



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

NOVEMBER 16, 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 OCTOBER 28, 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 - 090 - 2015 Modifications

Address: 2800 S. Ocean Boulevard

Applicant: J.V. Associates (P.B.) LLC - Collin Clark, General Manager

Architect: Leo A. Daly

Project Description: The Four Seasons Resort Palm Beach is planning modifications to the hotel site in order to improve its guest facilities in terms of aesthetics, functionality, guest amenities and life safety standards. Includes west garden improvements, hotel facade improvements, remodel lobby level interiors, and pool deck improvements.

At the August meeting, this project was not heard and deferred to the September meeting at the applicant's request. At the September meeting, this project was deferred to the October meeting at the attorney's request. At the October meeting, a motion carried to approve the Architecture as presented, with the exception of the railings which were deferred to the November meeting and partially approving the Landscaping, including the pool area and the east half of the property, but deferring the entrance, lighting and the parking area on the western half of the property to the November meeting.

Call for disclosure of ex parte communication

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 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 to the November meeting.

Please be advised this project has been deferred to the December meeting at the attorney's request.

B - 095 - 2015 New Residence

Address: 108 El Mirasol

Architect: Callori Architects/Michael T. Callori

Project Description: New two story Mediterranean style residence, pool, hardscape, landscape; one story garage. Building - White Stucco, Off White Cast Stone; Beige Trim; Roof - Peach Beige Palette

At the September meeting, a motion carried to defer to this project to October meeting. At the October meeting, this project was not heard and deferred to the November meeting, at the architect's request.

Please be advised this project has been deferred to the January meeting at the architect's request.

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 until the October meeting. At the October meeting, a motion carried to defer the Architecture to the November meeting.

Call for disclosure of ex parte communication.

B - 108 - 2015 Addition/Modification

Address: 200 Via Palma

Applicant: Herbert J. and Jeanne S. Siegel

Architect: Kirchoff & Associates Architects

Project Description: Modify existing Regency style residence into Mediterranean style residence.

New Pitched terra-cotta clay barrel tile roof. New loggia to replace existing. Demolish existing one story cabana. New one story Mediterranean style cabana. Other associated improvements.

At the October meeting, a motion carried to defer the Architecture to the November meeting.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 115 - 2015 Addition/Modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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 and add new windows and doors. Replace existing siding with new stucco finish. Add new pool, new landscape and hardscape.

Call for disclosure of ex parte communication

B - 116 - 2015 Addition/Modifications

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 425 & 431 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: SKA Architects, Patrick Segraves

Project Description: 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.

Call for disclosure of ex parte communication

B - 117 - 2015 Gates

Address: 134 Australian Ave.

Applicant: Anne Petry

Architect: Nievera Williams

Project Description: Final design for pedestrian and vehicular gates.

Call for disclosure of ex parte communication

B - 118 - 2015 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 222 Seaspray Ave.

Applicant: Denise and Robert Bendickson

Architect: Roger Hansrote

Project Description: Demolition of existing 2 story residence and carriage house. Construction of new 2 story British Colonial residence. The new residence will have a white stucco finish. The street view reveals an arched entry portico with pediment and brown shutters, doors and windows. The hip roof will have a flat white cement tile treatment.

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.

Call for disclosure of ex parte communication

A – 054 – 2015 Addition/Modification

Address: 2252 Ibis Isle Rd.

Applicant: Mr. & Mrs. Andrew Marks

Architect: Gramatan Corporation

Project Description: Removal of shutters and textured plaster as well as simplification of the gates and addition of exterior lighting.

A - 057 - 2015 Awning (Amending Application A-049-2015)

Address: 313 1/2 Worth Ave.

Applicant: Bice Restaurant/Tricony Management, LLC

Architect: ACI, Inc.

Project Description: Delete two existing awnings within the via at Via Bice Restaurant and install one new retractable, larger awning at the same location.

At the October meeting, a motion carried to defer this project to the November meeting

Call for disclosure of ex parte communication

D. MINOR PROJECTS-NEW BUSINESS:

A - 059 - 2015 Additions/Modifications

Address: 1906 South Ocean Blvd.

Applicant: 1906 South Ocean Blvd., LLC

Architect: Christopher H. Stone, AIA

Project Description: Proposed changes to the previously approved two story residence, beach house and hardscape, including the deletion of the staff house, addition of a canopy at north entry, and reduction in hardscape, pool elements, beach house foot print, and change in mullion color throughout.

Call for disclosure of ex parte communication

A - 060 - 2015 Additions/Modifications

Address: 357 Seabreeze Ave.

Applicant: William Georgas

Architect: James C. Paine, Jr.

Project Description: Enclosure with a single hung window to match existing 328 sq. ft. front screened porch, new front entry door, hardscape and landscape adjustments, including new water feature.

Call for disclosure of ex parte communication

VIII. OTHER BUSINESS:

General Discussion of Zoning Ordinance requirements and their effect upon Architecture and the Community at Large.

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.