



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

SEPTEMBER 28, 2011

9:00 A.M.

WELCOME!

The progress of this meeting may be monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Live Meeting Audio" under the "Your Government" tab. 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:

Jeffery W. Smith, Chairman
Robert J. Vila, Vice Chairman
Kenn Karakul, Member
Nikita Zukov, Member
Ann L. Vanneck, Member
Henry Homes III, Member
Martin D. Gruss, Alternate Member
Peter I. C. Knowles II, Alternate Member
Alexander C. Ives, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE AUGUST 24, 2011 MEETING:

V. APPROVAL OF THE AGENDA :

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:

VII. OTHER BUSINESS:

VIII. PROJECT REVIEW:

A. MAJOR PROJECTS - OLD BUSINESS:

B - 057 - 2011 Balcony Enclosure

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 146 Seminole Avenue

Applicant: Stephen D. Haymes

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Enclose second floor front balcony and remove existing doors and replace with windows

Variance for cubic content ratio requested

Please note that after hearing this item at the August meeting, there was a motion for deferral to the September meeting.

Call for disclosure of ex parte communication

B - 059 - 2011 Convert duplex to single family home

Address: 237-239 Oleander Avenue

Applicant: Oleander Development LLC (Alexander Hufty Griswold)

Architect: Michael Johnson

Project Description: Remodeling a 1260 sq. ft. duplex into a single family home. Interior renovations, creation of a front entry hall and second floor balcony within the existing footprint. Impact windows, new paint and new landscape.

Please note that this item was deferred from the August meeting at the request of the applicant, but it had not been heard at that meeting.

Call for disclosure of ex parte communication

B - 060 - 2011 Convert duplex to single family home

Address: 231-233 Oleander Avenue

Applicant: Oleander Development LLC (Alexander Hufty Griswold)

Architect: Michael Johnson

Project Description: Remodeling a 1260 sq. ft. duplex into a single family home. Interior renovations, creation of a front entry hall and second floor balcony within the existing footprint. Impact windows, new paint, new landscape.

Please note that this item was deferred from the August meeting at the request of the applicant, but it had not been heard at that meeting.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS - NEW BUSINESS:

B - 061 -2011 Demolition & Construct New Guest House

Address: 1950 S. Ocean Boulevard

Applicant: Earle Mack

Architect: Thomas M. Kirchhoff, AIA, PA

Project Description: Demolition of existing non-conforming 3 story guest house. New two-story guest house.

Call for disclosure of ex parte communication

B - 062 -2011 Porch Addition and Hardscape

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 242 Seaspray Avenue

Applicant: James G. Pressly III & Pamela K. Pressly

Architect: Brasseur & Drobot Architects

Project Description: The project consists of the removal of an existing uncovered brick entry stair, removal of 180 sq. ft. of the existing driveway, the addition of a 160 sq. ft. covered entry/porch to match the character of the existing two story Bungalow style home, the addition of a brick walkway from the front of the property to the new entry/porch

Variances requested for cubic content ratio, front yard setback, east side yard setback and lot coverage

Call for disclosure of ex parte communication

B - 063 - 2011 Demolition and New Construction

Address: 120 Reef Road

Applicant: Charles S. and Melinda Duncker

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Demolition of existing one-story Bermuda-style home. Construction of new two-story Island-style home to be approximately 9,800 square feet including balconies and loggias. New home will consist of one and two-story main house, one-story pool cabana and four-car garage building and 200 square foot beach cabana

Call for disclosure of ex parte communication

B - 064 - 2011 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 17 Middle Road

Applicant: Lee Sadrian Kellogg & Cynthia Kellogg

Architect: MP Design & Architecture, Inc.

Project Description: Two story addition on Northwest corner with garage & guest bedrooms above. Two story addition - loggia, family room, master bedroom & guest bedroom above. Bay window to match existing, cabana loggia with terrace above new pool, landscape and hardscape

Variance requested for side yard setback

Call for disclosure of ex parte communication

B - 066 - 2011 Demolition and New Construction

Address: 168 Seaspray Avenue

Applicant: Mario and Susan Mercurio

Architect: Michael J. Johnson Architect

Project Description: Demolition of existing structure and construction of new single family dwelling. New structure to be two story CBS construction with stucco exterior finish. Preliminary landscape. Preliminary hardscape to include a pool.

Call for disclosure of ex parte communication

B - 067 - 2011 New Residence

Address: 1255 South Ocean Boulevard

Applicant: Thomas Peterffy

Architect: Smith and Moore Architects Inc., Daniel Kahan

Project Description: Presentation of a new two-story residence, landscape, hardscape and pool

Call for disclosure of ex parte communication

B - 068 - 2011 Demolition

Address: 109 Jungle Road

Applicant: Casa PB LLC (Margaret S. Bilotti, Managing Member)

Architect: Bridges, Marsh & Associates Inc.

Project Description: Demolition of existing residence and pool

Call for disclosure of ex parte communication

C. **MINOR PROJECTS - OLD BUSINESS**

D. **MINOR PROJECTS - NEW BUSINESS**

A - 021 - 2011 Window/Door, Roof, Pool Hardscape

Address: 210 Ocean Terrace

Applicant: Suzanne & Joe McDivitt

Architect: Mesa Architecture

Project Description: Window and door replacement, roof modification and roof tile replacement, new pool hardscape and new drainage

Call for disclosure of ex parte communication

A - 022 - 2011 Signage

Address: 150 Worth Avenue #115A

Applicant: Worth Avenue Association LTD

Architect: Keith Spina

Project Description: Revise previously approved signage size

Call for disclosure of ex parte communication

A - 023 - 2011 Facade modification

Address: 260 Clarke Avenue

Applicant: Arij Gasiunasen

Architect: David J. Gengler

Project Description: Add thin travertine veneer to front (north facing) facade and sides of entry terrace

Call for disclosure of ex parte communication

A - 024 - 2011 Gates & Piers

Address: 854 S. County Road

Applicant: Joel Kassewitz

Architect: Roger P. Janssen of Dailey Janssen Architects

Project Description: Modification to previously approved entry gates and piers at existing residence. Entry piers to be stucco over CMU and the entry gates will be cypress frame and spindles, painted white

Call for disclosure of ex parte communication

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: A 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.