



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

APRIL 27, 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 MARCH 23, 2016 MEETING

V. APPROVAL OF THE AGENDA

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

VII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

B-114-2015 New Residence

Address: 204 Via Del Mar

Applicant: Via Del Mar, LLC

Architect: Smith and Moore Architects/Peter Papadopoulos

Project Description: New two story Mediterranean Revival residence with detached pool cabana on vacant lot. Final landscape and hardscape. At the October meeting this project was deferred to the December meeting at the architect's request. At the December meeting, this project was deferred to January for further study. At the January meeting, the Commission approved the architecture and landscaping presented with the caveat they return in February with different proportions and scale for the front door and windows above the front door. At the February meeting, this project was deferred to the March meeting. This project was again deferred to the April meeting per the applicant's request.

Call for disclosure of ex parte communication.

B-116-2015 Addition/Modifications

Address: 425 & 431 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: SKA Architects, Patrick Segraves

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.

Call for disclosure of ex parte communication.

B-122-2015 New Residence

Address: 201 Debra Lane

Applicant: 201 Debra Lane, LLC

Architect: Dailey Janssen Architects/ Roger P. Janssen

Attorney: Tim Hanlon

Project Description: Construction of a new two story residence, pool, landscape and hardscape. At the December meeting a motion carried to defer this project to the January meeting for restudy. At the January meeting a motion carried to defer this project to the February meeting for restudy. At the February meeting, a motion carried to defer to the March meeting for further study.

Please note that this project has been withdrawn at the attorney's request.

B-001-2016 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 280 North County Rd.

Applicant: 280 NCR, LLC

Architect: SKA Architect + Planner/Patrick Segraves

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.

Call for disclosure of ex parte communication.

B-004-2016 Demolition/New Residence

Address: 608 Island Dr.

Applicant: Denis P. and Annabelle G. Coleman

Architect: Dailey Janssen Architects/Roger Janssen

Project Description: Demolition of existing residence and construction of a new 2 story residence, pool, hardscape and landscape. At the February meeting, a motion carried to approve the demolition. Another motion carried to defer the new residence project to the March meeting for further study. At the March meeting, a motion carried to defer this for April for further study.

Call for disclosure of ex parte communication.

B-009-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1050 N Ocean Blvd

Applicant: E. Hunter Beebe

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Demolition of an existing one story single family residence, one story guest house and pool. Construction of a new, two-story residence, 2 (two) one story accessory buildings, pool, landscape and hardscape. At the March meeting, several motions were made. A motion carried that the implementation of the proposed west side variance would cause negative architectural impacts to the subject property. A motion carried that the implementation of the proposed rear variance would not cause negative architectural impacts to the subject property. A motion carried to defer this project to April for further study.

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.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-NEW BUSINESS

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.

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.

Call for disclosure of ex parte communication.

B-014-2016 Additions/Modifications

Address: 225 Worth Avenue, Suite B

Applicant: J. McLaughlin/Burton Handelsman

Architect: Stephen L. Griss/Stephen Griss Associates

Project Description: Change of color of existing aluminum storefront framing from medium bronze to white at the existing J. McLaughlin clothing store. It also includes the change of color of the existing store sign lettering from dark bronze to green and the two existing planters from dark green to a lighter green.

Call for disclosure of ex parte communication.

B-015-2016 Demolition and New Residence

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

Address: 125 Gulfstream Road

Applicant: Louis M. Cohen as Trustee of the Schar Family Trust dated December 26, 2012

Architect: Benjamin Schreier/Affiniti Architects

Project Description: Demolition of existing site elements only. (Currently a vacant lot) Construction of a new two-story 4511 total SF residence with detached outdoor living area, swimming pool and associated landscape/hardscape.

Call for disclosure of ex parte communication.

B-016-2016 Additions/Modifications

Address: 548 N. County Road

Applicant: Mr. & Mrs. Nelson Peltz

Architect: Roger Janssen/Dailey Janssen Architects

Project Description: Relocate and replace the existing cooling tower; new CBS equipment screen walls, new landscape; removal of existing cooling tower, equipment and screen walls.

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.

Call for disclosure of ex parte communication.

B-018-2016 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(S)

Address: 261 Seminole Avenue

Applicant: Debra M. Payne Trust

Architect: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing two-story home. Construction of new two-story Mediterranean Revival-style home to be approximately 3,600 square feet including a two-car garage. Final landscaping will also be included.

Call for disclosure of ex parte communication.

B-019-2016 Addition/Modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(S)

Address: 218 Seaspray Avenue

Applicant: Richard M. Pollock

Architect: Roger Hansrote/Architectural Consultants, Inc.

Project Description: New addition to the existing structure. At the ground floor 73 sq. ft. of new building footprint will be added off the existing dining room on the west elevation. On the second floor an existing area of flat roof will be filled in with 130 sq. ft. new a/c living space. The new roof will align with the existing roof fascia and be a flat roof.

Call for disclosure of ex parte communication.

B-021-2016 Demolition

Address: 561 Island Drive

Applicant: 561 Island Drive, LLC

Architect: MP Design and Architecture, Inc.

Project Description: Demolition of existing residence.

Call for disclosure of ex parte communication.

B-022-2016 Additions/Modifications

Address: 641 N. County Rd.

Applicant: Oceanside Palms Estate Corp.

Architect: Roy & Posey Architects

Project Description: Construction of a new one story garage.

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

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

Call for disclosure of ex parte communication.

B-024-2016 Additions/Modifications

Address: 150 Worth Avenue, Suite 119-125

Applicant: Wilson 150 Worth LLC

Architect: Jerome I. Baumohl

Project Description: Modification and replacement of storefront incorporating a new entrance on Worth Avenue including signage. Note: All finishes for new impact storefront, including signage, are the same as their existing boutique (Suite 113 A).

Call for disclosure of ex parte communication.

C. **MINOR PROJECTS - OLD BUSINESS**

A-053-2015 Addition/Modification

Address: 100 El Bravo Way

Applicant: Ken Tropin as Trustee of the Kenneth G. Tropin Trust

Architect: Brooks & Falotico Associates, Inc./Chuck Willette

Project Description: Addition of office and side entry along with driveway and landscape alterations on El Bravo Way. Modifications to doors, hardscape and landscape, alterations along South Ocean Boulevard. Various additions and modifications in the courtyard and rear of the house below existing roof lines.

At the October meeting, a motion carried to defer this project to the November meeting. At the November meeting, a motion carried to approve the landscaping as presented, with the exception of the gate design and the relocation of the Venetian well head; these items were deferred to the December meeting. At the December meeting this project was deferred to the January meeting at the request of the owner's attorney. At the January meeting a motion carried to defer this project to the February meeting at the applicant's request. At the February meeting, a motion carried to defer this project to the March meeting for further study. At the March meeting, a motion carried to defer this project to the April meeting for further study.

Call for disclosure of ex parte communication.

D. **MINOR PROJECTS-NEW BUSINESS**

A-013-2016

Address: 1475 N. Lake Way

Applicant: Nicholas Coleman

Architect: Don Skowron

Project Description: Revisions to previously approved project B-042-2016.

Revisions include modification of driveway, removal of plant material, addition of plant material.

Call for disclosure of ex parte communication.

A-014-2016 Additions/Modifications

Address: 224 Atlantic Avenue

Applicant: 224 Atlantic LLC

Architect: Andres Paradelo

Project Description: New plant material.

Call for disclosure of ex parte communication.

A-015-2016 Additions/Modifications

Address: 1900 S. Ocean Blvd.

Applicant: Keith Frankel

Architect: Bridges, Marsh & Associates, Inc.

Project Description: Minor changes to the Guest House fenestration and roof and a minor window change to the main house.

Call for disclosure of ex parte communication.

A-016-2016 Additions/Modifications

Address: 1 S. County Rd. (Breakers Spray Cottage)

Applicant: Breakers Palm Beach, Inc.

Architect: Harvard Jolly Architecture

Project Description: Demolition of Chimney stack above the roof line due to structural safety conditions that occurred during the project.

Call for disclosure of ex parte communication.

A-017-2016 Additions/Modifications

Address: 135 Gulfstream Rd.

Applicant: Michael Bickford

Architect: Daniel Kahan/Smith and Moore Architects, Inc.

Project Description: Replace existing concrete tile roof with new wood shake roof. Change existing railings to new aluminum Chippendale style. Other associated minor changes as presented.

Call for disclosure of ex parte communication.

A-018-2016 Additions/Modifications

Address: 390 N. Lake Way

Applicant: 390 NLWPB, LLC

Architect: Katherine Field

Project Description: Minor additions to paving around pool, new stone paving on concrete base at pool and driveway, relocation of pool equipment, new outdoor gas fireplace, new fountain bubblers near pool, new wall along street, decorative lighting in pavers around pool.

Call for disclosure of ex parte communication.

A-020-2016 Additions/Modifications

Address: 642 N. County Rd.

Applicant: Charles & Kathleen Evans

Architect: Alexis Lugo/Scott Snyder, Inc.

Project Description: Remove existing piers, lanterns and partial site wall on east of building. Modify stucco cornice and banding on entry pediment and building perimeter. Remove oversized columns on west elevation and replace with quoins on pilasters.

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.

Call for disclosure of ex parte communication.

A-022-2016 Additions/Modifications

Address: 1233 N. Ocean Way

Applicant: Alonso & Associates, Inc.

Architect: Patrick Seagraves/SKA Architect + Planner

Project Description: Modification of previously approved elevations (B-084-2015). West elevation-second story windows reduced 6' in height. East elevation-second story windows reduced 12" in height and fixed glass panel inserted between previously approved windows on the first floor. North elevation-two smaller windows replace previously approved large window on second floor. South elevation-two smaller windows replace previously approved large window on second floor.

Call for disclosure of ex parte communication.

VIII. OTHER BUSINESS

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

XI. 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.