



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

May 24, 2017

09:00 A.M.

The progress of this meeting may be 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 APRIL 26, 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-034-2017 Time Extension

Address: 1265 S. Ocean Blvd.

Applicant: Blossom Way Holdings LLC

Architect: Jeffrey W. Smith/Smith Architectural Group, Inc.

Project Description: F.K.A. 30 Blossom Way. A time extension for a period of one year of the approval of complete demolition of existing residence, structure, pool, hardscape and landscape material. Reference previous ARCOM numbers B-026-2016, B-044-2015 and B-045-2014.

Call for disclosure of ex parte communication.

B-038-2017 Time Extension

Address: 1021 N. Ocean Blvd.

Applicant: Maura Ziska (Authorized Agent)

Architect: MP Design & Architecture

Project Description: Request for a one-year extension of previously approved demolition to existing residence.

Call for disclosure of ex parte communication.

B. **MAJOR PROJECTS-OLD BUSINESS**

B-070-2016 New Residence

Address: 266 Fairview Rd.

Applicant: Beacon 266 LLC

Architect: Matthew Kragh/MHK Architecture & Planning

Landscape Architect: Lang Design Group

Project Description: Construction of a new two story single-family residence with pool, spa, hardscape and landscape.

At the November meeting, a motion carried to defer the project for one month to the December 28, 2016 meeting for a complete restudy. At the December meeting, a motion carried to defer the project to the February 22, 2017 meeting for restudy of design and architecture with the suggestion to look at Volk's post war designs for inspiration. At the February meeting, a motion carried to defer the project to the April 26, 2017 meeting. The project was deferred to the May 24, 2017 meeting at the request of the architect.

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

B-078-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 157 Peruvian Ave.

Applicant: Nita Stanoytchev; c/o David E. Klein, Esq.

Architect: Roy & Posey Architects

Project Description: Demolition of an existing one-story residence and construction of a new two-story single family residence in the “Bermuda Style.”

VARIANCE INFORMATION: The applicant is requesting a variance to build a two-story, 3,911 square foot (including the garage) single-family residence on a lot with an area of 6,250 square feet, in lieu of the 10,000 square foot minimum required, and a lot width of 50 feet, in lieu of the 75-foot minimum required.

At the December meeting, a motion carried to defer the project for one-month to the January 25, 2017 meeting at the request of the applicant. At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting at the request of the applicant. At the February meeting, a motion carried to defer the project to the March 22, 2017 meeting. At the March meeting, a motion carried to defer the demolition to allow the architect to bring additional photos and a landscape demolition plan. A second motion carried to defer the project to the April 26, 2017 meeting for restudy. At the April 26, 2017 meeting, a motion carried to defer the project to the May 24, 2017 meeting.

Call for disclosure of ex parte communication.

B-001-2016 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

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.

At the January meeting, a motion carried to defer the project to the March 22, 2017 meeting for an aggressive restudy. At the March meeting, a motion carried to defer the project to the April 26, 2017 meeting at the request of the architect. At the April meeting, a motion carried to defer the project to the May 24, 2017 meeting.

VARIANCE INFORMATION: The applicant is proposing to demolish a portion of the house and add a one story 1,095 square foot addition for a master bedroom on the west side of the house that requires the following variance requests: 1) A west side yard setback of 9 feet in lieu of the 12.5 foot minimum required; 2) An angle of vision of 114 degrees in lieu of the 108 degrees maximum allowed.

Call for disclosure of ex parte communication.

B-016-2017 Demolition/New Construction

Address: 210 Fairview Rd.

Applicant: Palm Beach Island Ventures, LLC

Architect: James C. Paine, Jr.

Project Description: Demolition of existing single story residence. Construction of new two story residence with side entry garage and pool.

At the March meeting, to approve the demolition request. A second motion carried to defer the project to the April 26, 2017 meeting for restudy of the mass, lighting, fenestration, window treatments and the unsupported concrete walls. At the April meeting, a motion carried to defer the project to the May 24, 2017 meeting.

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 and columns and service gate with columns.

At the April meeting, a motion carried to defer the project to the May 24, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-028-2017 Lighting

Address: 160 Brazilian Ave.

Applicant: PEMS Partnership Limited

Architect: Keith Spina/Glidden Spina

Project Description: Install 4 new site lighting poles and fixtures in parking lot.

At the April meeting, a motion carried to defer the project to the May 24, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-030-2017 Modifications

Address: 2100 S. Ocean Blvd.

Applicant: 2100 Condominium Association, Inc.

Architect: Roger Hansrote/ACI, Inc.

Project Description: Install new bronze aluminum impact resistant storefront at the main entrance of the North and South Buildings with precast trim. ~~Remove "X" column support at the West end of the porte-cochere and replace with vertical columns.~~ Modifications to guardhouse to include installing bronze aluminum impact rated sliding glass doors and windows to match existing, reduce the roof overhang from 2'-0" to 1'-0", remove the raised planter walls at the East and West

elevations and install a planter flush with grade, and relocate the existing AC unit from the guardhouse planter to the planting area North of the drive.

At the April meeting, a motion carried to defer the project, with the exception of the approval of the storefront fenestration, to the May 24, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

B-032-2017 Additions/Modifications

Address: 215 Arabian Rd.

Applicant: 215 Arabian LLC

Architect: Kevin Asbacher, AIA

Project Description: The renovation of and addition to an existing two story residence originally designed by Lester Geisler in 1937. A second floor addition accommodating a new master suite is to be added over the existing family room and a new screened porch is to be added east of the family room. New windows, doors, roofing, pool, hardscape and final landscape.

At the April meeting, a motion carried to defer the project to the May 24, 2017 meeting for restudy of the addition.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS-NEW BUSINESS

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.

Call for disclosure of ex parte communication.

B-037-2017 Modifications

Address: 220 Eden Rd.

Applicant: Jason Briggs

Architect: MP Design & Architecture

Project Description: Proposed one story addition of 852 sq. ft. to rear of house.

Renovation to existing cabana. New pedestrian gate and extension of existing site wall.

Call for disclosure of ex parte communication.

B-039-2017 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCES

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.

VARIANCE INFORMATION: The applicant is proposing the following additions onto the existing residence: 1) Construct a one-story 660 square foot addition for a new kitchen and family room; 2) Construct a one-story 400 square foot addition for a new loggia. The following variance is being requested to accomplish the above additions: Lot coverage of 32.9% in lieu of the 19% existing and the 30% maximum allowed.

Call for disclosure of ex parte communication.

B-040-2017 Demolition/New Construction

Address: 200 Mockingbird Trail

Applicant: Mr. & Mrs. Ken Viellieu

Architect: MP Design & Architecture

Project Description: Demolition of existing residence. New two-story shingle style residence with hardscape/landscape and pool.

Call for disclosure of ex parte communication.

B-041-2017 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCES

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.

VARIANCE INFORMATION: The applicant is requesting a variance to construct a two-story addition on the west side of the property with a second story street side yard setback of 27.0 feet in lieu of the 35 foot minimum.

Call for disclosure of ex parte communication.

B-042-2017 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPETION WITH SITE PLAN REVIEW AND VARIANCES

Address: 316 Seabreeze Avenue

Applicant: Gregory Fisher

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Site plan review of previously approved (Feb. 22, 2017 ARCOM and March 15, 2017 Town Council). New 2,800 square foot Mediterranean Revival two-story home.

SPECIAL EXCEPTION INFORMATION: The applicant is requesting a special exception with site plan review to modify the previous approval to allow the construction of a 2,700 square foot two-story, single family residence on two platted lots which combined creates a lot that is 50 feet in width in lieu of the 100 foot minimum required and 6,125 square feet in area in lieu of the 10,000 square foot minimum area required. The following variance is being requested: to allow a 12.5 foot east side yard setback for the two-story portion in lieu of the 15-foot minimum required.

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.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS - OLD BUSINESS

A-006-2017 Modifications

Address: 329 Worth Ave.

Applicant: Via Roma Condominium Association, Inc.

Architect: David Lawrence

Project Description: Paint window frames, replace via flooring, replace via ceiling, add cast stone base, add cast stone sills, re-stucco walls to smooth texture, replace via lighting.

At the March meeting, a motion carried to defer the project to the April 26, 2017 meeting for restudy. At the April meeting, a motion carried to defer the project to the May 24, 2017 meeting.

Please note: The architect requests to withdraw the project.

E. **MINOR PROJECTS-NEW BUSINESS**

A-017-2017 Modifications

Address: 246 Seaspray Ave.

Applicant: Samantha Milgram

Architect: Richard Sammons/Fairfax and Sammons

Project Description: Exterior door and window replacement (to a more authentic style) throughout, front porch refurbishing, and awning removal at the rear of the main house.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

A-019-2017 Modifications

Address: 1270 N. Lake Way

Applicant: Dale and Kenneth Pincourt

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

Project Description: The reconfiguration and extension of existing entry with associated changes to existing one-story residence. Elimination of existing chimney and alteration to roof profile.

Call for disclosure of ex parte communication.

A-020-2017 Modifications

Address: 250 List Rd.

Applicant: Donald and Kim Patrick

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

Project Description: Renovation to an existing single story residence to include a new covered entry element, covered patio, trellis, new windows and doors, and new flat concrete tile roof. Improvements to hardscape and landscape as well.

Call for disclosure of ex parte communication.

A-024-2017 Modifications

Address: 250 Ocean Terrace

Applicant: 250 Ocean Terrace LLC

Architect: Kirchhoff & Associates Architects

Project Description: Revisions to previously approved drawings (B-013-2016).

Requesting stone cladding between stucco window surrounds (Vena Grigio Limestone) in lieu of painted stucco. Also new decorative aluminum gate and fence at loggia with sconces added. Revisions to entry terrace other minor associated changes.

Call for disclosure of ex parte communication.

A-025-2017 Landscape/Hardscape

Address: 1494 N. Ocean Blvd.

Applicant: John A. Reid, Jr.

Architect: John Lang/Lang Design Group

Project Description: Revise driveway modifications and minor landscape adjustments to create privacy.

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.