



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

March 22, 2017

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
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

III. PLEDGE OF ALLEGIANCE

IV. ELECTION OF OFFICERS

V. APPROVAL OF THE MINUTES FROM THE FEBRUARY 22, 2017 MEETING

VI. APPROVAL OF THE AGENDA

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

VIII. PROJECT REVIEW

A. DEMOLITIONS AND TIME EXTENSIONS

B-014-2017 Time Extension

Address: 1050 N. Ocean Blvd.

Applicant: E. Hunter Beebe

Architect: Roger Janssen/Dailey Janssen Architects

Project Description: Time extension request for previously ARCOM approved demolition of an existing one story single family residence, one story guest house and pool. Construction of a new two story residence, (2) one story accessory buildings, pool, landscape and hardscape.

Call for ex parte communication.

B-018-2017 Demolition/New Construction

Address: 323 Seabreeze Ave.

Applicant: Desiree Luccio

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Demolition of existing two story home. New two story home to be approximately 3,800 square feet. Home will consist of three bedrooms, four and one half bathrooms, living room, dining room, family room, kitchen, laundry, loggia, two car garage and renovation to the existing guest house and cabana. Final landscape plan to be included. **Please note: Applicant requesting to defer new home portion of project.**

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-OLD BUSINESS

B-065-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 320 Seabreeze Ave.

Applicant: Mr. & Mrs. Gregory Fisher

Architect: Patrick Segraves, SKA Architect + Planner

Project Description: Demolition of existing house and new construction of 2,800 square foot Mediterranean Revival two-story home. Home will consist of three bedrooms and two and one half baths with living room, dining room and kitchen. Final landscape/hardscape to be included.

VARIANCE INFORMATION: The applicant is requesting for approval of a special exception with site plan review to allow the construction of a 2,713 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 variances are being requested. To allow a 6-foot east side yard setback for the two story portion in lieu of the 15-foot minimum required and to allow a 6-foot west side yard setback for the one story portion in lieu of the 12.5-foot minimum required.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the architectural presentation of the new construction to the November 30, 2016 meeting. At the November meeting, a motion carried to defer the project to the January 25, 2017 meeting for significant redesign. At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting for restudy. At the February meeting, a motion carried to defer the project to the March 22, 2017 meeting.

Call for disclosure of ex parte communication.

B-066-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) -
Done 11/30/16

Address: 340 Seaview Ave.

Applicant: Town of Palm Beach (Tom Bradford, Town Manager)

Architect: Stephen Boruff, AIA Architects + Planners, Inc.

Landscape Architect: Nievera Williams Design

Project Description: Demolition of the existing one-story recreation center, maintenance building, pro shop, tennis hitting wall & backstop and the construction of a new two-story, community center & gymnasium, new maintenance building and a new tennis observation pavilion with attached tennis hitting wall & maintenance yard and associated site work including a new elevated plaza, numerous new stairs and ramps, new playground area and the renovation and expansion of on-site parking.

VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to approval to allow a new two-story 33,810 square foot Recreation Center for the Town of Palm Beach that will include a new athletic field, parking lot, gymnasium, tennis pro shop, multi-purpose room, fitness center with locker rooms, concession area, classrooms, offices and new maintenance building, new tennis backboard, new scoreboard. A second special exception request is to allow for a rebound wall to be constructed on the north side of the new maintenance building. The following variances are being requested in order to construct the new community center: 1) A west side yard setback of 10 feet in lieu of the 30 foot minimum required for properties that are in excess of 20,000 square feet; 2) A north side yard setback of 8 feet in lieu of the 30 foot minimum required for properties that are in excess of 20,000 square feet; 3) A street rear yard setback for the new parking lot on Royal Palm Way of 4 feet in lieu of the 35 foot minimum required for properties that are in excess of 20,000 square feet; 4) an east side yard setback of 4 feet in lieu of the 30 foot minimum required for the new parking lot on Royal Palm Way for properties that are in excess of 20,000 square feet; 5) a height of 27 feet in lieu of the 22 foot maximum allowed; 6) an overall height of 35 feet in lieu of the 30 foot maximum allowed; 7) a vertical distance to the top of beam of 30.75 feet in lieu of the 26 foot maximum distance allowed from the crown of street to top of beam; 8) landscaped open space of 43% in lieu of the 55% minimum required for properties that are in excess of 20,000 square feet; 9) parking lot interior landscaped open space of 5% in lieu of the 10% minimum required; 10) to allow signage on the proposed scoreboard which would exceed the maximum signage allowed (of one for each street frontage); 11) to allow three (3) air-conditioning units to be on the roof that is in excess of the 4 foot maximum allowed. The proposed A/C units will be 5 feet tall plus the height of the stand.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for restudy, with particular attention to reducing the mass and addressing the elimination of the north field for one month to the

November 30, 2016 meeting. At the November meeting, a motion carried that the implantation of the proposed variances will not cause negative architectural impact to the subject property with the existing parking or parking option B. A second motion carried to defer the project for one month for restudy to December 28, 2016. 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 Town Council's request. At the February meeting, a motion carried to defer the project to the March 22, 2017 meeting.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

B-001-2017 Additions/Modifications

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.

Please note: The architect has requested a one-month deferral to the April 26, 2017 meeting.

B-002-2017 Demolition/New Construction

Address: 256 Fairview Rd.

Applicant: 256 Fairview Road, LLC

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Demolition of a 1 story residence, pool, landscape and hardscape. Construction of a 2 story residence, pool/spa, landscape and hardscape.

At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting at the staff's request. At the February meeting, a motion carried to approve the demotion request. A second motion carried to defer the project to the March 22, 2017 meeting for restudy.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS-NEW BUSINESS

B-013-2017 Additions/Modifications

Address: 220 Indian Rd.

Applicant: Francis Fraenkel and Frances Sweeney

Architect: Michael J. Polka/YRA Design Inc.

Project Description: Addition of enlarged foyer with new raised hipped roof with roof tiles, eaves and brackets to match existing, new windows, shutters and front door at street side.

Call for disclosure of ex parte communication.

B-015-2017 Additions/Modifications

Address: 1430 N. Ocean Blvd.

Applicant: Valerie and Greg Frost

Architect: MP Design & Architecture, Inc.

Project Description: 435 sq. ft. guest room addition over garage. Hardscape and landscape, modifications/renovations.

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.

Call for disclosure of ex parte communication.

B-017-2017 Demolition/New Construction

Address: 232 Via Marila

Applicant: Charles F. Willis IV Living Trust

Architect: Bridges, Marsh & Associates

Project Description: Re-approval of ARCOM B-081-2015. Demolition of existing 1 story residence. Proposal for new 2 story Anglo Caribbean residence with hardscape and landscape.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS - OLD BUSINESS

A-055-2016 Landscape/Hardscape Modifications

Address: 232 Emerald Lane

Applicant: Mr. & Mrs. Charles Ward

Architect: Mario Nievera/Nievera Williams Design

Project Description: Revisions to the garage area driveway gate, side yard pedestrian gate, front yard low site wall, moon gate detailing, entry column finials and landscape changes.

At the December meeting, a motion carried to defer the project to the February 22, 2017 meeting with the caveat that the architect return to the Commission with previously proposed and currently proposed elevations that show the home, a survey of the mechanical equipment, a drawing from the surveyor that shows the location of the mechanical equipment, that the noise issue from the equipment is addressed and the gargoyles are removed. At the February meeting, a motion carried to approve the project as presented with the deferral of the griffins to the March 22, 2017 meeting.

Call for disclosure of ex parte communication.

A-003-2017 Modifications

Address: 686 Island Dr.

Applicant: Robert F. Greenhill

Architect: YRA Design

Project Description: Exterior window and door replacement.

At the January meeting, a motion carried to defer the project to the February 22, 2017 meeting to restudy different window and door options. At the February meeting, a motion carried to defer the project to the March 22, 2017 meeting.

Please note: The architect has requested a one-month deferral to the April 26, 2017 meeting.

E. MINOR PROJECTS-NEW BUSINESS

A-005-2017 Modifications

Address: 1632 S. Ocean Blvd.

Applicant: Maurice Pinsonnault Management, Inc.

Architect: Carlos A. Bonilla

Project Description: General interior renovation of existing residence, addition to existing living room at east elevation, new den space addition to existing courtyard, demolition of existing loggia, replacement of all windows and doors.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

A-007-2017 Landscape Modifications

Address: 40 Middle Rd.

Applicant: Ellen Cunningham

Architect: Mario Nievera/Nievera Williams Design

Project Description: Minor landscape changes to the approved plan.

Call for disclosure of ex parte communication.

A-008-2017 Modifications

Address: 146 Gulfstream Rd.

Applicant: Carlos Arredondo

Architect: Harold Smith/Smith and Moore Architects, Inc.

Project Description: Removal of a second floor covered balcony; replacement of balconies; entry door replacement; entry door surround; roof eave modifications.

Call for disclosure of ex parte communication.

A-009-2017 Landscape/Hardscape Modifications

Address: 1333 N. Lake Way

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Dustin Mizell/Environment Design Group

Project Description: Revisions to the previously approved ARCOM submittal. The following changes are proposed: reduction of pool deck, removal of living machine, revised interior plantings.

Call for disclosure of ex parte communication.

A-010-2017 Modifications

Address: 135 Seminole Ave.

Applicant: Leslie Robert Evans

Architect: David Miller

Project Description: Re-roof existing 2 story residence and detached garage with clay barrel S tile to match existing.

Call for disclosure of ex parte communication.

IX. **INFORMAL REVIEW**

1. Window replacement sample for 686 Island Drive.

X. **DISCUSSION ITEM**

1. Discussion of newly instituted application submittals (time constraints) regarding plan revisions.

XI. **OTHER BUSINESS**

XII. **COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

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

IX. **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.