



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**January 24, 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

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 15, 2017 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

A. DEMOLITIONS AND TIME EXTENSIONS

B-006-2018 Demolition

Address: 259 Pendleton Ave.

Applicant: Llewellyn Legacy LLC (Elizabeth Tilney)

Architect: Jacqueline Albarran/SKA Architect + Planner

Project Description: Demolition of existing house, patios and driveway. Existing perimeter landscaping remains. New irrigated lawn as per Code.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-OLD BUSINESS

B-101-2017 Additions/Modifications

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 12/15/17

Address: 1090 N. Ocean Blvd.

Applicant: Ann DesRuisseaux

Architect: MP Design & Architecture, Inc.

Project Description: Addition of new loggia at west side of previously ARCOM approved residence on January 25, 2017 ARCOM meeting. Updated and revised pool, landscape and hardscape layout.

A motion carried at the December meeting to approve the project as presented.
This project was requested to be brought back for further discussion.

Call for disclosure of ex parte communication.

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.

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.

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.

Call for disclosure of ex parte communication.

B-081-2017 Modifications

Address: 231 Seaspray Ave.

Applicant: André Trouillé

Architect: Todd MacLean/Todd MacLean Outdoor Living

Project Description: Add old growth pecky cypress gates, aluminum rail fencing, and minor landscaping.

At the September meeting, the architect requested a deferral to the October 25, 2017 meeting. A motion carried at the October meeting to defer the project for one month to the November 29, 2017 meeting with a restudy of the style of the gates and the possibility of using wrought iron rather than pecky cypress at the material for the gate. Motions carried at the November and the December meetings to defer the project at the request of the architect.

Please note: The architect has requested to withdraw the project.

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.

Please note: The architect has requested to defer the project to the February 28, 2018 meeting.

B-087-2017 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

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.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 7,465 square foot two-story, single family residence on a non-conforming platted lot which is 89.11 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

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.

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.

Please note: The architect has requested to defer the project to the February 28, 2018 meeting.

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.

Call for disclosure of ex parte communication.

B-098-2017 Modifications

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

Address: 224 S. Ocean Blvd.

Applicant: Armen Manoogian

Architect: Jose A. Gonzalez/Gonzalez Architects

Project Description: Proposed work includes three new dormers in the existing roof on the east façade of the home. New roofing on dormers to match existing wood shingle roofing.

VARIANCE(S) INFORMATION: Construction of three dormers on existing third story.

1. Sec. 134-893 (b)(10)b To allow a building height of +37'-7 1/2" in lieu of the 22'-0" maximum allowable. 2. Sec. 134-893 (b)(10)c 134-2: To allow an overall building height of 42'-1 3/4" in lieu of the 30'-0" maximum allowable. 3. Sec. 134-2 Definitions Building, height of (applicable only in the R-B districts) to allow dormer windows in a non-habitable third story space which is not permitted by Code.

A motion carried at the November meeting to defer the project to the January 24, 2018 meeting for a restudy of dormers that are in keeping with the architecture.

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.

Call for disclosure of ex parte communication.

B-100-2017 Modifications

Address: 880 S. Ocean Blvd.

Applicant: Mr. & Mrs. Alex Chesterman

Architect: MP Design & Architecture, Inc.

Project Description: Renovation of existing two story residence. New pool, hardscape & landscape.

A motion carried at the December meeting to defer the project to the January 24, 2018 meeting to restudy details indicated by Chair Sammons and hardscape details.

Call for disclosure of ex parte communication.

B-102-2017 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 266 Orange Grove Road

Applicant: Michael Steranka

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Demolition and new construction of one story British Colonial style home to be approximately 2,900 square feet with final hardscape and landscape to be included.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 2,900 square foot one-story, single family residence on a non-conforming platted lot which is 8,156.25 square feet in area in lieu of the 10,000 square foot lot minimum area required in the R-B Zoning District and 75 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

A motion carried at the December meeting to defer the project to the January 24, 2018 meeting so the architects could submit a complete package.

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.

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.

Please note: Staff requests project to be deferred until February 28, 2018 because zoning application has been deferred until the March Town Council meeting.

C. MAJOR PROJECTS-NEW BUSINESS

B-001-2018 Additions/Modifications

Address: 1214 N. Ocean Blvd.

Applicant: Mr. & Mrs. John Sculley (Contract Purchaser)

Architect: MP Design & Architecture

Project Description: 105 SF addition at south side of existing residence.

Fenestration change and new ipe window shutters on east elevation. All finishes to match existing.

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.

Call for disclosure of ex parte communication.

B-004-2018 Modifications

Address: 101 El Bravo Way

Applicant: Thomas & Mary Alice O'Malley

Architect: Manuel Angles/MA Architecture Inc.

Project Description: The intent of the homeowners to maintain Parcel "D" as an open green space buffer between their existing home at 101 El Bravo Way and surrounding future home sites. The existing security fence, access gate on Parcel "D" along El Bravo Way will be maintained as is, the existing landscaping will remain and will be enhanced with the same plant material currently in place at the present home site. A mature green buffer as perimeter landscaping on Parcel "D" consisting of a 9 feet tall hedge and Medjool Palms, same as what exists at the main residence will be planted along the fences on the Western and Northern property lines, providing privacy to and from the neighboring properties. The interior areas of the property will remain in its present condition.

The Architectural/ Hardscape scope of work on the above referenced properties will consists of the extension of the existing pool deck, addition of a landing, 2 access stairs, planter, and 2 security gates between the existing home site at 101 El Bravo Way and the property identified as Parcel "D". All new architectural exterior elements will match existing elements, in design, scale, finish and color palette. None of these elements will be visible from El Bravo Way or adjacent properties.

Call for disclosure of ex parte communication.

B-005-2018 Demolition/Modifications

Address: 1265 S. Ocean Blvd. and 10 Blossom Way

Applicant: Blossom Way Holdings LLC and M/M Roger Hertog

Architect: Smith Architectural Group and Atelier UGO SAP

Project Description: Demolition of the residence at 10 Blossom Way and modifications to previously approved site plan development. Reference previous ARCOM B-060-2017.

Call for disclosure of ex parte communication.

B-007-2018 Demolition/New Construction

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

Address: 160 Seabreeze Ave.

Applicant: Jason Regalbuto

Architect: Jacqueline Albarran/SKA Architect + Planner

Project Description: Demolition of existing main house, patios and driveways (existing two story garage/guest house and pool to remain.) Existing perimeter

landscaping remains. New irrigated lawn as per Code. New two story neoclassical style house, rework existing guest house parapet to match new main house. New landscape and hardscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) INFORMATION:
Special Exception with Site Plan Review to allow the construction of a new 3,629.46 square foot two story single family residence on a lot that is 62.5 feet in width in lieu of the 100 foot minimum required and 7,656.25 square feet in area in lieu of the 10,000 square foot minimum required in the R-B Zoning District. The following variances are being requested in conjunction with this application: 1) a cubic content ratio ("CCR") of 7.08 In lieu of the 4.24 maximum allowed in the R-B Zoning District for a lot that is 7,656.25 feet in area. 2) a lot coverage of 32.41% in lieu of the 30% maximum allowed in the R-B Zoning District for a two story residence. 3) east side yard setback of 6.2 feet in lieu of the 15 foot minimum required for a two story residence. 4) a west side yard setback of 11.5 feet In lieu of the 15 foot minimum required for a two story residence. 5) an east side yard setback of 7.5 feet in lieu of the 12.5 minimum required for the one-story covered terrace.

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.

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.

Call for disclosure of ex parte communication.

B-010-2018 Modifications

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

Address: 198 Via Marina

Applicant: Mr. & Mrs. Soter

Architect: Gerard Beekman/Gramatan Architecture + Design

Project Description: The replacement of three glazed walls and French doors on a pool cabana to be replaced in kind on two walls and in-filled on one wall.

VARIANCE(S) INFORMATION: 1) Request for a variance to replace 3 glazed walls and French doors on a 307 square foot pool cabana located on the east side of the property (demolishing more than 50% of the cubic volume) which will result In a cubic content ratio ("CCR") of 4.36 for existing and

proposed in lieu of the 3.927 maximum allowed in the R-B Zoning District. 2) Request for a variance to allow the existing 12 foot east side yard setback of the pool cabana to remain In lieu of the 12.5 foot minimum setback required in the R-B Zoning District.

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: 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.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS-NEW BUSINESS

A-051-2017 Modifications

Address: 3100 S. Ocean Blvd.

Applicant: Palm Beach Hampton Condominium Association

Architect: Jonathan Wrend/City Beautiful Group

Project Description: Window replacement, size-for-size. Replacement windows are being proposed without existing muntin pattern.

Motions carried at the November and December meetings to defer this project at the request of the applicant.

Call for disclosure of ex parte communication.

A-001-2018 Modifications

Address: 2 S. County Rd.

Applicant: Breakers Palm Beach, Inc.

Architect: Steve Pollio/Peacock & Lewis Architects

Project Description: Addition to the existing golf training building to incorporate the design materials of the nearby golf clubhouse and the project includes the replacement of an existing free-standing bathroom building by hole #6 with new. The existing is old and outdated.

Call for disclosure of ex parte communication.

A-002-2018 Modifications

Address: 318 Caribbean Rd.

Applicant: Lillian Fernandez

Architect: Stephen Roy/Roy & Posey

Project Description: Bay window east elevation – omit louvers; large picture windows – omit muntins; add louvers to the east dining room windows.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

A-005-2018 Modifications

Address: 671 Island Dr.

Applicant: Mr. & Mrs. Roger Taylor (Contract Purchaser)

Architect: MP Design & Architecture/McAlpine

Project Description: Window size change at north elevation.

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.