



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

June 22, 2016

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
Peter I. C. Knowles II, Member
Martin D. Gruss, Member
Robert N. Garrison, Member
Alexander C. Ives, Member
Michael B. Small, Member
Maisie Grace, Alternate Member
John David Corey, Alternate Member
Betsy Shiverick, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES FROM THE MAY 25, 2016 MEETING

V. APPROVAL OF THE AGENDA

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

VII. PRESENTATION

1. Presentation from Town Attorney Randolph relative to demolition review and approval procedures and related ARCOM code requirements.

VIII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

B-116-2015 Additions/Modifications

Address: 425 & 431 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: Tom Kirchhoff

Project Description: Project Description: On the south side, remove bedroom and 1 balcony (27 sq. ft.) and enlarge front balcony at bedroom #2 and exercise room (95 sq. ft.). On the west side, remove west garage gate and close with 6 ft. wall, remove driveway and garage door and reduce area 45 sq. ft. Driveway area to become patio and landscaping. Curb cuts will be eliminated. Change windows in breakfast area, demolish existing pool and replace with new pool, replace and relocate windows on second floor in proposed bedroom 1, closet and bath 3. On the north side, convert family rooms to open loggia (675 sq. ft.). On the east side, remove existing pool, remove all windows on east wall of first floor. Replace and relocate windows on proposed closet. On the east side, remove existing pool, and remove all windows on east wall of first floor. Replace and relocate windows on proposed closet and add 262 sq. ft. addition to northeast corner, to enlarge living room.

At the November meeting, a motion carried to defer this project to the December meeting to accommodate the notification process. A motion carried at the December meeting to defer this project to January for further study. A motion carried at the January meeting to defer this project to February. A motion carried at the February meeting to defer this project to April at the architect's request. A motion carried at the April meeting to defer this project until June.

Call for disclosure of ex parte communication

B-023-2016 New Residence

Address: 430 N. Lake Way

Applicant: Mr. and Mrs. Jack Levy

Architect: Tod Williams and Billie Tsien/Smith and Moore Architects

Landscape Architect: Mario Nievera/Nievera Williams Design

Project Description: A new one-story residence in a modern style. Final landscape, hardscape and pool.

At the April meeting, a motion carried to approve the architecture as presented but to defer the landscaping to May for further study. At the May meeting, a motion was made to defer this project to the June meeting.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-NEW BUSINESS

B-031-2016 Additions/Modifications

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

Address: 500 S. County Rd.

Applicant: The Everglades Club, Inc.

Architect: Jason Drobot

Project Description: A 2,064 square foot addition to the northeast side of the existing pro shop located at the north side of the existing golf course and south of Golfview Rd. The existing cart path and adjacent tee box shall be reworked to accommodate the new addition.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The applicant is requesting a Special Exception approval with Site Plan Review to modify the existing Everglades Club property to add a 2,064 square foot one story addition to the northeast side of the existing golf pro shop which is located on the north side of the property and south of Golfview Road. The existing cart path and adjacent tee box shall be reworked to accommodate the new addition.

Call for disclosure of ex parte communication.

B-032-2016 Demolition/New Residence

Address: 237 Brazilian Ave.

Applicant: Florida Capital Management, LLC

Architect: Roger Janssen/Dailey Janssen Architects, P.A.

Project Description: Demolition of existing multi-family residence and hardscape. Construction of a new two-story two family residence each with pools, hardscape and landscape.

Call for disclosure of ex parte communication.

B-033-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 412 Brazilian Ave.

Applicant: Gary Porhrer (412 Brazilian Partners, LLC)

Architect: Smith and Moore Architects, Inc.

Project Description: Demolition of existing one-story residence and accessory structure. New two-story residence and guest house. New swimming pool, final landscape and hardscape.

VARIANCE INFORMATION: The applicant is requesting to construct a new 5,098 square foot, two story residence on a lot with a width of 50 feet in lieu of the 75 minimum required and a lot area of 8,560 sq. ft. in lieu of the 10,000 sq. ft. minimum required.

Call for disclosure of ex parte communication.

B-034-2016 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 168 E. Inlet Dr.

Applicant: Mr. & Mrs. Mitchell Evans

Architect: Bob Acree/Acree Design Consulting

Project Description: A 1,595 square foot second story addition onto the existing one story residence.

VARIANCE INFORMATION: The applicant is proposing to add a 1,595 square foot second story addition onto the existing one story residence. The proposed addition will not require the demolition of more than 50% cubic footage of the existing house. The following variances are being requested: 1) lot coverage of 37.8% in lieu of the 30% maximum allowed for a two story structure. The existing lot coverage is 37.8%; 2) cubic content ratio ("CCR") of 4.92 in lieu of the 3.21 existing and 3.99 maximum allowed.

Call for disclosure of ex parte communication.

B-036-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 341 Brazilian Ave.

Applicant: Patrick and Molly Ryan

Architect: The Pandula Architects, Inc.

Project Description: Remove existing one story cabana, automobile garage and storage structure (approx. 760 sq. ft. ground floor) at finished floor elevation 3.03 and replace with new two story cabana, automobile garage and two guest bedrooms (approx.. 875 sq. ft. ground floor) at finished floor elevation 7.50. New building will be painted stucco to match existing main residence, clay barrel tile roof, wood outlookers and aluminum clad wood windows. Remove existing swimming pool and cast stone pool deck and install new swimming pool and cast stone pool deck. Remove existing automobile drive, combination of brick and concrete. Install new site drainage system, and install new automobile drive at original location. New driveway finish to be a combination of old Chicago brick and cast stone.

VARIANCE INFORMATION: The applicant is proposing to demolish a 750 square foot one story garage/cabana in the rear of the property and construct a new 1,836 square foot two story cabana/guest house/garage addition in the same general location. The following variances are being requested: 1) rear yard setback of 8 feet in lieu of the 15 foot minimum required for a two story structure; 2) west side yard setback of 5.3 feet in lieu of the 15 foot minimum required for a two story structure; 3) lot coverage of 35.5% in lieu of the 33.4% existing and the 30% maximum allowed for two story structures; 4) a drive aisle width to the garage to be 18.2 feet in lieu of 25 foot minimum for back up space.

Call for disclosure of ex parte communication.

C. MINOR PROJECTS - OLD BUSINESS

A-021-2016 Additions/Modifications

Address: 870 S. Ocean Blvd.

Applicant: Invest Komfort FL LLC

Architect: Randall Stofft/Randall Stofft Architects, P.A.

Project Description: Change all exterior windows & doors including necessary changes to openings for a consistent top of window elevation. Re-roof to flat cement tile roof.

A motion carried at the April meeting to defer this project to May for further study.

A motion carried at the May meeting to defer the project to June for further study.

Call for disclosure of ex parte communication.

D. **MINOR PROJECTS-NEW BUSINESS**

A-023-2016 Landscape/Hardscape

Address: 1105 N. Lake Way

Applicant: Ken Franklin

Architect: SMI Landscape Architecture

Project Description: This project will include demolition and reconstruction of the existing south driveway which requires relocation of two driveway entrances from the street. Also included is the removal and enhancement of vegetation in this area.

Call for disclosure of ex parte communication.

A-029-2016 Additions/Modifications

Address: 122 Peruvian Ave.

Applicant: Peruvian Association

Architect: Dave Gengler/Gengler Architects, Inc.

Project Description: Replace existing aluminum fence and gates with new 5.5' h stucco over block wall and new solid aluminum gate. Replace wood dumpster enclosure with new stucco over block wall and gate.

Call for disclosure of ex parte communication.

A-031-2016 Landscape/Hardscape

Address: 146 Atlantic Ave.

Applicant: Sumner A. Slavin

Architect: Michael Perry/MP Design

Project Description: Changes to north elevation, hardscape and landscape.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

X. **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: A 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.