



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**June 27, 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 MAY 23, 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

B-064-2018 Demolition

Address: 232 Cherry Lane

Applicant: Cherry Lane LLC

Professional: LeBerge & Ménard

Project Description: Demolition of existing one-story residence, sod and irrigate property.

Call for disclosure of ex parte communication.

B-066-2018 Time Extension

Address: 288 Sandpiper Drive

Applicant: Kelly Williams

Professional: MP Design & Architecture

Project Description: One year extension of previously approved project.

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: Jeremy K. Walter, AIA/Jeremy K. Walter Architects, LLC

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.

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.

Please note: The architect for the project has requested a deferral to the July 25, 2018 meeting.

B-012-2018 Modifications

Address: 313 ½ Worth Ave.

Applicant: Via Bice Worth Avenue LLC

Professional: Jeffrey W. Smith/Smith Architectural Group

Project Description: Renovation of Via Bice to include new paving, new trellis, retractable awning, landscaping and lighting. Removal of awnings. Renovations to Peruvian Ave façade to include new stone entry, new glass awning, landscaping and lighting, replace awnings. New Doors.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: 1) Request for special exception approval to allow a two (2) story trellis 2) Request for site plan review to modify the Via Bice as follows: a) New mosaic pavers in the Via; b) New 2,240 square foot trellis with retractable awning above; c) New landscaping and lighting; d) New stone entry with awning on Peruvian Avenue; e) Removal of existing canvas awnings; f) New 37.5 square foot addition to existing bay window.

At the February meeting, a recommendation to the Town Council was given that the redesign was a positive step forward in the right direction. A motion carried at the March meeting to allow time for the project to be heard by the Town Council. A motion carried at the March meeting to defer the project at the request of the architect for one month to the April 25, 2018 meeting. 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 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.

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.

Professional: PBB Island Properties, LLC

Architect: 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.

Please note: The architect for the project has requested a deferral to the July 25, 2018 meeting.

B-045-2018 New Construction

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

Address: 916 S. Ocean Blvd.

Applicant: 916 South Ocean Boulevard, LLC

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Construction of a new two-story residence, pool cabana, beach cabana, pool and spa, landscape and hardscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: 1. 134-227 and 134-1474. Request for 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. 2. 134-843(a)(7) and 134-843(a)(10). Request for 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 17.4 feet NGVD allowed by Code. A building height plane variance and building height variance is requested in order to permit this new zero datum.

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 for restudy based on comments from the Commission.

Call for disclosure of ex parte communication.

B-047-2018 Landscape/Hardscape

Address: 535 N. County Rd.

Applicant: 535 North County Road LLC

Professional: Steve West/Parker Yannette Design Group

Project Description: Proposed hardscape and landscape plans to accompany previously approved home. Plans include a new driveway, two swimming pools, two fountain features and associated hardscape and landscape.

A motion carried at the May meeting to approve the project with conditions and a request for the architect to return to the June 27, 2018 with a landscape lighting plan.

Call for disclosure of ex parte communication.

B-049-2018 New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 5/23/18

Address: 1558 N. Ocean Way

Applicant: The 1558 North Ocean Way Realty Trust

Professional: Adam Mills/Adam Mills Design

Project Description: ***Please note this description has changed.*** New water feature, new spa and hardscape with minor landscape modifications including the relocation of 5 palms and new understory plantings. ***The previously proposed guest house has now been removed.***

A motion carried at the May meeting that implementation of the proposed variances for the rear yard setback and building height plane will cause negative architectural impact to the subject property; and implementation of the proposed variance for the existing home will not cause negative architectural impact to the subject property. A second motion carried to defer the project to the June 27, 2018 meeting with a caveat to return to the Commission with cross sections of the homes as well as a landscape lighting plan.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

B-052-2018 Demolition/New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 5/23/18

Address: 1030 S. Ocean Blvd.

Applicant: Nedim Soylemez/Contract Purchaser

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

Project Description: Demolition of an existing single family residence with pool.

Construction of a new 2-story single family residence with basement and pool.

Final hardscape and landscape.

A motion carried at the May meeting to approve the demolition as requested. A second motion carried that implementation of the proposed variances will not cause negative architectural impact on the subject property. A third motion carried to defer the project to the June 27, 2018 meeting for a restudy based on the feedback from the Commission.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS – NEW BUSINESS

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.

Call for disclosure of ex parte communication.

B-056-2018 Demolition/Modifications

Address: 249 Monterey Rd.

Applicant: Alex Hufty Griswold

Professional: MHK Architecture & Planning

Project Description: Partial demolition and related changes to east as a result of lot split.

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.

****Please note – the professional will be presenting the demolition only. The architectural plans for the new construction will be presented in July.***

Call for disclosure of ex parte communication.

B-058-2018 Modifications

Address: 243 Worth Ave.

Applicant: 237-243 Worth Avenue L.P.

Professional: Jerome Baumohl/Jerome Baumohl Architect

Project Description: Rework building façade to accommodate the transition from single tenant to two tenant store incorporating original architectural detailing.

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.

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.

Call for disclosure of ex parte communication.

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.

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.

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.

Call for disclosure of ex parte communication.

B-065-2018 Demolition/New Construction

Address: 150 Worth Ave., #115A

Applicant: Hublot S.A.

Professional: David Montalba

Project Description: Interior tenant improvement to existing tenant's space. 467 GSF retail within the Esplanade, open to Worth Avenue. Scope includes millwork and furniture, finishes, electrical outlets and lighting fixtures, rework of HVAC and finishes and signage in storefront.

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.

Please note: Staff would like to request a one-month deferral to the July 25, 2018 meeting.

E. MINOR PROJECTS – NEW BUSINESS

A-018-2018 Modifications

Address: 1632 S. Ocean Blvd.

Applicant: Maurice Pinsonnault Management, Inc.

Professional: Carlos A. Bonilla

Project Description: Requesting changes to the previously approved ARCOM plans: removal of shutters from windows, new garage door trim layout, removal of urns from parapet wall, new louvered gates and change design of main entry door. Additionally some other changes on the site plan and the landscape hardscape plan, mainly on the motor court layout.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

A-020-2018 Modifications

Address: 1226 N. Lake Way

Applicant: Alan Marantz

Professional: Andres Paradelo/Paradelo Burgess Design Studio, LLC

Project Description: Improvements to the existing hardscape & landscape on the south side of the property, around the pool, generator wall enclosure and site wall/gate along the lake trail side of the property.

Call for disclosure of ex parte communication.

A-022-2018 Additions/Modifications

Address: 151 Chilean Ave.

Applicant: David & Pamela Reyes

Professional: Ralph Cantin Architect, Inc.

Project Description: Construction of new black metal and wood pergola on second floor balcony facing east (side yard).

Call for disclosure of ex parte communication.

A-025-2018 Modifications

Address: 212 Coral Lane

Applicant: Linda Saville

Professional: Keith Williams/Nievera Williams Design

Project Description: Modification to landscape perimeter material due to lack of local availability and overall cost.

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.