



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

FEBRUARY 24, 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

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 JANUARY 27, 2016 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 - 114 - 2015 New Residence

Address: 204 Via Del Mar

Applicant: Via Del Mar, LLC

Architect: Peter Papadopoulos/Smith and Moore Architects

Project Description: new two story Mediterranean Revival residence with detached pool cabana on vacant lot. Final landscape and hardscape

At the October meeting this project was deferred to the December meeting at the architect's request. At the December meeting a motion carried to defer this project to the January meeting for further study. At the January meeting a motion carried to approve the Architecture and Landscaping as presented with the caveat they come back in February with different proportions and scale for the front door and the windows above the front door.

Call for disclosure of ex parte communication.

B - 116 - 2015 Addition/Modifications

Address: 425 & 431 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: SKA Architects, Patrick Segraves

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.

At the November meeting a motion carried to defer this project to the December meeting to accommodate the notification process. At the December meeting a motion carried to approve both the architecture and landscaping as presented with the exception of the detailing on the front doors and the piers in the front which are to be restudied and brought back to the Commission in January. At the January meeting a motion carried to defer this project to the February meeting.

Please note this project has been deferred to the March meeting at the architect's request.

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.

Please note this project has been deferred to the March meeting at the request of the architect.

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.

Call for disclosure of ex parte communication.

B-002-2016 Addition

Address: 1071 North Ocean Blvd.

Applicant: Maura A. Ziska, Esq. Kochman and Ziska, PA

Architect: Lang Design Group/John Lang

Project Description: Addition of driveway gates to previously approved hardscape and landscape plans.

At the January meeting a motion carried to defer this project to the February meeting for further study of the gates.

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-NEW BUSINESS

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.

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.

Call for disclosure of ex parte communication.

B-005-2016 Additions/Modifications

Address: 1332 North Ocean Blvd.

Applicant: Avery PB Realty Trust - Vickie Giardina

Architect: John M. Melhourn

Project Description: Construction of a new 3,300 square foot addition that will consist of: A guest wing and 4 car garage, aesthetic renovations to the existing residence, new windows, and detailing, new pool, hardscape and site walls.

Call for disclosure of ex parte communication.

B-006-2016 Demolition

Address: 232 Coral Lane

Applicant: Sydney Roberts Shuman, Diane Roberts Slocum and Gail Roberts Ashford, as Successor Trustees of the Sydney M. Lowndes Two Year Personal Residence Trust dated march 4, 2011

Architect: Smith and Moore Architects, Inc.

Project Description: Demolition of an existing 1 story residence, pool and hardscape.

Call for disclosure of ex parte communication.

B-007-2016 Revisions

Address: 530 South Ocean Blvd.

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

Architect: Smith and Moore Architects

Project Description: Revisions to a previously approved single family residence.

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.

Call for disclosure of ex parte communication.

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.

Please note this project has been deferred to the March meeting at the architect's request.

A-007-2016 Hardscape/Landscape Improvements

Address: 662 Island Dr.

Applicant: Jeffrey Walker

Architect: Mario Nievera/Keith Williams

Project Description: Front entry hardscape and landscape improvements.

At the January meeting a motion carried to defer this project to the February meeting for restudy and mitigation of some of the formality of the landscape.

Call for disclosure of ex parte communication.

D. MINOR PROJECTS-NEW BUSINESS

A-008-2016 New Hardscape/Landscape

Address: 353 El Brillo Way

Applicant: 353 El Brillo Way, LLC

Architect: Parker-Yannette Design Group

Project Description: New hardscape, landscape and landscape lighting.

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.

Call for disclosure of ex parte communication.

A-010-2016 Landscape/Hardscape Revisions

Address: 1900 South Ocean Blvd.

Applicant: Keith Frankel

Architect: Mario Nievera/Keith Williams

Project Description: Landscape and hardscape revisions as detailed since prior ARCOM approval of October 2013.

Call for disclosure of ex parte communication.

A-011-2016 Revisions

Address: 195 Via Marina

Applicant: Jill Glazer-195 Via Marina, LLC

Architect: Mario Nievera/Keith Williams

Project Description: Revised final pool shape and layout. Final design for vehicular gates.

Call for disclosure of ex parte communication.

VIII. OTHER BUSINESS

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.