



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

AUGUST 26, 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 JULY 22, 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: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story residence, pool, landscape and hardscape. Building and Trim Color-White; Shutters-Dark Blue; Roof-Flat Grey concrete tile

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."

Call for disclosure of ex parte communication

B - 059 - 2015 New Residence

Address: 216 Sandpiper Drive

Applicant: LC Homes of South Florida, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of new one-story residence, pool, landscape and hardscape. Building Color-Off White; Trim-White; Shutters-Blue/Black; Roof-Off White Cement Tile

At the June meeting, a motion carried to defer the architecture and landscape to July. At the July meeting, a motion carried to "defer for re-study with the comments, especially the front entrance to be re-designed and simplified, and the colors, and simplify the detailing."

Call for disclosure of ex parte communication

B - 108 - 2014 New Mixed Use Condominium/Commercial

Address: 221 & 231 Royal Poinciana Way, Sunset Avenue, 214 Sunset Avenue, 214 Sunset Avenue, 216 Sunset Avenue

Applicant: T3 Family Investments, LLC

Architect: Roger Janssen, Dailey Janssen Architects

Original Project Description: Construction of a 120,525 square foot, two (2) story mixed use condominium structure with 100 underground parking spaces, 26,204 square feet of commercial space on the first floor and six (6) residential units on the second floor totaling 36,179 square feet (34,618 square feet under air). Building Color-Off White; Roof-Terra Cotta Clay Barrel tile; Trim-Terra Cotta

At the September meeting, after review of the project, a motion carried for deferral to the October meeting. At the October meeting, after review of the project, a motion carried for deferral to the November meeting. At the November meeting, after review of the project, a motion carried for deferral of the architecture and a second motion carried for deferral of the landscaping. At the December meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried "to send this to the

Town Council approving the schematic plan of this project and that it is deferred for the final architecture to February so that in February the applicant can come back with all of the requirements shown from the variances that were granted or not granted and the details and materials presentation of each building, and then in February, that we take this up." At the February meeting, staff recommended deferral to the March meeting, due to the deferral at the Town Council level. At the March meeting, a motion carried for deferral to the May meeting as requested by the applicant, but ARCOM noted that was the final deferral. At the May meeting, a motion carried to approve the site plan as presented, but to come back in July with the details as discussed. A second motion carried to defer the landscape to July. At the July meeting, a motion carried "that we approve the architecture, as submitted, with the colors of the woodwork to come back; the landscaping is approved as we've talked about it with some minor changes and selections. The hardscaping has to be resubmitted back to us at the next meeting and deferred to August for approval. It was also stated that the color boards are to return next month." Motion then restated as such: "to approve the project with the exception of the lighting and we want to see the samples of the hardscape and samples of the wood and the tweaking of some of the landscaping."

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 076 - 2015 New Residence

Address: 318 Caribbean Road

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

Architect: Stephen Roy, Roy & Posey

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". Building and Trim Color - BM Super White; Roof - Slate Grey standing seam metal roof; Shutter Color - BM Harbor Haze

Call for disclosure of ex parte communication

B - 077 - 2015 Landscape/Hardscape Modification

Address: 475 N. County Road

Applicant: Vicki & Chris Kellogg

Architect: Dustin Mizell/Environment Design Group

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.

Call for disclosure of ex parte communication

B - 078 - 2015 Time Extension

Address: 50 Blossom Way

Applicant: PBH LLC

Architect: Smith Architectural Group Inc.

Project Description: A time extension for a period of a year for the approval of complete demolition of the existing house structure, pool, decks, driveway and landscape material as reflected on the survey. Three historic specimen trees will be salvaged and protected during demolition.

Call for disclosure of ex parte communication

B - 079 - 2015 Demolition and New Residence

Address: 40 Middle Road

Applicant: Ellen Cunningham

Architect: Smith Architectural Group, Inc.

Project Description: Demolition of the existing residence. Construction of a two-story Regency style residence of approximately 5,078 square feet with pool, landscape and hardscape. Building and Trim Color - Off White; Roof - Grey Concrete Tile

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. Building Color - Light Grey; Trim Color - White; Shutter Color - Gun Metal; Roof - Grey Clay Tile

Call for disclosure of ex parte communication

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 & addition of existing one-story Regency style home. Renovation to include modification of front elevation and addition of loggia in rear. Final landscaping.

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

B - 083 - 2015 New Residence

Address: 204 Jamaica Lane

Applicant: 204 Jamaica Lane, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Demolition previously approved at May 27, 2015 ARCOM meeting (B-047-2015). New two-story British Colonial style home to be approximately 4,900 sq. ft. Home will include 4 bedrooms and five and one half bathrooms. Final landscaping will be included. Building Color - Off White; Trim Color - White; Shutter Color - Dark Blue; Roof - Grey Concrete Tile

Call for disclosure of ex parte communication

B - 084 - 2015 Demolition and New Residence

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. Building Color - Off White; Trim Color - White; Shutters - Grey/Brown; Roof Grey/Brown Concrete Tile

Call for disclosure of ex parte communication

B - 085 - 2015 New Curb Cut

Address: 2500 S. Ocean Boulevard

Applicant: 2500 South Ocean Boulevard Condo Association

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: New Curb cut to existing parking lot on west parcel of property

Call for disclosure of ex parte communication

Please be advised that the architect has requested that this project be withdrawn.

B - 086 - 2015 Demolition

Address: 1350 S. Ocean Boulevard

Applicant: Apava Lot 4, LLC

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

Project Description: Demolition of staff cottage and garage. Removal of hardscape. Removal of some landscape.

Call for disclosure of ex parte communication

B - 087 - 2015 Alterations

Address: 1320 North Lake Way

Applicant: ACJLP-FL, LLC

Architect: Smith and Moore Architects, Harold Smith

Project Description: Alterations to an existing pool cabana; replacement of pergola with roofed loggia, window and door changes

Call for disclosure of ex parte communication

B - 088 - 2015 Modification

Address: 161 Via Palma

Applicant: Rector and Victoria Hunt

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

Project Description: Modification to a previously approved addition

Call for disclosure of ex parte communication

B - 089 - 2015 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 241 Jungle Road

Applicant: 241 Jungle Road Trust

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

Project Description: Request to add a new two-car garage to a previously approved project, which is currently under construction; and a request to increase the solar panel coverage on the flat roof to exceed the 30% allowable. All panels will be hidden behind the roof parapet.

Call for disclosure of ex parte communication

B - 090 - 2015 Modifications

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

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.

Call for disclosure of ex parte communication

B - 091 - 2015 Landscape/Hardscape

Address: 167 Seagate Road

Applicant: DeDe Merck

Architect: Mario Nievera

Project Description: Final approval of proposed landscape and hardscape design

Call for disclosure of ex parte communication

B - 092 - 2015 Landscape/Hardscape

Address: 207 Via Tortuga

Applicant: Mr. and Mrs. Richard Crystal

Architect: A. Grant Thornbrough Landscape Architecture, Carol B. Perez

Project Description: Final landscape/hardscape for new residence

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)

Project Description: Construction of a tunnel beneath South Ocean Blvd., tunnel stairs on both sides of S. Ocean Blvd., beach access stairs and installation of landscaping east of S. Ocean Blvd.

Call for disclosure of ex parte communication

B - 094 - 2015 Demolition

Address: 125 Casa Bendita

Applicant: Marbarry Holdings, Inc.

Architect: Youchak & Youchak Inc.

Project Description: Demolition of 4,901 sq. ft. residence, pergola and pool

Call for disclosure of ex parte communication

C. MINOR PROJECTS - OLD BUSINESS:

A - 039 - 2015 (Minor with Notice) Site Wall and Landscaping

Address: 176 Sunset Avenue

Applicant: 176 Sunset Avenue, LLC

Architect: KVL A Design, LLC

Project Description: Proposed new location for a site wall and landscaping along the southern property line for a townhouse with 2 residences.

At the July meeting, the project was not heard and a motion carried for deferral to the August meeting at the request of the architect.

Call for disclosure of ex parte communication

D. MINOR PROJECTS-NEW BUSINESS:

A - 045 - 2015 Modifications/Generator/Landscape/Hardscape

Address: 200 Emerald Lane

Applicant: Lorraine Slavin Trustee, Florida Land Trust No. 5152015 dated 5/5/2015

Architect: Oliver Cope

Project Description: Addition of new bay and terrace, relocation of existing generator, new generator wall, new front entrance door, new French doors in (2) locations within dining room, final hardscape and landscape.

Call for disclosure of ex parte communication

A - 046 - 2015 Landscape/Hardscape/Gates

Address: 300 Dunbar Road

Applicant: Peter May

Architect: Mario Nievera

Project Description: Remove existing loop driveway paving and gates and replace with new vehicular parking and circulation paving; remove portion of existing site walls. New walls and piers along Dunbar Road. Reduce hardscape around pool to replace with landscape. Proposed landscape changes.

Call for disclosure of ex parte communication

A - 047 - 2015 Grass System

Address: 436 Australian Avenue

Applicant: Kristen Kelly Fisher

Architect: Mario Nievera

Project Description: Proposed grass paving material system to replace existing concrete and brick drive in front yard.

Call for disclosure of ex parte communication

A - 048 - 2015 Awning

Address: 302 S. County Road

Applicant: Sweet Spot

Architect: None

Project Description: Pink awning and white stripes

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.