



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

JANUARY 27, 2016

09:00 A.M.

The progress of this meeting may be 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 DECEMBER 10, 2015 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-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

At the September meeting a motion carried to defer this project to the October meeting. At the October meeting this project was deferred to the November meeting at the architect's request. At the November meeting this project was deferred to the January meeting at the architect's request.

Please note Staff recommends that this item be removed from the agenda.

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.

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.

Call for disclosure of ex parte communication

B-118-2015 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(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.

Please note this project has been deferred to the February meeting at the request of the owner's attorney.

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.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS

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.

Call for disclosure of ex parte communication

B-003-2016 New Guest House

Address: 175 Via Palma

Applicant: Mr. Jonathan Deitcher

Architect: MP Design & Architecture Inc.

Project Description: New one story guest house.

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.

Please note the applicant is requesting to defer the remaining items to the February meeting.

A-061-2015 Alterations

Address: 218 List Rd.

Applicant: Austin Willis

Architect: Michael J. Johnson

Project Description: Paint white, replace concrete tile roof with clay barrel tile and remove shutters.

At the December meeting a motion carried to approve the project as presented with the caveat that the roof material is brought back to the Commission in January for approval.

Call for disclosure of ex parte communication

D. **MINOR PROJECTS-NEW BUSINESS**

A-001-2016 Modification

Address: 152 Dolphin Rd.

Applicant: Dr. Josef Huawiss

Architect: Michael J. Johnson

Project Description: New design proposal for entry door.

Call for disclosure of ex parte communication

A-002-2016 Additions

Address: 550 Island Dr.

Applicant: Cornie and Richard Thornburgh

Architect: KVL A Design, LLC

Project Description: Driveway columns and lights added to front. Limestone border added to tabby driveway (stone border same as previously approved). Reconfigure equipment area, site wall extended and pool and a/c equipment shifted. Paved labyrinth in front deleted and area converted to lawn. Site coverage calculations adjusted to reflect net decrease of paved areas.

Call for disclosure of ex parte communication

A-004-2016 Modification

Address: 264 Country Club Rd.

Applicant: 264 Country Club Road, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Modification of previously approved north elevation (B-042-2013) Deletion of proposed transom window above entry door. Existing entry door is 8'-3" not 9'-0" as previously presented.

Call for disclosure of ex parte communication

A-005-2016 Addition

Address: 243 Ocean Terrace

Applicant: Mr. and Mrs. Douglas Durst

Architect: Paradelo Burgess Design Studio

Project Description: A hedge is being proposed along all 4 property lines to enclose from view any adjacent properties. A site/retaining wall along the entire property frontage is being proposed, the wall will match the height of the existing wall (not to exceed 4' in height from crown of road) located on the site of 1333 North Lake Way along Ocean Terrace.

Call for disclosure of ex parte communication

A-006-2016 Modifications/Additions

Address: 742 Slope Trail

Applicant: Mr. and Mrs. Marcelo Dorea

Architect: MP Design & Architecture

Project Description: Alteration to previously approved facade. New window surrounds, new front door, removal of pilasters and frames at parapet wall and two oval windows at front elevation to replace previously approved small windows.

Call for disclosure of ex parte communication

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.

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: 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.