



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

MAY 25, 2011

9:00 A.M.

WELCOME!

The progress of this meeting may be monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Live Meeting Audio" under the "Your Government" tab. 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:

Jeffery W. Smith, Chairman
Robert J. Vila, Vice Chairman
Kenn Karakul, Member
Nikita Zukov, Member
Ann L. Vanneck, Member
Henry Homes III, Member
Alex Hufty Griswold, Member
Martin D. Gruss, Alternate Member
Peter I. C. Knowles II, Alternate Member
Alexander C. Ives, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE APRIL 27, 2011 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 - 013 - 2011 New Residence

Address: 221 Jamaica Lane

Applicant: Licinio Cruz

Architect: Roger Janssen of Daily Janssen Architects

Project Description: Proposed new two-story residence with 4,051 air conditioned square feet with entry gate, pool, hardscape and landscape on vacant lot at 221 Jamaica Lane; Roof: white flat cement tile; Building Color: Off-white; Trim Color: White; Shutter Color: Black-Green

Please note that this project was heard at the April meeting and was deferred for re-study.

Call for disclosure of ex parte communication

B - 014 - 2011 Demolition of Guest House, Gates and Piers

Address: 854 S. County Road

Applicant: Joel Kasewitz

Architect: Roger Janssen of Dailey Janssen Architects

Project Description: Demolition of existing two-story guest house (3,384 total square feet, with 2,178 air conditioned square feet); New piers and entry gates for existing residence - entry piers to be stucco over CMU and the entry gates will be iron wrapped in cedar with iron details

Please note that this project was reviewed at the April meeting. The demolition was approved with the condition that the applicant provide photos of the interior spaces and exterior of the structure. The gate was reviewed, but deferred to the May meeting.

Call for disclosure of ex parte communication

B - 021 - 2011 Motorized Gate: exterior finishes; landscape/hardscape changes

Address: 1090 North Lake Way

Applicant: 1090 North Lake Way LLC

Architect: Thomas M. Kirchhoff, AIA, PA

Project Description: Replace existing cast stone cladding with travertine cladding. Limited hardscape and landscape changes. New motorized vehicular gate. Additional minor exterior finish revisions.

Please note that at the April meeting there was a motion to approve the stone choices, the landscape plan, and driveway plan, but to come back for further re-study of the gate, the panel above the front door, and the inserts in the railings.

Call for disclosure of ex parte communication

B - 023 - 2011 Demolition; Construction of new residence

Address: 445 Antigua Lane

Applicant: 416 Brazilian Avenue LLC

Architect: Roger Janssen with Dailey Janssen Architects, P.A.

Project Description: Demolition of existing residence, pool and hardscape; Construct new Island Colonial two-story residence, guest house, pool, hardscape and landscape; Roof: Cedar Shake; Building Color: white; Trim Color: buff; Shutter Color: white

Please note that at the April meeting, there was a motion to defer the project for further study of detailing of the facades, especially the lakeside facade. There was also a motion for approval of the demolition with the usual conditions for sodding and irrigating, plus a requirement for photo documentation of the interior and exterior.

Call for disclosure of ex parte communication

B - 025 - 2011 Additions and Renovations

Address: 256 West Indies Drive

Applicant: Mr. and Mrs. Peter Hicks

Architect: Carlos A. Bonilla with Bonilla Torregroza Architecture LLC

Original Project Description: One-story garage and entry porch additions; master and guest bedroom renovations

Updated Project Description: Addition of new one story entry porch, master bedroom suite and guest bedroom suite. Extension of existing kitchen and garage and general interior renovations. Also, a new 60kw generator.

Please note that this project was on the April agenda, but was deferred to May at the applicant's request.

Call for disclosure of ex parte communication

B. **MAJOR PROJECTS - NEW BUSINESS**

B - 027 - 2011 Gate

Address: 1226 North Lake Way

Applicant: Barbara J. Swanson

Architect: James Minges

Project Description: Installation of gate at service entrance constructed of pecky cypress to match existing

Call for disclosure of ex parte communication

B - 028 -2011 Parking lot lighting

Address: 2840 S. Ocean Boulevard

Applicant: Royal Saxon

Contractor: Sullivan Electric & Pump, Inc.

Project Description: Parking lot lighting changing from fluorescent light bulbs to metal halide and changing from 150 watts to 250 watts. The increase of lighting will help in security reasons.

Call for disclosure of ex parte communication

B - 029 - 2011 New residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 947 North Ocean Boulevard (includes 955 N. Ocean Blvd.)

Applicant: 1200 South Ocean Boulevard, LLC

Architect: Peter Zimmerman Architects Inc.

Project Description: Proposed is a single family two story dwelling totaling 17,370 square feet with attached two car garage situated on a double lot. The British Colonial style dwelling proposed will have a light yellow stucco facade and white trim with black shutters and a red clay tile roof. The project will include a tennis court, tennis loggia, and swimming pool. A final landscape and hardscape plan will be presented by Sanchez & Maddux.

Variance Information: The applicant is proposing to construct a new two-story residence containing 17,370 sq. ft. on two lots on the Atlantic Ocean. The project will also include a basement (non-habitable) of 7,171 sq. ft. and a below-grade tennis loggia of 888 sq. ft. There will be a generator with a capacity of over 100kw in the basement. The applicant is requesting a point of measurement variance, a building height variance, and a front yard setback variance.

Please note that the applicant has requested deferral to the June meeting.

B - 030 - 2011 Addition

Address: 614 Tarpon Way

Applicant: Violet Hill Development Ltd.

Architect: Ralph Cantin AIA

Project Description: Two-story addition on south (side) of house to match existing colors, materials and impact windows

Call for disclosure of ex parte communication

B - 031 - 2011 Facade & entry modification

Address: 232 Garden Road

Applicant: Michael & Kyle Han

Architect: Brower Architectural Associates

Project Description: Modification of front facade gable and entry

Call for disclosure of ex parte communication

B - 032 - 2011 New residence

Address: 210 Emerald Lane

Applicant: 210 Emerald Lane, LLC

Architect: Michael J. Johnson

Project Description: Construction of a 5,400 +/- sq. ft. two-story family residence. Roof: White concrete tile; Building Color: Yellow; Trim Color: White; Shutter Color: White Owner requests final approval of new home and the landscape plan.

Call for disclosure of ex parte communication

B - 033 - 2011 Porch modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 230 S. Ocean Blvd.

Applicant: John Cerialo

Architect: Jose Andrew Gonzalez, Gonzalez Architects

Project Description: Modify existing rear porch into loggia to match existing residence

Variance information: Applicant requests a lot coverage variance and a street side yard setback variance

Call for disclosure of ex parte communication

B - 034 - 2011 Demolition and New residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 760 North Ocean Boulevard

Applicant: Palm Beach Country Club

Architect: Youchak & Youchak, Inc.

Project Description: Demolition of an existing two-story 1,500 sq. ft. house (a/k/a 851 North Lake Way) and replace with a new 5,581 sq. ft. two-story house with pool and landscaping. New house roof: Cedar Shingle; Building Color: Sage; Trim Color: White/Sage. Demolition to commence after approval and issuance of permit.

Variance information: Applicant requests a front yard setback/building height plan setback variance and an angle of vision variance.

Call for disclosure of ex parte communication

B - 036 - 2011 Facade modifications

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 250 Royal Palm Way

Applicant: 250 RPW LLC (Anthony Cordasco)

Architect: Keith Spina, GS&P

Project Description: Refinish the exterior facades with a combination of new stucco and architectural precast concrete, including an architectural entry feature at the northwest corner. This feature is faced with stucco, architectural precast and a curtain wall glazing system. The ground floor lobby will be refinished and will include a handicap accessible new entry to the contiguous parking garage. A portion of the parking garage will be restricted to provide 2 handicap spaces resulting in a loss of 3 existing spaces.

Variance information: Applicant requests a setback variance for the front, east street side yard, and west street sideyard; a variance relative to the overall height; a variance related to the number of parking spaces in relation to the gross leasable area; a variance relative to the height of a building identification sign; and, a variance to allow a 2 ft. wide in-ground landscape strip along the walkways.

Call for disclosure of ex parte communication

B - 037 - 2011 Re-approval of new residence

Address: 264 Country Club Road

Applicant: JDM Investments, LLC

Architect: Keith Spina, GS&P

Project Description: Request for re-approval to construct a new two-story single family residence with two-car garage, pool and pool area trellis structures, including hardscape and landscape as previously approved in April 2010.

Call for disclosure of ex parte communication

C. **MINOR PROJECTS - OLD BUSINESS**

D. **MINOR PROJECTS - NEW BUSINESS**

A - 006 - 2010 Dormer Windows

Address: 1089 S. Ocean Boulevard

Applicant: Leonard and Lillian Schneider

Architect: Thomas M. Kirchhoff, AIA, PA

Project Description: Addition and deletion of dormer windows visible from street

Call for disclosure of ex parte communication

A - 007 - 2010 Addition to garage

Address: 263 El Pueblo Way

Applicant: Liza Pulitzer

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Addition of guest room/office and bathroom at existing garage to be approximately 400 square feet

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.