



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

DECEMBER 10, 2015

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:

Robert J. Vila, Chairman
Ann L. Vanneck, Vice Chairman
Kenn Karakul, Member
Richard Sammons, Member
Peter I. C. Knowles II, Member
Martin D. Gruss, Member
Robert N. Garrison, Member
Alexander C. Ives, Alternate Member
Michael B. Small, Alternate Member
Maisie Grace, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 16, 2015 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 - 093 - 2015 Tunnel and Landscaping

Address: 1520 S. Ocean Blvd.

Applicant: Il Sogno LLC (Janet Vargas, Manager)

Architect: Peter Pennoyer Architects/Tim Kelly

Original Project Description: Construction of a tunnel beneath South Ocean Boulevard, tunnel stairs, and installation of landscaping east of South Ocean Boulevard. Revised Project Description: New tunnel beneath South Ocean Boulevard; East of South Ocean Boulevard: new seawall, new beach house, replacement of beach access stairs, new tunnel stairs, new landscaping and hardscaping; West of South Ocean Boulevard: new tunnel stairs, new front wall, new entry gates, piers and lights, new landscaping and hardscaping.

At the August meeting, this project was deferred pending submission of a proper application. At the September meeting a motion carried to defer this project to the October meeting, where the consideration for the beach house be moved to the north end of the property, so it doesn't impact the view as your driving from the south and doing the stairs the same way they were done on the west side. At the October meeting, a motion carried to defer this project to the November meeting. At the November meeting, this project was deferred to the December meeting at the attorney's request.

Call for disclosure of ex parte

B - 096 - 2015 Demolition and New Residence

Address: 449 Australian Ave.

Applicant: Cushing Investments, LLC

Architect: Kevin Asbacher

Project Description: Demolition of an existing 1 story, 6 unit, multi-family building. Construction of a 2 story, British Colonial, single family residence, with final landscape and hardscape. Building, Trim and Shutter Color - White; Roof - White concrete Tile.

At the September meeting a motion carried to defer the demolition to the October meeting. At the October meeting, a motion carried to defer the Architecture to the November meeting. At the November meeting a motion carried to approve the landscaping with the exception of the western boundary. An agreement regarding the hedge, between the property owner and the western neighbor, is to be attained and brought back to the Commission for review at the December meeting.

Call for disclosure of ex parte communication.

B - 114 - 2015 New Residence

Address: 204 Via Del Mar

Applicant: Via Del Mar, LLC

Architect: Smith and Moore Architects/Peter Papadopoulos

Project Description: New two story Mediterranean Revival residence with detached pool cabana on vacant lot. Final landscape and hardscape.

At the October meeting this project was deferred to the December meeting at the architect's request.

Call for disclosure of ex parte communication

B - 115 - 2015 Addition/Modification

Address: 417 Seaview Ave.

Applicant: Mr. & Mrs. Todd Carlson

Architect: MP Design & Architecture

Project Description: Raise existing floor to 7.5 ft. NGVD Elevation. Replace existing roof. New windows and doors. Replace existing siding with new stucco finish. New pool, new landscape and hardscape.

At the November meeting, a motion carried to defer the architectural portion of this project to the December meeting.

Call for disclosure of ex parte communication

B - 116 - 2015 Addition/Modifications

Address: 425 & 431 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: SKA Architects, Patrick Segraves

On the south side, remove bedroom and 1 balcony (27 sq. ft.) and enlarge front balcony at bedroom #2 and exercise room (95 sq. ft.). On the west side, remove west garage gate and close with 6 ft. wall, remove driveway and garage door and reduce area 45 sq. ft. Driveway area to become patio and landscaping. Curb cuts will be eliminated. Change windows in breakfast area, demolish existing pool and replace with new pool, replace and relocate windows on second floor in proposed bedroom 1, closet and bath 3. On the north side, convert family rooms to open loggia (675 sq. ft.). On the east side, remove existing pool, remove all windows on east wall of first floor. Replace and relocate windows on proposed closet. On the east side, remove existing pool, and remove all windows on east wall of first floor. Replace and relocate windows on proposed closet and add 262 sq. ft. addition to northeast corner, to enlarge living room.

At the November meeting, a motion carried to defer this project to the December meeting to accommodate the notification process.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 119 - 2015 Additions

Address: 200 Jungle Rd.

Applicant: Carl H. and Marsha A. Hewitt

Architect: Design Phase Architecture, LLC

Project Description: Proposed new two story breakfast room/office addition (100 square ft. building coverage) to east side of existing two story house. All building materials, windows, doors and colors to match existing residence.

Call for disclosure of ex parte communication

B - 120- 2015 Addition

Address: 710 South County Rd.

Applicant: Joan Granlund

Architect: Bridges, Marsh & Associates, Inc.

Project Description: Final site plan, landscape, hardscape and landscape lighting with vehicular/pedestrian gates, and tennis pavilion structure.

Call for disclosure of ex parte communication

B - 121 - 2015 Alterations

Address: 1230 North Ocean Blvd.

Applicant: Christopher Cahill

Architect: Michael J. Johnson

Project Description: Removal of precast balustrades, replace with painted metal railing, removal of excess columns, removal of precast trim over windows, new pecky cypress columns at southeast loggia, replace bowed metal railings, paint out lookers grey.

Call for disclosure of ex parte communication

B - 122 - 2015 New Residence

Address: 201 Debra Lane

Applicant: 201 Debra Lane, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of a new two story residence, pool, landscape and hardscape.

Call for disclosure of ex parte communication

C. **MINOR PROJECTS - OLD BUSINESS:**

A - 053 - 2015 Addition/Modification

Address: 100 El Bravo Way

Applicant: Ken Tropin as Trustee of the Kenneth G. Tropin Trust

Architect: Brooks & Falotico Associates, Inc. Chuck Willette

Project Description: Addition of office and side entry along with driveway and landscape alterations on El Bravo Way. Modifications to doors, hardscape and landscape, alterations along South Ocean Boulevard. Various additions and modifications in the courtyard and rear of the house below existing roof lines.

At the October meeting, a motion carried to defer this project to the November meeting. At the November meeting, a motion carried to approve the landscaping as presented, with the exception of the gate design and the relocation of the Venetian well head; these items were deferred to the December meeting.

Call for disclosure of ex parte communication

D. **MINOR PROJECTS-NEW BUSINESS:**

A - 061 - 2015 Alterations

Address: 218 List Rd.

Applicant: Austin Willis

Architect: Micheal J. Johnson

Project Description: Paint white, replace concrete tile roof with clay barrel tile and remove shutters.

Call for disclosure of ex parte communication

A - 062 - 2015 Modifications

Address: 320 Dunbar Rd.

Applicant: Mr. Peter May c/o Ferguson & Shamamian

Architect: Mark Ferguson, Ferguson & Shamamian Architects

Project Description: Requesting approval of plan and elevation changes for the construction of a new two story residence; previously approved by ARCOM as project B-032-2015; a two story Mediterranean style house totaling 4987 sq. ft., including spa, and associated hardscape and landscaping. Building color - peach; trim color - limestone; terracotta barrel tile - no change

Call for disclosure of ex parte communication

A - 063 - 2015 Modification

Address: 264 Country Club Rd.

Applicant: 264 Country Club Rd., LLC

Architect: Patrick W. Seagraves/SKA Architect + Planner

Project Description: Modification of previously approved north elevation (B-042-2013). Deletion of transom window above entry door, modification of window in laundry room.

Call for disclosure of ex parte communication

VIII. OTHER BUSINESS

Discussion of the 2016 ARCOM Meeting Dates.

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.