



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

May 25, 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 APRIL 27, 2016 MEETING

V. APPROVAL OF THE AGENDA

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

VII. PRESENTATIONS: (please limit to 15 minutes)

1. Presentation from Julie Araskog and John Dotterer relative to the evolving trend of larger homes at the island's north end.

VIII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

B-001-2016 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 280 North County Rd.

Applicant: 280 NCR, LLC

Architect: Patrick W. Segraves/SKA Architect + Planner

Project Description: New two story classical style home to be approximately 7,100 square feet. Home will consist of 5 bedrooms, 7 bathrooms, powder room, living room, dining room, kitchen, family room, loggia, and a three car garage with guest suite above. Final landscaping will be included.

At the February meeting, a motion carried to defer to the March meeting for a restudy. At the March 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 defer this project for further study to the April meeting. A motion carried at the April meeting to defer the variance and architecture for one month with the recommendation that the house is too wide and large for the lot.

MODIFIED SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES

INFORMATION: The applicant is requesting to allow the construction of a 7,205 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. The original application has been modified such that the garage has been moved towards the rear (north end) of the property, as requested by ARCOM, and the main house has been moved towards the front (south end) of the property in order to accommodate the garage and pool cabana. In connection with the proposed construction, the following two variances are being requested: (a) a request for a variance to construct a two-story house with a second story street sideyard setback (east side of the property) of 25 feet in lieu of the 30 foot minimum required, (b) a request for a variance to construct a two-story house with a one story street sideyard setback (east side of the property) of 21.5 feet in lieu of the 25 foot minimum required. The original application included a variance request for an east side yard setback for the two-story portion. The plans have changes such that the request has been modified to a one-story portion. In addition, the angle of vision variance request on the original application is no longer necessary as per the change in plans.

Call for disclosure of ex parte communication.

B-011-2016 New Residence

*ARCOM TO MAKE RECOMMENDATION RELATIVE TO SPECIAL
EXCEPTION W/ SITE PLAN REVIEW*

Address: 250 Esplanade Way

Applicant: Mr. and Mrs. Patrick McGowan
Architect: Patrick W. Segraves/SKA Architect + Planner
Project Description: New two-story island-style home to be approximately 3,800 square feet. Home will consist of 4 bedrooms, 4 bathrooms, powder room, living room, dining room, kitchen, family room, loggia, and a two-car garage. Final landscaping will be included.

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

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The Applicant is requesting a Special Exception with Site Plan Review to allow the construction of a 3,700 sq.ft. two story, single family residence on a portion of a platted lot which is 88 feet in width in lieu of the 100 foot minimum required.

Call for disclosure of ex parte communication.

B-012-2016 Addition/Modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(S)

Address: 240 Banyan Rd.

Applicant: M. Timothy Hanlon/Trustee of the 240 Banyan Land Trust Agreement

Architect: Bridges, Marsh & Associates, Inc.

Project Description: Construction of one-story guest house containing approximately 950 square feet. The architectural style and colors of the guest house are to match those of the main house. The applicant is requesting to move the one-story guest house containing approximately 950 square feet with(i) a front yard setback of 20 feet in lieu of the 35 feet minimum required and (ii) an angle of vision of 134 degrees in lieu of 110 degrees maximum permitted, ten feet closer (east) to the main house.

At the April meeting, a motion carried that the implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried to defer this project to the May meeting for restudy.

Call for disclosure of ex parte communication.

B-013-2016 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(S)

Address: 250 Ocean Terrace

Applicant: David G. Lambert as Trustee of the David G. Lambert Revocable Trust

Architect: Kirchhoff & Associates

Project Description: New one story residence with landscape, hardscape and pool.

At the April meeting, a motion carried that the implementation of the proposed variances will not cause negative architectural impacts to the subject property. A

second motion was carried to approve the architectural plans but to defer the landscaping to the May meeting for restudy.

VARIANCE INFORMATION: A request for a variance to allow the construction of a new 5,215 square foot one story residence with a point of measurement of 9.5 feet National Geodetic Vertical Datum ("NGVD") for cubic content ratio ("CCR") in lieu of the 7.5 foot NGVD required when determining cubic content ratio on lots abutting a low street. The CCR at the point of measurement is (4.63) 65,052 cubic feet. If the variance is approved for the finished floor elevation to be 9.5 feet NGVD the CCR would be (3.92) 55,044 cubic feet.

Call for disclosure of ex parte communication.

B-017-2016 Addition/Modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(S)

Address: 7 Lagomar Road

Applicant: Mathieu Roskinsky

Architect: Mario Nievera

Project Description: Driveway addition modifications and associated landscaping.

At the April meeting, a motion carried to defer the project to the May meeting for restudy.

Please note this project has been withdrawn at the request of the applicant's attorney.

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

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.

Please note the applicant has requested a deferral until the June meeting.

B. MAJOR PROJECTS-NEW BUSINESS

B-020-2016 Demolition/New Residence

Address: 1021 N. Ocean Blvd

Applicant: Maura Ziska, Attorney

Architect: MP Design & Architecture, Inc.

Project Description: Demolition of existing residence. New two story residence with basement, pool, landscape & hardscape.

Call for disclosure of ex parte communication.

B-025-2016 Additions/Modifications

Address: 1906 S. Ocean Blvd

Applicant: 1906 South Ocean Boulevard, LLC

Architect: Christopher H. Stone

Project Description: Proposed items include a new generator building and minor changes to the previously approved two story residence, including the removal of mullion caps from the east and west curtain wall, and changing the glass east entry door to solid wood with painted finish.

Call for disclosure of ex parte communication.

B-026-2016 Time Extension

Address: 30 Blossom Way

Applicant: Blossom Way Holdings, LLC

Architect: Smith Architectural Group, Inc.

Project Description: A time extension for a period of one year of the approval of complete demolition of the existing residence, structure, pool, driveway, hardscape and landscape material removal as reflected on the survey.

Call for disclosure of ex parte communication.

B-027-2016 Additions/Modifications

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

Address: 354 Chilean Avenue

Applicant: Island House Condominium Association, Inc.

Architect: Roger Hansrote/ACI, Inc.

Project Description: Construct a 1,116 s.f. awning on the south side of the building to cover 10 existing parking spaces.

SITE PLAN REVIEW WITH VARIANCE(S) INFORMATION: The applicant is requesting a Site Plan Review to allow the construction of a 1,116 sq. ft. carport/awning to provide covered parking for 10 parking spaces on the south side of the existing parking lot. The following variances are being requested to construct the awning: a) to allow lot coverage of 42.5% in lieu of the 39% existing and the 30% maximum allowed, b) to allow a rear yard setback of 1.95 feet in lieu of the 30 foot minimum required for a multi-family building.

Call for disclosure of ex parte communication.

B-028-2016 Additions/Modifications

Address: 250 Angler Avenue

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Dustin Mizell/Environment Design Group

Project Description: Addition of a motorized vehicular gate in the existing motor court. Garden pillars, addition of a fence, and modified landscaping.

Call for disclosure of ex parte communication.

B-029-2016 Landscape/Hardscape

Address: 1333 N. Lake Way & 243 Ocean Terrace

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Dustin Mizell/Environment Design Group

Project Description: Final landscape and hardscape plan. Addition of a new pool, expanded terrace, and pool deck. Interior and perimeter landscaping will be included.

Call for disclosure of ex parte communication.

B-030-2016 Demolition/New Residence

Address: 520 Island Drive

Applicant: 520 Island Drive, LLC

Architect: Roger Janssen/Dailey Janssen Architects

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

Call for disclosure of ex parte communication.

C. MINOR PROJECTS - OLD BUSINESS

A-014-2016 Additions/Modifications

Address: 224 Atlantic Avenue

Applicant: 224 Atlantic LLC

Architect: Andres Paradelo

Project Description: New plant material.

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

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS-NEW BUSINESS

A-019-2016 Additions/Modifications

Address: 301 Polmer Park Rd

Applicant: Brenda Axelrod

Architect: Michael Johnson

Project Description: Add new window to second floor on east elevation. Remove moldings around window.

Call for disclosure of ex parte communication.

A-024-2016 Additions/Modifications

Address: 150 Worth Avenue, Ste 111

Applicant: Wilson 150 Worth LLC

Architect: Jerome Baumohl

Project Description: Complete renovation of store interior. Modify upper exterior signage panel. Existing storefront to remain.

Call for disclosure of ex parte communication.

A-025-2016 Additions/Modifications

Address: 102 Angler Avenue

Applicant: Michael and Elizabeth Chu

Architect: Randall Stofft Architects, P.A.

Project Description: Change wood clad garage doors to Eden Coast garage doors (composite wood finished).

Call for disclosure of ex parte communication.

A-026-2016 Additions/Modifications

Address: 171 Dunbar Rd

Applicant: Sciamme Homes

Architect: Benjamin Schreier/Affiniti Architects

Project Description: Renovation and alteration of an existing 2 story home. No alterations will occur at the front of the home. There will be no landscape or hardscape alterations except for placement of sod where approximately 100 square feet of the existing structure is removed for the purpose of opening up the east yard when viewed from the covered loggia. From the public ways, there will be no exterior changes which are visible.

Call for disclosure of ex parte communication.

A-027-2016 Additions/Modifications

Address: 167 Seagate Road

Applicant: Adele Merck

Architect: Gerard Beekman/Gramatan Corporation

Project Description: Modifications to fenestration on a previously approved Jamaican inspired stucco house.

Call for disclosure of ex parte communication.

A-028-2016 Additions/Modifications

Address: 1071 N. Ocean Blvd.

Applicant: 1071 NOB Trust

Architect: John Lang/Lang Design Group

Project Description: Front hedge height reduction from 18' o.a. to 15' o.a. Tips of 18' hedge trimmed to give a more hedge like appearance.

Call for disclosure of ex parte communication.

IX. **OTHER BUSINESS**

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

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.