



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

MARCH 23, 2016

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

Ann L. Vanneck, Vice Chairman
Peter I. C. Knowles II, Member
Richard Sammons, Member
Martin D. Gruss, Member
Robert N. Garrison, Member
Alexander C. Ives, Member
Michael B. Small, Member
Maisie Grace, Alternate Member
John David Corey, Alternate Member
Betsy Shiverick, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. ELECTION OF OFFICERS

V. APPROVAL OF THE MINUTES FROM THE FEBRUARY 24, 2016 MEETING

VI. **APPROVAL OF THE AGENDA**

VII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

VIII. **PROJECT REVIEW**

A. **MAJOR PROJECTS-OLD BUSINESS**

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.

At the November meeting a motion carried to defer the variances, architecture and landscaping to the January meeting. At the January meeting a motion carried to defer this project to the February meeting at the request of the owner's attorney. At the February meeting, the motion carried to defer to the March meeting at the architect's request.

Applicant is requesting a deferral until the April meeting. Please note: this is the third applicant request for deferral.

B-122-2015 New Residence

Address: 201 Debra Lane

Applicant: 201 Debra Lane, LLC

Architect: Dailey Janssen Architects/ Roger P. Janssen

Attorney: Tim Hanlon

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

At the December meeting a motion carried to defer this project to the January meeting for restudy. At the January meeting a motion carried to defer this project to the February meeting for restudy. At the February meeting, a motion carried to defer to the March meeting for further study.

Applicant is requesting a deferral until the April meeting.

B-001-2016 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 280 North County Rd.

Applicant: 280 NCR, LLC

Architect: SKA Architect + Planner/Patrick Segraves

Project Description: New two story classical style home to be approximately 7,100 square feet. Home will consist of 5 bedrooms, 7 bathrooms, powder room, living room, dining room, kitchen, family room, loggia, and a three car garage with guest suite above. Final landscaping will be included.

At the February meeting, a motion carried to defer to the March meeting for a restudy.

Call for disclosure of ex parte communication.

B-004-2016 Demolition/New Residence

Address: 608 Island Dr.

Applicant: Denis P. and Annabelle G. Coleman

Architect: Dailey Janssen Architects/Roger Janssen

Project Description: Demolition of existing residence and construction of a new 2 story residence, pool, hardscape and landscape.

At the February meeting, a motion carried to approve the demolition. Another motion carried to defer the new residence project to the March meeting for further study.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-NEW BUSINESS

B-008-2016 Demolition

Address: 214-216 Sunset Ave and 219-231 Royal Poinciana Way

Applicant: T-3 Family Investments, LLC

Architect: Parker-Yannette Design Group

Project Description: Second time extension request for demolition of all existing improvements, outbuildings and appurtenances and landscaping removal. The basis for the second request is that litigation has been filed subsequent to Town Council granting Modified Site Plan Review #13-2014 with Special Exception and Variances. The Applicant is awaiting the outcome of that litigation.

Call for disclosure of ex parte communication.

B-009-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1050 N Ocean Blvd

Applicant: E. Hunter Beebe

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Demolition of an existing one story single family residence, one story guest house and pool. Construction of a new, two-story residence, 2 (two) one story accessory buildings, pool, landscape and hardscape.

Call for disclosure of ex parte communication.

B-010-2016 Demolition

Address: 515 N County Rd

Applicant: David Lifson/Manager of County Road Property, LLC

Architect: Lynn Bender

Project Description: Request demolition of all existing structures with exception of perimeter walls, columns, fences, access gates and small portion of main entry driveway. Existing perimeter vegetation to be preserved where feasible.

Remaining site vegetation shall be removed or relocated to buffers when feasible.

Call for disclosure of ex parte communication.

B-011-2016 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION W/ SITE PLAN REVIEW

Address: 250 Esplanade Way

Applicant: Mr. and Mrs. Patrick McGowan

Architect: Patrick W. Segraves/SKA Architect + Planner

Project Description: New two-story island-style home to be approximately 3,800 square feet. Home will consist of 4 bedrooms, 4 bathrooms, powder room, living room, dining room, kitchen, family room, loggia, and a two-car garage. Final landscaping will be included.

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. At the December meeting this project was deferred to the January meeting at the request of the

owner's attorney. At the January meeting a motion carried to defer this project to the February meeting at the applicant's request. At the February meeting, a motion carried to defer this project to the March meeting for further study.

Applicant is requesting a deferral until the April meeting.

A-001-2016 Modification

Address: 152 Dolphin Rd.

Applicant: Dr. Josef Huawiss

Architect: Michael J. Johnson

Project Description: New design proposal for entry door.

At the January meeting a motion carried to defer this project to the February meeting. At the February meeting, a motion carried to defer to the March meeting at the architect's request.

Call for disclosure of ex parte communication.

A-009-2016 Additions

Address: 630 Island Dr.

Applicant: Dr. Steven Gottlieb

Architect: Stephen T. Parker

Project Description: Addition of light fixtures at driveway entry columns, removal of vine on courtyard walls and garden walls, hedge species change at drive island, tree species change at southwest garden.

At the February meeting, a motion carried to deny the project and it needed to be returned to the original approved plan.

Applicant requesting reconsideration of portions of the application.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS-NEW BUSINESS

A-012-2016

Address: 2252 Ibis Isle West

Applicant: Andrew and Gail Marks

Architect: Gramatan Corporation

Project Description: Seeking approval to widen motorcourt gates from 12'-0" to 15'-6" to allow cars to turn into entry turn-around.

Call for disclosure of ex parte communication.

IX. OTHER BUSINESS

X. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

XI. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT

XII. 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.