



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**February 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

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

Please note: The Architectural Commission will break for lunch today at a time certain from 12:30 p.m. to 2 p.m.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES FROM THE JANUARY 24, 2018 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**

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.

Call for disclosure of ex parte communication.

B-020-2018 Demolition

Address: 303 Arabian Rd.

Applicant: Steven L. Apple as trustee of the Steven L. Apple T/U/A dated 11/21/11

Attorney: M. Timothy Hanlon

Project Description: Demolition of existing two-story residence, garage, accessory structures, pool, landscape and hardscape.

Call for disclosure of ex parte communication.

B-021-2018 Demolition

Address: 346 Seaspray Ave.

Applicant: 346 Seaspray LLC, a Florida limited liability company

Attorney: M. Timothy Hanlon

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

Call for disclosure of ex parte communication.

B. **MAJOR PROJECTS-OLD BUSINESS**

B-006-2017 Additions/Modifications

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

Address: 218 Miraflores Drive

Applicant: Vera Alfieri Monforte

Architect: Gregory Bonner/B1 Architects

Project Description: Partial second floor addition to an existing one story single family residence.

VARIANCE INFORMATION: The applicant is proposing to construct a 1,230 square foot second story addition on the west side of the one story residence that will create two bedrooms, a gym and two bathrooms. The following variances are being requested: 1) lot coverage of 33.7% in lieu of the 30% maximum allowed for a two story residence, 2) a west side yard setback of 13 feet in lieu of the 15 foot minimum required, 3) a rear yard setback of 13.91 feet in lieu of the 15 foot minimum required.

A motion carried at the June meeting to defer the project to the July 26, 2017 meeting. A motion carried at the July meeting to defer the project to the August 23, 2017 meeting. A motion carried at the August meeting to defer the project to the September 27, 2017 meeting. A motion carried at the September meeting to defer the project for two months to the November 29, 2017 meeting. A motion carried at the November meeting to defer the project for two months to the January 24, 2018 meeting. A motion carried at the January meeting to defer the project to the February 28, 2018 meeting for restudy of the front entrance and the south façade to bring some charm into the design.

Call for disclosure of ex parte communication.

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 23, 2017 meeting for a major restudy. A motion carried at the August meeting to defer the project for one month to the September 27, 2017 meeting. A motion carried at the September meeting to defer the project for two months to the November 29, 2017 meeting. A motion carried at the November meeting to defer the project for major restudy 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 based on the comments from the Commissioners.

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 29, 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 28, 2018 meeting for a restudy of the loggia and fenestration.

Call for disclosure of ex parte communication.

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 24, 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 28, 2018 meeting at the request of the architect.

Call for disclosure of ex parte communication.

B-087-2017 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW - Done 1/24/18

Address: 377 N. Lake Way

Applicant: Alan Shulman

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Demolition and new construction of two story British Colonial style home to be approximately 7,500 square feet. Home will consist of five bedrooms, seven bathrooms, powder room, living room, dining room, kitchen, butlers pantry, family room, laundry room, wine bar, loggia and two car garage. Final landscape and hardscape to be provided.

At the September meeting, motions carried to approve the demolition and defer the project for one month to the October 25, 2017 meeting for restudy. A motion carried at the October meeting for one month to the November 29, 2017 meeting for restudy. A motion carried at the November meeting to defer the project to the January 24, 2018 meeting for restudy. A motion carried at the January meeting that the implementation of the proposed site plan review will not cause negative architectural impact to the subject property. Another motion carried to approve

the architectural portion of the project with a condition to repair or replace the seawall. A third motion carried to defer the landscape portion of the project to the February 28, 2018 meeting to restudy items raised by the Commission, to provide a north/south and east/west cross section of the landscaping and to show the temporary protection to be used during the construction of the site walls.

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 24, 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 28, 2018 meeting at the request of the architect.

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.

Call for disclosure of ex parte communication.

B-099-2017 Modifications

Address: 1565 and 1695 N. Ocean Way

Applicant: 1565 Property Associates, LLC

Architect: Scott C. Heynen, RLA/Lombardi Design

Project Description: This project consists of minor architectural changes to the existing house and grounds at 1695 North Ocean Way. The project was made possible by the owner's acquisition of the property directly to the south known as 1565 North Ocean Way, and the demolition of the house on that property. The re-design will consist of the re-orientation of the entrance of the main house from the west to the south with façade additions, the construction of an arrival court with a garage addition below, gated entry and driveways on to North Ocean Way, and landscape and hardscape improvements to the existing open space on the combined lots, which will be joined by Unity of Title.

A motion carried at the December meeting to defer the project to the January 24, 2018 meeting for restudy. A motion carried at the January meeting to approve the landscape/hardscape plans and deferring the architectural portion to the February 28, 2018 meeting for a restudy of the south elevation.

Call for disclosure of ex parte communication.

B-103-2017 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S) - Done 12/15/17

Address: 280 Orange Grove Road

Applicant: Gustav & Susan Carlson

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Renovation of existing one-story home. Addition of 460 square feet, for a total of 3,200 square feet. Change to Island Style home, raising floor elevation, and replacing roof. Final hardscape and landscape to be included.

A motion carried at the December meeting that the implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject property. A second motion carried to defer the project to the January 24, 2018 meeting. A motion carried at the January meeting to defer the landscape and hardscape portions of the project to the February 28, 2018 meeting. A second motion carried to approve the architectural plans with the condition that the windows are lowered 3 to 6 inches.

Call for disclosure of ex parte communication.

B-105-2017 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

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 24, 2018 meeting. A motion carried at the January meeting to defer the project to the February 28, 2018 meeting at the staff's request.

Call for disclosure of ex parte communication.

B-002-2018 Modifications

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

Address: 230-240 Royal Palm Way

Applicant: JHD Associates LLC

Architect: Keith Spina/GliddenSpina + Partners

Project Description: Install new awning frames and vinyl awnings to create covered parking spaces in parking lot shared by 230 and 240 Royal Palm Way.

SITE PLAN REVIEW AND VARIANCE INFORMATION: The applicant is requesting 1) Site Plan Review to allow the construction of three (3) carport awnings totaling 6,359 square feet to provide covered parking for 38 parking spaces in the existing parking lot behind the building. The following variances are being requested to allow construction of the awnings: a) lot coverage of 40.2% in lieu of the 24.3% existing and the 25% maximum allowed in the C-OPI Zoning District. b) rear yard setback of 5.17 feet in lieu of the 10 foot minimum required In the C-OPI Zoning District.

A motion carried at the January meeting to defer the project to the February 28, 2018 meeting for a restudy of the proposal with the possibility of adding trees for shade or using a more aesthetic awning.

Call for disclosure of ex parte communication.

B-009-2018 Demolition/New Construction

Address: 201 Sanford Ave.

Applicant: 201 Sanford Avenue SC LLC

Architect: MP Design & Architecture

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

A motion carried at the January meeting that approved the demolition as requested. A second motion carried to defer the project to the February 28, 2018 meeting for a restudy based on the comments made by the Commission.

Call for disclosure of ex parte communication.

C. MAJOR PROJECTS-NEW BUSINESS

B-012-2018 Modifications

****ARCOM needs only to make a recommendation to Town Council regarding the zoning requests at this time No approval can be given until the project is approved by the Town Council****

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.

SITE PLAN INFORMATION: Request for site plan review to modify the Via Bice as follows:

1) New mosaic pavers in the Via; 2) New 2,240 square foot trellis with retractable awning above; 3) New landscaping and lighting; 4) New stone entry with awning on Peruvian Avenue; 5) Removal of existing canvas awnings; 6) New 37 .5 square foot addition to existing bay window.

Call for disclosure of ex parte communication.

B-013-2018 Demolition/New Construction

Address: 209 Sandpiper Dr.

Applicant: Malcolm McCluskey

Architect: Stephen Roy/Roy and Posey

Project Description: Demolition of an existing one story residence and construction of a new one story residence in the Georgian Revival Style.

Call for disclosure of ex parte communication.

B-014-2018 Demolition/New Construction

Address: 258 Country Club Rd.

Applicant: Lauren and Jeremy Schneider and Anthony Rizzo

Architect: Studio SR, Inc.

Project Description: Demolition of a 1951 one story Ranch Style house and the construction of a new one and two story Georgian Style house.

Call for disclosure of ex parte communication.

B-015-2018 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 425 Worth Ave. PH-C

Applicant: Peter Van Ingen (contract purchaser)

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

Project Description: 58 SF of utility room expansion onto existing terrace with addition of new decorative trellis/pergola on existing terrace.

VARIANCE(S) INFORMATION: A site plan modification request with variances to allow a 58 square foot addition to the laundry room and a 815 square foot trellis addition on the penthouse level of an existing six story building in the R-D(2) Zoning District. The following variances are being requested to allow the additions: 1. Allow a building height for the additions to be 58.5 feet (to match existing) in lieu of the 35 foot maximum allowed. 2. Allow the additions to the existing 6th floor penthouse in lieu of the 3 story maximum allowed. 3. Allow a front yard setback of 60.0' for the addition on the north side in lieu of the 117 foot minimum required (height of existing building x number of street yards). 4. Allow a front yard setback of 22.7' for the trellis on the south side in lieu of the 126.5' minimum required (height of existing building x number of street yards). 5. Allow a side yard setback of 46.5' for the trellis in lieu of the 58.5 foot minimum required (due to height of existing building).

Call for disclosure of ex parte communication.

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.

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.

Call for disclosure of ex parte communication.

B-018-2018 Modifications

Address: 141 Brazilian Ave.
Applicant: Gayle and Tim DeVries
Architect: Mario Nievera/Nievera Williams Design
Project Description: New driveway gate and associated landscape/hardscape changes.

Call for disclosure of ex parte communication.

B-019-2018 Demolition/New Construction

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.

Please note: This project needs site plan approval and as such will need to be deferred for one month to the March 28, 2018 meeting.

D. MINOR PROJECTS - OLD BUSINESS

A-050-2017 Modifications

Address: 274 Orange Grove Rd.
Applicant: Citrus Cottage LLC
Architect: Roger Hansrote/ACI, Inc.
Project Description: Remove existing covered front entry structure and front door and install new covered entry structure and front door with sidelight. 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 24, 2018 meeting for a restudy of the architectural changes. A motion carried at the January meeting to defer the project to the February 28, 2018 meeting for restudy.

Please note: Staff did not receive any revisions for this project and therefore would like to request a one-month deferral to the March 28, 2018 meeting.

A-003-2018 Modifications

Address: 420 Brazilian Ave.

Applicant: Ronald & Eleanor Gross

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

Project Description: Miscellaneous changes to previously approved design.

A motion carried at the January meeting to defer the project to the February 28, 2018 meeting without any penalty to the applicant.

Call for disclosure of ex parte communication.

E. **MINOR PROJECTS-NEW BUSINESS**

A-004-2018 Modifications

Address: 1 S. County Rd.

Applicant: The Breakers Palm Beach, Inc.

Architect: Michael Waters/LDA Architecture & Interiors

Project Description: Exterior restoration of an existing two-story cottage; new exterior trim paint, color to match existing; new front door; new one story infill at rear of building with new window; new window at existing second floor balcony door location; new masonry rear steps and new exterior lighting.

Call for disclosure of ex parte communication.

A-006-2018 Modifications

Address: 125 Chateaux Dr.

Applicant: Daniel and Beverly Floersheimer

Architect: William H. Langford

Project Description: A clear glass railing with white aluminum top and bottom rails is to be added at an existing second floor terrace where there currently is no railing.

Call for disclosure of ex parte communication.

A-007-2018 Modifications

Address: 241 Mockingbird Trail

Applicant: Mr. & Mrs. Scott Johnson

Architect: MHK Architecture & Planning

Project Description: Replacement of three existing windows, size for size. Replacement windows are hurricane rated. Proposed windows to keep the configuration of the existing mullions but eliminate muntins.

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.