paving in the eastern (pool) area and add an awning over the main building entrance on this nonconforming property. The following variances are requested: 1) a variance to increase lot coverage by adding a 360 square foot awning at the front entrance. This will increase lot coverage

from 26.86% to 27.75% in a district that allows a maximum lot coverage of 20% for special exception buildings; 2) A variance to decrease landscaped open space from 14.0% to 12.6% by adding 573 square feet of additional paving in the pool area. This district required minimum landscaped open space of 35%; 3) A side (south) setback variance to allow a new trellis on top of the existing pool building to extend further into the side setback. The required side setback for the pool building, which is an enclosed 9.0' high accessory structure, is 30'. The existing pool building is 10.77' from the side property line. The proposed trellis would extend an additional 2.87' into the setback, creating a new side setback at that point of 7.9' in lieu of the 30' required; 4) a south (side) setback variance to allow the new awning at the front entrance to extend into the side setback. The required side setback for the building is 55.30', the height of the building. The building is 49.92' from the side property line. The proposed awning would extend an additional 12.0' into the setback, creating a new side setback at that point of 37.92' in lieu of the 55.30' required.

At the May meeting, a motion carried to defer the project to the June 28, 2017 at the request of the architect.

Call for disclosure of ex parte communication.

B-039-2017 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCES

- Done 5/24/17

Address: 214 Queens Ln.

Applicant: Larry & Katie Alexander

Architect: LaBerge and Menard

Project Description: One story Kitchen/Family room addition with a roof covered loggia added to the existing two-story residence located at the rear yard. New landscape/hardscape.

A motion carried at the May meeting that the implementation of the proposed variance would not cause negative architectural impacts to the subject property. A second motion carried to approve the project as presented with the caveats to remove the proposed fountain and to restudy the driveway material to return with a plan at the June 28, 2017 meeting.

Call for disclosure of ex parte communication.

B-041-2017 Additions/Modifications

Address: 288 Sandpiper Dr.

Applicant: Kelly Williams

Architect: MP Design & Architecture

Project Description: Two story addition with loggia to existing two-story residence. All finishes to match existing. Existing landscape to remain.

A motion carried at the May meeting to partially approve the project with the caveats to restudy the front entry portico as well as the three-car garage with a possible reconfiguration, both to return to the June 28, 2017 meeting.

Call for disclosure of ex parte communication.

B-044-2017 Landscape/Hardscape

Address: 89 Middle Rd.

Applicant: 89 Middle Road LLC

Architect: Morgan Wheelock Inc.

Project Description: Revised landscape demolition plan addressing the buffer, sodding and irrigation of the property.

At the May meeting, a motion carried for a partial approval for all of the boundaries, with the exclusion of the western boundary. The motion also included the addition of the sea grapes to the southern boundary and to make sure that no trees are to be removed from the landscape buffers until the Commission provides the approval. The project is to return to the Commission at the June 28, 2017 meeting with a different solution for the western boundary.

Call for disclosure of ex parte communication.

C. **MAJOR PROJECTS-NEW 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.

Please note: The attorney requested a one-month deferral to the July 26, 2017 meeting.

B-036-2017 Generator

Address: 184 Bradley Place

Applicant: Parc Regent Condominium Associations, Inc.

Architect: Ralph Cantin, AIA

Project Description: New 400kW generator building and landscape in north garden.

Call for disclosure of ex parte communication.

B-046-2017 Landscape/Hardscape

Address: 1236 S. Ocean Blvd.

Applicant: Margaret B. Thornton

Architect: Dustin Mizell/Environment Design Group

Project Description: Addition of two tennis courts. One court will be a hard court and the other a grass court. Additionally, landscaping will be provided to buffer courts accordingly. Parking area will be included.

Call for disclosure of ex parte communication.

B-047-2017 Additions/Modifications

Address: 135 Gulfstream Road

Applicant: Michael Bickford

Architect: Daniel Kahan/Smith and Moore Architects

Project Description: Modification to existing entry door. New vehicular gate. Associated landscape and hardscape modifications.

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.

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.

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 2 story home and 1 story accessory garage totaling 13,093 gross s.f. and associated landscaping, hardscape and swimming pool.

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.

Please note: The architect requested a one-month deferral to the July 26, 2017 meeting.

B-058-2017 New Construction

Address: 217 El Pueblo Way

Applicant: Channel RE, LLC

Architect: Pat Segraves/SKA Architect + Planner

Project Description: New two-story Monterey 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, loggia(s) and two-car garage.

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.

Please note: Staff received a request from the architect to defer the project to the July 26, 2017 meeting.

E. **MINOR PROJECTS-NEW BUSINESS**

A-021-2017 Modifications

Address: 375 S. County Rd., #101

Applicant: 375 South County Associates

Architect: Robert Haluha/Slattery & Associates
Project Description: Replace existing storefront windows along South County Road (west elevation) with Nanawall windows.

Call for disclosure of ex parte communication.

A-022-2017 Modifications

Address: 405 N. Lake Way
Applicant: Mary E. Curran
Architect: Edward J. Heritage/Folding Shutter Corporation
Project Description: Install (39) openings, impact, colonial hurricane shutters, color white.

Call for disclosure of ex parte communication.

A-026-2017 Modifications

Address: 149/141 Brazilian Avenue
Applicant: Tim and Gayle DeVries
Architect: Keith Williams/Nievera Williams Design
Project Description: Proposed site wall, entry column and landscape.

Call for disclosure of ex parte communication.

A-029-2017 Modifications

Address: 117 Everglade Ave.
Applicant: Joan Klann (contract purchaser)
Architect: Jacqueline Albarran/SKA Architect + Planner
Project Description: Replace all existing wood windows and doors with new impact aluminum windows and doors. Replace stained glass transoms in front façade with stucco insets. Remove existing shutters.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

A-031-2017 Modifications

Address: 101 Indian Rd.

Applicant: Albert Rabil, III

Architect: John Lang/Lang Design Group

Project Description: Remove existing guesthouse driveway, proposed summer kitchen, mechanical room to existing cabana, garden trellis, 18" ht fountain basin, putting green, minor landscape enhancements, no changes visible from road.

Call for disclosure of ex parte communication.

A-032-2017 Landscape/Hardscape

Address: 357 N. Lake Way

Applicant: Erik T. Waldin

Architect: Mario Nievera/Keith Williams

Project Description: Proposed addition of site wall along West and South property lines. New hardscape for parked vehicles, water feature at interior of drive, privacy walls and gates to separate driveway from backyard space. Landscape to suit new layout.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

A-036-2017 Modifications

Address: 318 Caribbean Rd.

Applicant: Lillian Fernandez

Architect: Stephen Roy/Roy & Posey

Project Description: Modifications to an existing ARCOM approval to include rear railings of covered pavilions, color change to pavilions, and trellis covering of outside shower.

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.

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.