



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

SEPTEMBER 18, 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 AUGUST 26, 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 - 058 - 2015 New Residence

Address: 304 Garden Road

Applicant: Palm Beach Housing Investment, LLC

Architect: Dailey Janssen Architects/Roger P. Janssen

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

At the June meeting, a motion carried to defer the architecture to July for further study of the north facade, interior courtyard and details. A second motion carried to defer the landscape to July. At the July meeting, a motion carried to "approve the house with the idea that you come back next month and show us the stone detailing and the detailing of the house." At the August meeting a motion carried to defer to the September meeting for lack of detailing relative to the stone trim.

Call for disclosure of ex parte communication

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.

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.

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

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.

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

B - 082 - 2015 Renovation and Addition

Address: 208 Sandpiper Drive

Applicant: Mr. and Mrs. Stephen Livaditis

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Renovation and addition of existing one-story Regency style home. Renovation will include modification of front elevation and addition of loggia in rear. Final landscaping will be included.

At the August meeting, this project was deferred to the September meeting at the request of the architect.

Call for disclosure of ex parte communication

B - 084 - 2015 Demolition and New Residences

Address: 1233 N. Ocean Way

Applicant: Alonso & Associates, Inc.

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Demolition of existing one-story home. Construction of new two-story Island-Colonial style home to be approximately 4,800 sq. ft. Home will include four bedrooms and five and one half bathrooms. Final landscaping will be included.

At the August meeting, a motion carried to approve the demolition with the typical caveats for sodding and irrigating within 30 days. A second motion carried to defer the architecture and landscape for re-study.

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.

Please be advised that the owner's attorney has requested deferral to the October ARCOM meeting.

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 Blvd., tunnel stairs on both sides of South Ocean Blvd., beach access stairs and installation of landscaping east of South Ocean Blvd.~~ 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.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 095 - 2015 New Residence

Address: 108 El Mirasol

Applicant: Andy and Neeta Khubani

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

Call for disclosure of ex parte communication

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.

Call for disclosure of ex parte communication

B - 097 - 2015 Demolition

Address: 109 Ocean Terrace

Applicant: Avery PB Realty Trust

Architect: John Melhorn, AIA

Project Description: Demolition of the existing 3 story structure, surrounding walks, drives and pool.

Call for disclosure of ex parte communication

B - 098 - 2015 Addition

Address: 200 Ocean Terrace

Applicant: Mr. & Mrs. Timothy Davidson

Architect: MP Design & Architecture Inc.

Project Description: Second floor addition to existing residence.

Call for disclosure of ex parte communication

B - 099 - 2015 Demolition

Address: 201 Debra Lane

Applicant: Howard Chandler c/o M. Timothy Hanlon, Esq.

Architect: None

Project Description: Demolition of all existing improvements.

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.

Call for disclosure of ex parte communication

B - 101 - 2015 New Residence

Address: 150 Kings Rd.

Applicant: Mr. and Mrs. Peter Gerhard

Architect: Smith and Moore Architects, Inc./Daniel Kahan

Project Description: New two-story modern classical residence. Final landscape and hardscape. Building Color - Beige; Trim - Limestone; Roof - Grey Concrete Tile.

Call for disclosure of ex parte communication

B - 102 - 2015 Demolition

Address: 430 North Lake Way

Applicant: PAJMAN, LLC. - Maura Ziska, Mgr.

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

Project Description: Demolition of an existing two-story residence, pond and hardscape.

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.

Please be advised that the owner's attorney has requested deferral to the October ARCOM meeting.

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

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

A - 049 - 2015 New Awnings

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 larger awning at the same location. Install one new awning at the roof parking area above Bice Restaurant at the vehicular elevator entrance.

Call for disclosure of ex parte communication

A - 050 - 2015 Install Guardrail

Address: 2000 and 2100 S. Ocean Blvd.

Applicant: Paula Wesson Jastemsky, General Manager, 2000 Association/Kris Feesl, General Manager, 2100 Association

Architect: ACI, Inc.

Project Description: Install a white aluminum guardrail to match existing, on top of the garage wall parapet between 2000 S. Ocean Blvd. and 2100 S. Ocean Blvd.

Call for disclosure of ex parte communication

A - 052 - 2015 Revision

Address: 1338 North Lake Way

Applicant: Sailfish Club of Palm Beach

Architect: Glidden, Spina and Partners/Keith Spina

Project Description: Minor revision to previous approval including: revision to wood deck and landscape on north end of the west facade adjacent to interior main bar. Extension of low wall along the marina walkway to the south from its previously approved location.

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.