



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

January 25, 2017

09:00 A.M.

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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 DECEMBER 28, 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-044-2016 Demolition/New Residence

***ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE* - Done 11/30/16**

Address: 232 Colonial Ln.

Applicant: SKIK, LLC (Zvenka Kleinfeld, Manager)

Architect: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing one-story home. New two-story Island Style home to be approximately 2,800 square feet. Home will consist of living room, dining room, kitchen, four bedrooms, four and one half bathrooms, and a one car garage.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of a 2,845.5 square foot two-story, single family residence on a non-conforming lot which is 75 feet in width in lieu of the 100-foot minimum required; 82 feet in depth in lieu of the 100-foot minimum required and 6,150 square feet in area in lieu of the 10,000 square foot minimum required. The applicant is requesting a variance to have a front yard setback for one story portion of the residence at 23 feet in lieu of the 25-foot minimum setback required.

At the July meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for one month to the August meeting. At the August meeting, a motion carried to defer the project for one month to the September meeting. At the September meeting, a motion carried to defer the project to the November meeting. At the November meeting, a motion carried that the implementation of the proposed special exception, site plan and variance would not cause negative architectural impact to the subject property. A second motion carried to approve the project as presented with the caveat that the columns on the front are changed, the front door is changed to a 6'8" door, the windows on the bottom floor are raised, the clapboard is lowered to the bottom of the plate, the balcony is lowered and to defer the landscaping for one month to the December 28, 2016 meeting. At the December meeting, a motion carried to defer the project for one month to the January 25, 2017 meeting.

Call for disclosure of ex parte communication.

B-050-2016 Additions/Modifications

Address: 2300 Ibis Isle Rd. West

Applicant: Rob and Sue Bushman

Architect: Miklos Architecture

Project Description: 1) Re-configure existing driveway and front property line pilaster layout; 2) add two driveway gates; 3) replace existing flat cement tile roof with new flat cement tile roof; 4) bedroom, covered front entry and rear covered

pavilion additions; 5) existing pool and spa shape slightly reconfigured; 6) existing landscaping adjusted and augmented.

At the August meeting, a motion carried to defer the project to the September meeting. At the September meeting, a deferral request was granted to the October meeting. At the October meeting, a deferral request was granted to the November meeting. At the November meeting, a motion carried to defer the project for restudy to the December 28, 2016 meeting paying close attention to the comments from the chairman as well as removal of the fence, a restudy of the driveway material, and to return with a new gate plan if necessary. At the December meeting, a motion carried to defer the architecture and landscaping to the January 25, 2017 meeting.

Call for disclosure of ex parte communication.

B-059-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) -
Done 12/28/16

Address: 221 Oleander Ave.

Applicant: Barnacle PB LLC

Architect: Michael J. Johnson Architect, P.A.

Project Description: Demolition of existing 2 story building and construction of a new 2-story single family residence. New hardscape and landscape.

VARIANCE INFORMATION: The applicant requests a variance to allow construction of a new 2,930 square foot, two story residence on a lot with a depth of 56 feet in lieu of the 100 foot minimum required and a lot area of 4,200 square feet in lieu of the 10,000 square foot minimum; a variance to allow lot coverage to be 41.6% in lieu of the 30% maximum allowed; a variance to allow a front yard setback to be 13.5 feet in lieu of the 25 foot minimum; and a variance to allow a rear yard setback to be 10 feet in lieu of the 15 foot minimum required.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for one month for restudy to the November 30, 2016 meeting. At the November meeting, a motion carried to defer the project for restudy to the December 28, 2016 meeting paying close attention to the comments from the chairman. At the December meeting, a motion carried that the implementation of the proposed variance will not cause negative architectural impact to the subject property. A second motion carried to approve the architectural portion of the project as submitted. A third motion carried to defer the landscaping to the January 25, 2017 meeting.

Please note: Staff requests a one-month deferral to the February 22, 2017 meeting due to the late submittal of materials.

B-063-2016 Demolition/New Residence

Address: 130 Dolphin Rd.

Applicant: 130 Dolphin Rd LLC

Architect: Michael J. Johnson Architect P.A.

Project Description: Demolition of existing structure. New 2-story residence. Updated cottage style. White stucco finish with black trim and grey cement tile roof. New landscape and hardscape.

At the October meeting, a motion carried to defer the project for one month for a complete restudy to the November 30, 2016 meeting. At the November meeting, a one-month deferral was granted at the request of the architect. At the December meeting, a one-month deferral was granted at the request of the architect.

Call for disclosure of ex parte communication.

B-064-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 316 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 a special exception with site plan review to allow the construction of a 2,700 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 west side yard setback for the two story portion in lieu of the 15-foot minimum required and to allow a 6-foot east 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.

Call for disclosure of ex parte communication.

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.

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.

Please note: Staff requests a deferral to the February 22, 2017 meeting at the request of the Town Council.

B-071-2016 Sculpture

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1090 N. Lake Way

Applicant: 1090 North Lake Way LLC

Architect: Kirchhoff & Associates Architects

Project Description: New sculpture in rear yard setback.

VARIANCE INFORMATION: The applicant is proposing to install a 10.75-foot-tall sculpture in their backyard which would have a 11.08-foot setback in lieu of the 25-foot minimum setback required for structures over 4 feet tall on properties abutting the Lake Trail.

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 architect.

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.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-NEW BUSINESS

B-080-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1632 S. Ocean Blvd.

Applicant: Mr. and Mrs. Maurice Pinsonnault

Architect: Carlos A. Bonilla, AIA/Bonilla Torregroza Architecture, LLC

Project Description: Demolition of existing one-story residence with 2 car garage basement. Construction of a new two-story single family residence with 2-car garage basement, pool and pool cabana. New hardscape and landscape.

VARIANCE INFORMATION: The applicant is proposing a new 10,897 square foot two-story, single family residence which will require the following variances: 1) a request for a point of measurement of 22.5 NGVD ("National Geodetic Vertical Datum") in lieu of the 20.56 NGVD maximum allowed; 2) a request for a front yard setback (on Seagrape Circle) for the entry feature to be 33.5 feet in lieu of the 35 foot maximum required; 3) a request for the height of the retaining wall along the west property line to be 9 feet tall in lieu of the 6 and 7 foot maximum allowed; 4) a request to have a building height plan setback 50.33 in lieu of the 66.9 foot minimum setback required for the architectural features which include the gable roof and two chimneys; 5) a request to allow two chimneys at a height of 37 feet in lieu of the 35 foot maximum allowed.

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.

Call for disclosure of ex parte communication.

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.

Please note: Staff requests a one-month deferral to the February 22, 2017 meeting due to the late submittal of materials.

B-003-2017 Time Extension

Address: 1332 N. Ocean Blvd.

Applicant: Avery PB Realty Trust – Vickie Giardina

Architect: John M. Melhorn, AIA

Project Description: This is a time extension for the previously approved construction of a new 3,300 sq ft addition that will consist of: a guest wing with 4

car garage, aesthetic renovation to the existing residence, new windows and doors, new pool, hardscape and site walls.

Call for disclosure of ex parte communication.

B-004-2017 Additions/Modifications

Address: 244 Orange Grove Rd.

Applicant: Joseph Ceravolo

Architect: MP Design & Architecture Inc.

Project Description: One story addition and renovation to existing one-story house with new hardscape, landscape & pool.

Call for disclosure of ex parte communication.

B-005-2017 Demolition

Address: 1441 N. Lake Way

Applicant: Peter K. Jaffe Trust/P. Kevin Jaffe

Architect: Harold Smith/Smith and Moore Architects

Project Description: Demolition of an existing one-story single family residence, hardscape and interior landscaping.

Call for disclosure of ex parte communication.

B-007-2017 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 82 Middle Rd.

Applicant: Ms. Charlotte Beers

Architect: M. Mark Marsh

Project Description: Renovation of existing two story home including 2 small infill additions and one open covered carport addition. Existing hardscape and landscape to be renovated.

VARIANCE INFORMATION: The applicant is proposing the following additions onto the existing residence: 1) Construct a one story 35 square foot infill addition to an existing bathroom; 2) construct a one story 5 square foot infill addition to the kitchen; 3) construct a one story 192 square foot addition for a car port. The following variances are being requested to accomplish the above improvements: 1) Cubic content ratio ("CCR") of 6.05 in lieu of the 6.00 existing and the 4.02 maximum CCR allowed; 2) Lot coverage of 33.7% in lieu of the 31.3% existing and the 30% maximum allowed.

Call for disclosure of ex parte communication.

B-008-2017 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: Mediterranean Revival style two-story home to be 7,444 square feet consisting of four bedrooms, six and one half bathrooms, kitchen, dining room, family room, living room, library, loggias, two-car garage and guest apartment. 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.

Please note: The architect requests a one-month deferral to the February 22, 2017 meeting.

B-009-2017 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 12 Via Vizcaya

Applicant: JDC Florida Properties, LLC

Architect: Pat Segraves, SKA Architect + Planner

Project Description: Classical Style two-story home to be 6,958 square feet consisting of 4 bedrooms, five and one half bathrooms, kitchen, dining room, family room, library, loggias, and two car garage. 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 6,958 square foot two-story, single family residence on a non-conforming platted lot which is 15,102 square feet in area in lieu of the 20,000 square foot minimum area required; 106.67 in width in lieu of the 125 foot minimum required; and 100.17 feet in depth in lieu of the 150 foot minimum required.

Call for disclosure of ex parte communication.

B-010-2017 Modifications

Address: 261 El Dorado Lane

Applicant: Charles Ruger

Architect: Richard F. Sammons

Project Description: Interior renovations, new windows and exterior doors, removal of existing entry portico, changes to south/entry elevation, other minor elevation changes, partial new roof and changes to landscape/hardscape.

Call for disclosure of ex parte communication.

B-011-2017 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1090 N. Ocean Blvd.

Applicant: Ann Desruisseaux

Architect: MP Design & Architecture

Project Description: Additions and renovations to existing two story house to include new hardscape, landscape and pool. First floor addition of 148 square feet and second floor addition of 832 square feet.

VARIANCE INFORMATION: The applicant is proposing to renovate a two-story residence with 994 square feet of one and two story additions increasing the residence from 6,141 square feet to 7,135 square feet total and require the following variances: 1) cubic content ratio ("CCR") of 4.99 in lieu of the 4.35 existing and the 3.96 maximum CCR allowed; 2) south side yard setback of 10 feet in lieu of the 12.5 foot minimum set back required for the proposed one story addition to the existing garage; 3) south side yard setback of 10 feet in lieu of the 15 foot minimum set back required for the proposed two story additions to expand and add to the upstairs bedrooms.

Call for disclosure of ex parte communication.

C. MINOR PROJECTS - OLD BUSINESS

NONE

D. MINOR PROJECTS-NEW BUSINESS

A-001-2017 Modifications

Address: 369 S. Lake Dr., Apt. G-1

Applicant: Cynthia Van Buren

Engineer: Derek Schenavar, PE/DKK Consulting Engineering

Project Description: Installation of a retractable awing 17 feet long that will extend out 4 feet. Awning does not impact row. It is 68 square feet over existing concrete patio.

Call for disclosure of ex parte communication.

A-002-2017 Modifications

Address: 216 Sandpiper Dr.

Applicant: LC Homes of South Florida LLC

Architect: Roger Janssen/Dailey Janssen Architects

Project Description: Proposed color changes to exterior shutters and concrete roof tiles.

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.

Call for disclosure of ex parte communication.

VII. **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: 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.