



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

OCTOBER 28, 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 SEPTEMBER 18, 2015 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 - 076 - 2015 New Residence

Address: 318 Caribbean Road

Applicant: John T. Metzger, as Manager of 318 Caribbean Road Holdings, LLC

Architect: Roy & Posey/Stephen Roy

Project Description: Construction, on an empty lot, of a two-story 8,660 sq. ft. single-family dwelling, a 1,498 sq. ft. two-story guest house, and a 746 sq. ft. gate house. The architectural style of the home falls under a broadly inclusive category referred to as "New Traditionalism".

At the August meeting, a motion carried to approve the architecture and landscaping as submitted, with the gate being deferred to the September meeting. At the September meeting, a motion was carried to defer to October, to further re-study the gate consistent with the concerns expressed by the commission regarding the color.

Call for disclosure of ex parte communication

B - 077 - 2015 Landscape/Hardscape Modification

Address: 475 N. County Road

Applicant: Vicki & Chris Kellogg

Architect: Environment Design Group/Dustin Mizell

Project Description: Relocation of the existing service drive to the east side of the property. The existing parking area, landscape buffer, and perimeter fencing will be modified as part of this proposal.

At the August meeting, this project was not heard and was deferred to the September meeting. At the September meeting, this project was deferred to October at the request of the architect.

Call for disclosure of ex parte communication

B - 081 - 2015 Demolition and New Construction

Address: 232 Via Marila

Applicant: Charles F. Willis IV Living Trust (Trustee)

Architect: Bridges, Marsh & Associates, Inc./M. Mark Marsh

Project Description: Demolition of existing one story residence. Proposal for new two-story Anglo Caribbean residence with hardscape and landscape.

At the August meeting, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating within 30 days. A second motion carried for approval of the architecture and landscape as presented with the rear wing being deferred until the September meeting. At the September meeting, this was deferred to the October meeting at the request of the architect. The deferral to October was approved under Approval of the Agenda.

Call for disclosure of ex parte communication

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.

Call for disclosure of ex parte communication

B - 093 - 2015 Tunnel and Landscaping

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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.

Call for disclosure of ex parte communication

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 the October meeting.

Please be advised that the architect has requested deferral to the November ARCOM meeting.

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.

A motion was carried to defer the demolition until the October meeting.

Call for disclosure of ex parte communication

B - 100 - 2015 New Residence

Address: 125 Casa Bendita

Applicant: Bendita Holdings, LLC

Architect: MP Design & Architecture

Project Description: New one and two story residence, pool, landscape and hardscape. Building Color - Light Grey; Trim Color - White; Roof - Grey Cement Tile.

A motion carried to defer to the October meeting, for re-study of the thickness of the mass of the building and the fenestration with an effort for uniformity and consistent proportion.

Call for disclosure of ex parte communication

B - 103 - 2015 Addition/Modification

Address: 12 Lagomar Rd.

Applicant: Joanne & Roberto DeGuardiola

Architect: Mario Nievera

Project Description: Addition of fenced tennis court, pavilion and modification of existing pool.

At the September meeting, this project was deferred to October at the attorney's request.

B. MAJOR PROJECTS-NEW BUSINESS:

B - 104 - 2015 Addition/Modification

Address: 196 Via Del Mar

Applicant: Christopher Vecellio

Architect: Lang Design Group, John E. Lang

Project Description: Modifications to existing hardscape, landscape and lighting. Add service entry driveway gate and piers.

Call for disclosure of ex parte communication

B - 105 - 2015 Demolition

Address: 250 Ocean Terrace

Applicant: 250 Ocean Terrace, LLC

Architect: Kirchhoff & Associates, Architects

Project Description: Demolition of existing residence, landscape, hardscape and pool

Call for disclosure of ex parte communication

B - 106 - 2015 Demolition

Address: 250 Esplanade Way

Applicant: Lisa and Patrick McGowan

Engineer: Consulting Engineering Services, Inc. Charles O. Buckalew

Project Description: Demolition of existing structure.

Call for disclosure of ex parte communication

B - 107 - 2015 New Residence

Address: 245 Jamaica Lane

Applicant: Roman and Helena Martinez

Architect: SKA Architect + Planner, Jacqueline Albarran

Project Description: New one story structure in the French Provincial style with sloped roof, French doors and casement windows. New driveway, patio and landscape design.

Call for disclosure of ex parte communication

B - 108 - 2015 Addition/Modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 200 Via Palma

Applicant: Herbert J. and Jeanne S. Siegel

Architect: Kirchhoff & 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.

Call for disclosure of ex parte communication

B - 109- -2015 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 425 Worth Ave. P.H. A

Applicant: Mr. John O. Pickett Jr.

Architect: Gramatan Corp.

Project Description: Project for an addition of a 148 square foot dining room on the back terrace of the west penthouse of a six story building.

Call for disclosure ex parte communication

B - 110 - 2015 Modification/Landscape/Hardscape

Address: 619 Island Dr.

Applicant: Mr. and Mrs. Ray Celdinas

Architect: Roger P. Janssen

Project Description: Modifications to previously approved new construction of a 2-story residence with pool, landscape and hardscape. Request for a 12 month extension of November 14, 2014 (B-106-2014) approval.

Call for disclosure of ex parte communication

B - 111 - 2015 Addition/Modification

Address: 240 Seabreeze Ave.

Applicant: Shillelagh Group, LLC c/o Michael J. Flynn

Architect: Michael J. Johnson, Architect

Project Description: Reconfigure north (street) elevation with new windows, front door, entry porch and precast stone elements. White stucco finish, stained wood front door and white windows. Existing barrel tile roof eave and outriggers to remain.

Call for disclosure of ex parte communication

B - 112 - 2015 New Residence

Address: 530 South Ocean Blvd.

Applicant: 530 South Ocean Boulevard, LLC c/o Gregory Young

Architect: Smith and Moore Architects, Inc. Harold J. Smith

Project Description: 12 month extension to a previously proved application for a new residence, landscape and hardscape.

Call for disclosure of ex parte communication

B - 113 - 2015 Re-approval of new beach cabana with Landscape/Hardscape

Address: 1900 South Ocean Blvd.

Applicant: Mr. Keith Frankel

Architect: Bridges, Marsh & Associates

Project Description: One story Bermuda style beach house with patio, spa and landscaping.

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.

Please be advised that the architect has requested deferral to the December ARCOM meeting.

C. MINOR PROJECTS - OLD BUSINESS:

D. MINOR PROJECTS-NEW 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.

Call for disclosure of ex parte communication

A - 056 - 2015 (Minor with Notice) Landscape/Hardscape

Address: 755 North County Rd.

Applicant: Beach Club, Inc.

Architect: Mario Nievera

Project Description: Final hardscape and landscape improvements for tennis court and croquet member areas, including walkway replacement with cast stone, new plantings, new decorative piers and pedestrian gates.

Call for disclosure of ex parte communication

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.

Call for disclosure of ex parte communication

A - 058 - 2015 Garage Door

Address: 162 East Inlet Dr.

Applicant: Mr. David Shulman

Architect: SKA Architects

Project Description: Garage door replacement, clear cypress with a limed finished.

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.