# TOWN OF PALM BEACH

**REVISED**
*10:03 am, Apr 24, 2018*

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

**April 25, 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 MARCH 28, 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-042-2018 Demolition
Address: 830 S. County Rd.
Applicant: Kenneth & Claudia Silverman
Architect: M. Mark Marsh/Bridges Marsh & Associates, Inc.
Project Description: Demolition of existing 2-story residence, guesthouse, pool and associated hardscape.

Call for disclosure of ex parte communication.

**B. MAJOR PROJECTS – OLD BUSINESS**

B-054-2017 New Construction
Address: 446 N. Lake Way
Applicant: Stephen A. Levin
Architect: Benjamin Schreier/Affiniti Architects
Project Description: New contemporary two story home and one story accessory garage totaling 13,093 gross s.f. and associated landscaping, hardscape and swimming pool.

*Project History:*

- June 2017 – Presented and deferred to August 2017 (major restudy requested)
- August 2017 – Deferred at the request of the Architect to September 2017
- September 2017 – Presented and deferred to November 2017 (restudy)
- November 2017 – Presented and deferred to January 2018 (major restudy requested) ***change in architect****
- January 2018 – Presented and deferred to February 2018 (based upon Commissioners comments)
- February 2018 – Presented and deferred to March 2018 (restudy)
- March 2018 – Presented and deferred to April 2018 (based upon Commissioners comments)

Call for disclosure of ex parte communication.

B-070-2017 Demolition/New Construction
Address: 225 Tangier Ave.
Applicant: ILLKM PB LLC
Architect: Benjamin Schreier/Affiniti Architects
Project Description: Demolition of an existing residence constructed in 1958, Construction of new one story Bermuda style 6,192 sq. ft. residence, with swimming pool, associated landscaping and landscape lighting.

Motions carried at the October meeting to approve the demolition and to defer the project for one month to the November 2017 meeting for restudy based on the comments from the Commission. A motion carried at the November meeting to defer the project for one month to the December meeting at the request of the architect. A motion carried at the December meeting to defer the project for one month to the January meeting at the request of the architect. A motion carried at the January meeting to defer the project to the February 2018 meeting for a restudy of the loggia and fenestration. A motion carried at the February meeting to approve the project as presented with the caveat to incorporate the comments of Commissioners Vila and Sammons into the design of the project and that the pergola feature will return to the Commission for approval. A motion carried at the March meeting to defer the project for one month at the request of the architect.

Call for disclosure of ex parte communication.

B-105-2017 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: 235 Via Vizcaya
Applicant: 235 Via V PB, LLC
Architect: Pat Segraves/SKA Architect + Planner
Project Description: New construction of Mediterranean Revival home to be approximately 7,000 square feet. Final landscape, hardscape and drainage to be included.

SITE PLAN REVIEW INFORMATION: The applicant is requesting a site plan review to allow the construction of a 7,444 square foot two-story, single family residence on a non-conforming platted lot which is 15,344 square feet in area in lieu of the 20,000 square foot minimum area required; 47.25 in width in lieu of the 125 foot minimum required; and 97.58 feet in depth in lieu of the 150 foot minimum required.

A motion carried at the December meeting to defer the project to the January 2018 meeting. A motion carried at the January meeting to defer the project to the February 2018 meeting at the staff's request. A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting for restudy based on the comments from the Commissioners. A motion carried at the March meeting to approve the architecture and landscape plans as presented, including the wrought iron railings shown on the overhead projector and the caveat that the architect will restudy the one story roof design, which will return to the Commission at the April 25, 2018 with a new design.

Call for disclosure of ex parte communication.

B-003-2018 Demolition/New Construction
Address: 2291 Ibis Isle Rd. E.
Applicant: Lynne Eriksen
Architect: Roger Hansrote/ACI
Project Description: Demolition of an existing one story, CBS, 2547 s.f. ranch style single-family residence and swimming pool constructed in 1961. Construction of a new 3576 s.f. AC area one story single family residence with a 523 s.f. garage, swimming pool and associated landscaping and hardscape.

*Please note: The architect for the project has requested a one-month deferral to the May 23, 2018 meeting.*

B-008-2018 Demolition/New Construction
Address: 232 Seabreeze Ave.
Applicant: Jim & Robin Carey
Architect: 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.

Call for disclosure of ex parte communication.

B-012-2018 Modifications
Address: 313 ½ Worth Ave.
Applicant: Via Bice Worth Avenue LLC
Architect: 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.

Call for disclosure of ex parte communication.

B-024-2018 Modifications
Address: 561 Island Dr.
Applicant: 561 Island Drive LLC
Architect: Nievera Williams Design
Project Description: Driveway gates, adjacent walls, columns and pedestrian gates located at side of house facing the street.

A motion carried at the March meeting to defer the project for one month 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
Architect: 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.

*Please note: The attorney for the project has requested a one-month deferral to the May 23, 2018 meeting.*

B-034-2018 New Construction
*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)*
Address: 901 N. Ocean Blvd.
Applicant: PBB Island Properties, LLC
Architect: Roger Janssen/Dailey Janssen Architects
Project Description: Construction of a two-story residence, hardscape, landscape and pool.

VARIANCE INFORMATION: 1) Variances to allow the construction of a new 16,087 square foot two story main residence with a point of measurement of 22.5 foot North American Vertical Datum ("NAVD") in lieu of the 15.9 foot NAVD maximum allowed for the following: a. Overall building height; b. Building height; c. Building height plane 2) A variance to allow a 6 foot tall

wall along the edge of the site triangle easement and within the front yard setback that would not have a 36 inch continuous hedge as required for a wall exceeding 4 feet in height.

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.

Call for disclosure of ex parte communication.

## C. MAJOR PROJECTS – NEW BUSINESS

B-036-2018 Modifications
*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)*
Address: 211 Tangier Ave.
Applicant: Robert Kramer
Architect: Pat Segraves/SKA Architect + Planner
Project Description: Enclosure of an existing 200 sq. ft. loggia in the rear of the property. CCR variance requested.

VARIANCE INFORMATION: A request to enclose the existing 211 sq. foot loggia (that was constructed to remain unenclosed when originally built in 2007) that would require the following variance: 1) A cubic content ratio of 4.25 in lieu of the 4.12 existing and the 3.93 maximum allowed in the R-B Zoning District.

Call for disclosure of ex parte communication.

B-037-2018 New Construction
Address: 230 Esplanade Way
Applicant: Brendan & Samantha Carroll
Architect: Pat Segraves/SKA Architect + Planner
Project Description: New construction of two-story Island style home to be approximately 4,500 square feet. Final landscape and hardscape to be provided.

Call for disclosure of ex parte communication.

B-038-2018 Modifications
Address: 1230 N. Ocean Way
Applicant: Dr. and Mrs. Tony Nader
Architect: Harold Smith/Smith and Moore Architects, Inc.
Project Description: Change to a previously approved single family residence. The owner would like to construct the home at a finished floor elevation of 7' NAVD in lieu of 7.5' NGVD to meet current Town and FEMA requirements. No variances will be required. Landscape and hardscape revisions.

Call for disclosure of ex parte communication.

B-039-2018 Alternations/Modifications
Address: 130 Clarendon Ave.
Applicant: Mr. & Mrs. Harry Slatkin
Architect: MP Design & Architecture
Project Description: Renovations to existing two-story residence. New one-story pool pavilion. Changes to motor court, hardscape & landscaping.

Call for disclosure of ex parte communication.

B-041-2018 Alterations/Modifications
Address: 680 S. Ocean Blvd.
Applicant: Richard Kurtz
Architect: Studio SR Architecture & Design
Project Description: Window and door changes, continuation of colonnade along entry façade, loggia addition on east/ocean façade, cast stone details and associated changes to landscape & hardscape.

Call for disclosure of ex parte communication.

B-043-2018 Additions/Modifications
Address: 1494 N. Lake Way
Applicant: Malcolm Hall
Architect: MP Design & Architecture
Project Description: New living space infill to existing one story four-car garage at roof attic. New copper dormers at mansard roof. All colors and materials to match existing.

Call for disclosure of ex parte communication.

B-044-2018 Additions/Modifications
*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)*
Address: 184 Bradley Place
Applicant: Parc Regent Condominium Association, Inc.
Architect: Ralph Cantin/Ralph Cantin Architect, Inc.
Project Description: Replace and enlarge existing dock electrical building for 3-phase power and to meet current codes.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The Parc Regent Condominium Association is requesting site plan approval and variances for the following improvements: 1) Request a variance to reconstruct the existing dock with a length of 243 feet from land in lieu of the 150 foot maximum allowed; 2) Request variances to enlarge a 36 square foot electrical building to 112 square feet (additional 76 s.f.) to convert a 2 Phase to 3 Phase service which will result in: (i) a side yard setback of 24.37 in lieu of the 30 foot minimum required; and ii) a rear yard setback of 17.24 in lieu of the 30 foot minimum required.

Call for disclosure of ex parte communication.

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
Architect: 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.

Call for disclosure of ex parte communication.

**D. MINOR PROJECTS – OLD BUSINESS**
NONE

**E. MINOR PROJECTS – NEW BUSINESS**
A-011-2018 Modifications
Address: 1226 N. Lake Way
Applicant: Alan Marantz
Architect: Harold Smith/Smith and Moore Architects, Inc.
Project Description: Replacement of east-facing windows; elimination of two windows at second floor east-facing loggia; addition of two doors on same loggia.

Call for disclosure of ex parte communication.

A-012-2018 Modifications
Address: 500 Island Dr.
Applicant: Boldan Nowak
Architect: Steven Knight/Alexis Knight Architects, Inc.
Project Description: Replacement of existing lights in the driveway entry pier (4 locations).

Call for disclosure of ex parte communication.

A-013-2018 Modifications
Address: 215 Brazilian Ave.
Applicant: ARCA 21, LLC
Architect: Harold Smith/Smith and Moore Architects, Inc.

Project Description: Changes made during construction including balusters, vehicular gates, garage doors and other minor additional items.

Call for disclosure of ex parte communication.

A-014-2018 Modifications
Address: 1214 N. Ocean Blvd.
Applicant: Mr. & Mrs. John Sculley
Architect: MP Design & Architecture
Project Description: Fenestration changes at existing two-story residence.

Call for disclosure of ex parte communication.

A-015-2018 Additions/Modifications
Address: 528 N. Lake Way
Applicant: NLWFL LLC
Architect: Mario Nievera/Nievera Williams Design
Project Description: Proposed concept for north yard to include demo of existing pool, construction of new pool, open-air structure, relocation of generator and pool equipment with new enclosure, new site walls and remodeled landscape.

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.