



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**March 28, 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 N. Garrison, Member
Alexander C. Ives, Member
Michael B. Small, Member
Maisie Grace, Member
Robert J. Vila, Member
John David Corey, Member
Nikita Zukov, Member
Betsy Shiverick, Alternate Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member

III. ELECTION OF OFFICERS

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF THE MINUTES FROM THE FEBRUARY 28, 2018 MEETING

VI. APPROVAL OF THE AGENDA

VII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

VIII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS
(3 MINUTE LIMIT PLEASE)**

IX. **PROJECT REVIEW**

DEMOLITIONS AND TIME EXTENSIONS

B-011-2018 Demolition

Address: 220 Jungle Rd.

Applicant: Barnacle PB LLC

Architect: Michael J. Johnson

Project Description: Demolition of existing two-story residence.

At the February meeting, a motion carried to defer the project for one month to the March 28, 2018 meeting to allow the architect to bring a complete landscape plan.

Call for disclosure of ex parte communication.

B-025-2018 Demolition

Address: 165 Seaspray Ave.

Applicant: Oliver H. Quinn

Architect: Daniel Kahan/Smith and Moore Architects

Project Description: Demolition of the existing two-story residence, pool, and all existing hardscape.

Call for disclosure of ex parte communication.

B-026-2018 Demolition

Address: 1800 S. Ocean Blvd.

Applicant: Hilda Santana and The Northern Trust Company

Architect: Keith Williams/Nievera Williams Design

Project Description: Demolition of residence, accessory structures, hardscape elements and landscape.

Call for disclosure of ex parte communication.

B-028-2018 Demolition

Address: 341 Eden Rd.

Applicant: Michael Belisle & Linda Gary

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Demolition of existing one story house.

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.

A motion carried at the June meeting to defer the project to the August 2017 meeting for a major restudy. A motion carried at the August meeting to defer the project for one month to the September 2017 meeting. A motion carried at the September meeting to defer the project for two months to the November 2017 meeting. A motion carried at the November meeting to defer the project for major restudy to the January 2018 meeting. A motion carried at the January meeting to defer the project to the February 2018 meeting for a restudy based on the comments from the Commissioners. A motion carried at the February meeting to defer the project to the March 28, 2018 meeting for restudy.

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.

Please note: The architect has requested a one-month deferral to the April 25, 2018 meeting.

B-082-2017 New Construction

Address: 535 N. County Rd.

Applicant: 535 North County Road LLC

Architect: Boyle Architecture PLLC

Project Description: New 14,017 s.f. a/c Main House, 1,426 s.f. a/c Guest House and 451 s.f. a/c Staff Quarters, with 2,330 s.f. of Garage area, 4,586 s.f. of Covered Loggia and Covered Entries, 4,658 s.f. of Basement Storage in Modern Style, Driveway, Pools and Garden.

A motion carried at the November meeting to defer the project to the January 2018 meeting for a major restudy and a consideration of the surroundings. A motion carried at the January meeting to defer the project to the February 2018 meeting at the request of the architect. A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting to restudy a significant reduction in scale, reorganize the accessory buildings on the site and to look at a less symmetrical design.

Call for disclosure of ex parte communication.

B-094-2017 Demolition/New Construction

Address: 149 E. Inlet Dr.

Applicant: Myron Miller

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Demolition of existing residence, pool, hardscape and landscape and construction of a new two-story residence, guesthouse, pool and all associated landscape and hardscape.

A motion carried at the November meeting to approve the demolition as requested with conditions. A second motion carried at the November meeting to defer the project to the January 2018 meeting to restudy the tower element, the roof and the look of the north and east façade. A motion carried at the January meeting to defer the project to the February 2018 meeting at the request of the architect. A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting for restudy.

Call for disclosure of ex parte communication.

B-097-2017 New Construction

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

Address: 1700 S. Ocean Blvd.

Applicant: Ocean Villa Holdings, LLC (Jagbir Singh)

Architect: Jacqueline Albarran

Project Description: New two-story structure in the Regency style with flat roof, pediments, smooth stucco walls, stucco mouldings, parapets and vertical and horizontal banding, white aluminum impact French doors and casement windows, covered terrace and pergolas. New driveway, patio, pool and landscape design by Lynn Bender Landscape Architecture.

SITE PLAN REVIEW WITH VARIANCE(S) INFORMATION: Site Plan Review to allow construction of a new 8,917 square foot two-story residence on a non-conforming platted lot which is 15,005 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District and 100 feet in depth in lieu of the 150 foot minimum depth required in the R-A Zoning District. The following variance is being requested in conjunction with this application: 1) A request to have a building height plane setback of 53 feet in lieu of the 59 foot minimum setback required. 2) A request to allow the existing 3-4 foot wall to remain as screening for the proposed swimming pool in lieu of the 6 foot minimum height required when a swimming pool is located in the street side yard. 3) A request to eliminate the requirement to have a 6 foot tall hedge on the outside of the required wall.

A motion carried at the November meeting to defer the project to the January 24, 2018 meeting. A motion carried at the January meeting to defer the project to the February 28, 2018 meeting for a restudy of the following items: reduce the garage wing to follow the topography of the road, reduce the height of the main house, restudy the neo-classical details of the front facade, restudy the location of the proposed air-conditioning and generator and eliminate the building height plane variance. A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting for restudy.

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.

Call for disclosure of ex parte communication.

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 28, 2018 meeting for a complete redesign of the project.

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

Please note: This project was deferred at Town Council and therefore needs to be deferred for one month to the April 25, 2018 meeting.

B-016-2018 New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)*

Address: 1280 N. Lake Way

Applicant: 1280 North Lake Way LLC

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: New 2 story residence, hardscape, landscape and pool. New dock.

VARIANCE(S) INFORMATION: 1. Site Plan Review to allow the construction of a 7,431 square foot two-story, single family residence on a non-conforming platted lot which is 87.95 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District. 2. A variance request to allow the two story residence with a point of measurement of 8.5 feet North American Vertical Datum ("NAVD") for cubic content ratio ("CCR") in lieu of the 7.4 foot NAVD required when determining cubic content ratio on lots abutting the Lake Trail.

A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting for restudy while considering comments from the Commissioners.

Call for disclosure of ex parte communication.

B-017-2018 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 110 Via Vizcaya

Applicant: Shadowbrook Land Trust & Land Trust Service Corporation Tr

Architect: Jacqueline Albarran/SKA Architect + Planner

Project Description: Demolition of existing house, pool, patios and driveways.

Existing perimeter landscaping remains. New irrigated lawn as per code. New two story Colonial Revival style house. New landscape and hardscape.

VARIANCE(S) INFORMATION: Site Plan Review to allow the construction of a 5,084 square foot two-story, single family residence on a non-conforming lot which is 100 feet in width in lieu of the 125 foot minimum width required; 100 feet in depth in lieu of the 150 foot minimum required and 10,000 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District. The following variances are being requested in conjunction with this application: 1. A variance request to have a building height plane setback of 30 feet in lieu of the 45.81 foot setback required for a building that is 22' feet 6 5/8" inches tall. 2. A variance for lot coverage to be 28% in lieu of the 25% maximum allowed in the R-A Zoning District.

A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting at the request of the architect.

Call for disclosure of ex parte communication.

B-019-2018 Demolition/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: 140 Kings Rd.

Applicant: GW Purucker JV

Architect: MP Design & Architecture

Project Description: Demolition of existing residence. Proposed new two-story residence. New pool, hardscape & landscape.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 6,361 square foot two-story, single family residence on a non-conforming platted lot which is 100.03 feet in width in lieu of the 125 foot minimum required in the R-A Zoning District; 143.08 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning District; and 14,308 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District.

A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting due to a zoning issue.

Call for disclosure of ex parte communication.

C. **MAJOR PROJECTS-NEW BUSINESS**

B-023-2018 Demolition/Modifications

Address: 210 El Vedado

Applicant: Robert Hermann

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

Project Description: Reworking of existing (north) elevation façade with full house update of fenestration, demolition of rear guesthouse and pool. New pool, pool structure and landscaping.

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.

Please note: The architect has requested a one-month deferral to the April 25, 2018 meeting.

B-027-2018 Demolition/New Construction

Address: 14 Via Vizcaya

Applicant: Drs. Dina and Gary Wexler

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Demolition and new construction of two story Classical style home to be approximately 7,400 square feet. Final landscape/hardscape to be included.

Call for disclosure of ex parte communication.

B-029-2018 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 306 Pendleton Lane

Applicant: Christian Angle

Architect: Richard F. Sammons/Fairfax and Sammons

Project Description: Addition of a one story loggia on the east side of the residence, modification of kitchen bay, replacement of second floor bay with terrace and French doors, new master terrace railing and landscape/hardscape improvements.

VARIANCE INFORMATION: The applicant is proposing to construct a 340 square foot one story loggia addition to the existing residence that would result in the following variances being

requested: 1) an angle of vision of 130 degrees in lieu of the 117 degrees existing and the 116 degrees maximum allowed in the R-B Zoning District 2) a front yard setback of 22.91 feet in lieu of the 25 foot minimum setback required in the R-B Zoning District.

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.

Call for disclosure of ex parte communication.

B-031-2018 Demolition/New Construction

Address: 154 Atlantic Ave.

Applicant: GW Purucker JV

Architect: MP Design & Architecture

Project Description: Demolition of existing residence. Proposed new two-story residence. New pool, hardscape & landscape.

Call for disclosure of ex parte communication.

B-032-2018 Modifications

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)*

Address: 662 Island Dr.

Applicant: Sue Walker

Architect: MP Design & Architecture

Project Description: Construction of new second floor bedrooms and bathroom within current attic space.

VARIANCE INFORMATION: The applicant is proposing to construct a 543 second floor within the existing footprint of the one-story residence which will require the following variances: 1) lot coverage of 29.8% in lieu of the 25% maximum allowed in the R-B Zoning District for a two story residence on a lot that is in excess of 20,000 square feet; 2) cubic content ratio of 4.28 in lieu of the 3.83 existing and the 4.10 maximum allowed in the R-B Zoning District.

Call for disclosure of ex parte communication.

B-033-2018 Additions

Address: 880 S. Ocean Blvd.

Applicant: Mr. & Mrs. Alex Chesterman

Architect: MP Design & Architecture

Project Description: New one story beach cabana, new pool, hardscape & landscape.

Call for disclosure of ex parte communication.

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 ("NAVO") in lieu of the 15.9 foot NAVO 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.

Call for disclosure of ex parte communication.

D. **MINOR PROJECTS - OLD BUSINESS**

A-050-2017 Modifications

Address: 274 Orange Grove Rd.

Applicant: Citrus Cottage LLC

Architect: Gene Pandula/the Pandula Architects, Inc.

Project Description: Remove existing covered front entry structure and front door and install new covered entry structure and front door with sidelight. Install new gray cement tile roof. Remove garage door and replace with new. Install decorative aluminum rail on garage roof. Remove portion of front entrance drive and replace with new brick pedestrian walk to front door. Install new front yard landscaping. Install new stucco trim above existing windows. Replace portion of existing concrete drive with brick paver drive.

A motion carried at the November meeting to defer the project to the January 2018 meeting for a restudy of the architectural changes. A motion carried at the January meeting to defer the project to the February 2018 meeting for restudy. A motion carried at the February meeting to defer the project for one month at the request of the architect.

Call for disclosure of ex parte communication.

E. **MINOR PROJECTS-NEW BUSINESS**

A-008-2018 Landscape/Hardscape

Address: 901 N. Ocean Blvd.

Applicant: PBB Island Property, LLC and Patrick & Lillian Carney
Attorney: Francis X.J. Lynch
Project Description: Revisions to previously approved demolition application, under application B-079-2017 as to landscaping only.

Call for disclosure of ex parte communication.

A-009-2018 Modifications

Address: 2300 Ibis Isle Road W.
Applicant: Robert Bushman
Architect: Jacqueline Albarran/SKA Architect + Planner
Landscape Architect: Mario Nievera/Nievera Williams Design
Project Description: Increase the size of previously approved pavilion to the rear of the property. Convert previously approved circular driveway to single entrance auto court. Adjust other hardscape areas and existing fountains. Adjust planting layouts and species selections and proposed new vehicular gate.

Call for disclosure of ex parte communication.

A-010-2018 Modifications

Address: 304 Garden Rd.
Applicant: Peter & Julie Cummings
Architect: SMI Landscape Architecture
Project Description: Modification of existing driveway (maintaining existing curb cuts), improvements to existing landscape, relocation of generator, and addition of front walkway from street.

Call for disclosure of ex parte communication.

X. **OTHER BUSINESS**

XI. **ADDITIONAL COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

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

XIII. **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.