



TENTATIVE:
SUBJECT TO
REVISION

TOWN OF PALM BEACH

Town Manager's Office

SPECIAL TOWN COUNCIL MEETING

TOWN HALL
COUNCIL CHAMBERS-SECOND FLOOR
360 SOUTH COUNTY ROAD

AGENDA

NOVEMBER 4, 2015

9:00 AM

Welcome!

I. CALL TO ORDER AND ROLL CALL

Mayor Gail L. Coniglio
Michael J. Pucillo, President
Richard M. Kleid, President Pro Tem
Danielle H. Moore
Penelope D. Townsend
Robert N. Wildrick

II. APPROVAL OF AGENDA

III. APPEAL OF ARCOM DECISION, B-098-2014, 237 RIDGEVIEW DRIVE (PER LETTER DATED SEPTEMBER 3, 2014, FROM WILLIAM O. COOLEY)

John C. Randolph, Town Attorney

- A. Presentation by Appellant, William O. Cooley (10 minute limit)
- B. Presentation by Appellee, *Paul & Rita Rampell* (10 minute limit)
- C. Rebuttal by Appellant (Using time reserved from initial presentation)
- D. Consideration of Appeal by Mayor and Town Council

IV. ANY OTHER MATTERS

V. ADJOURNMENT

**SPECIAL TOWN COUNCIL MEETING
November 4, 2015
9:00 a.m.**

**APPEAL OF ARCOM DECISION, B-098-2014
237 RIDGEVIEW DRIVE**

RECORD

1. September 3, 2014 Appeal Letter from William O. Cooley
2. August 27, 2014 ARCOM Minutes
3. August 27, 2014 ARCOM Transcript
4. Correspondence
5. Documents Presented at August 27, 2014 ARCOM meeting
6. ARCOM Record file

RECEIVED

SEP - 3 2014

TOWN OF PALM BEACH
PZB DEPT

WILLIAM O. COOLEY
171 El Pueblo Way
266 Fairview Road
Palm Beach, FL 33480

Susan Owens, Town Clerk
Palm Beach Town Hall
360 So. County Road
Palm Beach, FL 33480

September 3, 2014

RE: Appeal of Architectural Commission Decision on item number 098-2014 to approve Construction of a new residence at 237 Ridgeview Drive, Palm Beach, Florida.

Dear Ms. Owens,

Pursuant to Section 18-177 of the Palm Beach Code of Ordinances, I hereby file this appeal with the Town Clerk to the action of the Palm Beach Architectural Commission, at their August 27, 2014 meeting, relative to their approval by a 4 to 3 vote of the construction of a new ultra-modern residence at 237 Ridgeview Drive, Palm Beach, Florida.

My wife and I own the property at 266 Fairview Road. Our lot is 300 west of the proposed modern home at 237 Ridgeview Drive. We have recently been approved by ARCOM for the construction of a traditional Palm Beach Mediterranean style home on our lot. Being 300 feet from the proposed home at 237 Ridgeview Drive we object to this ultra-modern style structure in a neighborhood of Palm Beach traditional homes. Approval of this aberration in this traditional neighborhood will render our ARCOM ordinance moot.

Section 18-177 states that in filing my appeal I must "...set forth alleged inconsistency or nonconformity with procedures or criteria set forth in this article or standards set forth in or pursuant to this Code."

To that end, I am citing inconsistencies and nonconformities to the Code, specifically:
Section 18-205 Criteria for building permit.

(a) (6) The proposed building or structure is not excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

c. Architectural compatibility. (emphasis added)

(7) The proposed building or structure is appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys). (emphasis added)

RECEIVED

2014 SEP 3 14:08 TOWN CLERK

Page 2.

Susan Owens, Town Clerk

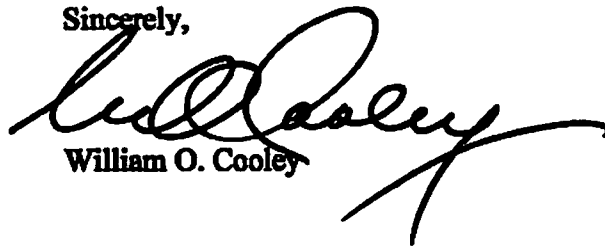
Referencing Section 18-205 (a) (6) and (7) of the Code; the proposed structure at 237 Ridgeview Drive is excessively dissimilar to any other existing structure within 200 feet, or for that matter, within blocks. It is not architecturally compatible with the structures within 200 feet, within the block, or within the neighborhood for that matter.

The approval of this ultra-modern structure in the center of a block, or for that matter in the center of a neighborhood, containing traditional Mediterranean style homes is in direct violation of Section 18-205 (a) (6) and (7).

If the Town allows this ultra-modern structure to be built in this traditional neighborhood, the Town will expose itself on at least two issues: (1) the Town will put its decision to deny the modern structure at 167 Seagate Road in jeopardy. In that decision the Town cited the fact that the Seagate structure was "too dissimilar" to surrounding structures. The 237 Ridgeview Drive design/structure is equal or more onerous and disruptive to the neighborhood than the Seagate design; (2) the Town will render its Architectural Review ordinance moot. If this type of dissimilar architecture is allowed, the ordinance will have been broken, and can never be enforced in the future. This action will render ARCOM irrelevant.

Enclosed is my check for \$320. I understand the appeal must be based on the record to date and it is not a de novo hearing so the pictures I have taken of the surrounding houses are not included. I would urge every member of the Town Council to drive the neighborhood and see for themselves that this proposed structure is excessively dissimilar from all houses in the neighborhood. Please advise me when this item will appear on the Town Council agenda. Thank you.

Sincerely,



William O. Cooley

Enclosure: check #7060

cc: Mayor and Town Council

Peter Elwell, Town Manager

John C. Randolph, Town Attorney

John Page, Director of Planning and Zoning

Paul Castro, Zoning Director

John Lindgren, Town Planner



MINUTES
ARCHITECTURAL COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 S. COUNTY ROAD, PALM BEACH

WEDNESDAY, AUGUST 27, 2014, 9:00 a.m.

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Cindy Delp, Secretary to the Architectural Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER: (09:02:00 a.m.)

Due to technical difficulties with the recording equipment, the meeting started a bit late. Chairman Vila called the meeting to order at 9:02 am.

II. ROLL CALL:

Robert J. Vila, Chairman	PRESENT
Ann L. Vanneck, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Richard Sammons, Member	PRESENT (arrived at 9:10 a.m.)
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT
Michael B. Small, Alternate Member	PRESENT
Alicia "Maisie" Grace, Alternate Member	PRESENT

Until Mr. Sammons arrived, Mr. Ives was a voting member.

Staff members present: John S. Page, Director of Planning, Zoning and Building, John C. Randolph, Town Attorney (for part of the meeting), John Lindgren, Planning Administrator, Paul Castro, Zoning Administrator (for part of the meeting), and Cynthia Delp, Secretary to the Architectural Commission.

III. PLEDGE OF ALLEGIANCE: (09:02:44 a.m.)

IV. ADMINISTRATION OF THE OATH OF OFFICE TO NEW MEMBER: (09:03:15 a.m.)

Mrs. Delp administered the Oath of Office to Mr. Garrison who will serve as one of the required architects on ARCOM.

V. APPROVAL OF THE MINUTES FROM THE JULY 23, 2014 MEETING: (09:05:15 a.m.)

MOTION BY MR. GRUSS FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

VI. APPROVAL OF THE AGENDA: (09:05:23 a.m.)

MOTION BY MR. KARAKUL FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Mr. Page referenced the voting conflict form filed by Mr. Karakul at the last meeting regarding the project at 241 Jungle Road.

VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:05:55 a.m.)

Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

VIII. OTHER BUSINESS: None

IX. PROJECT REVIEW: (09:06:10 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS: (09:06:13 a.m.)

B - 068 - 2014 Demolition and New Residence

Address: 225 Plantation Road

Applicant: Palm Beach Plantation LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: 1) Demolition of a two-story residence construction in 1954; and 2) Construction of new two-story 4,611 sq. ft. residence with its associated landscape and hardscape. Roof-White Flat Concrete Tile; Building Color-Light Blue; Trim Color-White

At the July meeting, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating within 30 days. A second motion carried to defer the project for re-study.

Call for disclosure of ex parte communication: Disclosures by Mr. Small and Ms. Grace

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Steve Parker, Parker-Yannette Design Group

Mr. Schreier presented a series of changes made to the plans since the July meeting: Window lites are now more consistent; added horizontal banding to mitigate verticality; held back the roof overhang so it does not jut out as far; simplified the roof configuration; widened the columns in the rear; reduced the number of lights on the north elevation; second floor windows lowered by 3"; changed fenestration on side elevation; and, changed how the chimney meets the roof.

Let the record show that Mr. Sammons had arrived and will vote relative to this project.

Mr. Parker continued with the landscape/hardscape plans. He indicated that the driveway opening has been reduced to 12 ft. at the street. Other design elements include: Low walls in the front with a walkway and a series of steps to welcome visitors; two small seating areas off French doors on front facade; large Coconut Palms in front; Montgomery Palms at front entry; Ligustrum along the street; supplementing existing Ficus hedges on the sides; 4 Sylvester Date Palms at pool; and, other plant material as presented.

Mr. Knowles commented that it would have been nice to see the difference between the proposal from last month vs. the revised plans presented today. He suggested that this might be a requirement moving forward. Staff noted that we already require a narrative of changes, but this can be added to the requirements of the ARCOM application.

Commission Comments: You have done a great job addressing our concerns; this will blend nicely into the neighborhood; noted that the landscape plans do not show the required walls around the generator site (Mr. Schreier stated that the architectural plans indicate the walls.); the palms on the west side are insufficient to create space and privacy for the neighbors...it's too open...fill in that side; questioning the adequacy of the rear landscaping...nothing there to break up the roofline; and, need some taller trees/plants at the garage.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, WITH THE ADDITIONAL LANDSCAPE CHANGES AND ADDITIONS.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

[B - 081 -2014 Addition and Renovation](#)

Address: 226 Via Linda

Applicant: Andrew Thomka-Gazdik

Architect: Rafael Rodriguez

Project Description: Addition and renovation to the existing residence located at 226 Via Linda. Work includes 681 sq. ft. of additions, new roof, doors and windows. Site development includes new driveway and walks, new pool deck and landscaping.

At the July meeting, a motion carried for approval of the landscape and architecture as presented, but come back with a re-study of the front entry, and remove the garage overhang.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Rafael Rodriguez

Mr. Rodriguez returned to ARCOM with revised plans in response to comments made at the last meeting relative to the entry feature and the roof overhang. The entry feature has been revised to a hipped roof with two wooden columns. The roof overhang, which had been over the garage door, has been eliminated. Some additional revisions were made as well: Added decorative single leaf shutters on the east elevation; added a window on the east elevation; and, set back portion of west elevation.

Commission Comments: Looks good...you've cleaned it up; design cries for a wider and stronger front door; suggestion for a 3 ft. door with 1 ft. sidelites on each side; confused by shutters on the east elevation...inconsistent; and, confused by variety of shutters which are not tied to function...design begs for uniformity.

MOTION BY MR. KARAKUL FOR APPROVAL WITH THE CHANGES AT THE FRONT DOOR.

At this point there was discussion about the front facade shutters, and a comment that they may be erroneous as designed.

**MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

[B - 083 - 2014 Demolition](#)

Address: 249 Orange Grove Road
Applicant: Orange Coin Holdings LLC
Architect: John M. Melhorn Architect, AIA
Project Description: Demolition of existing single story residence

At the July meeting, the project was not heard, and was deferred to the August meeting at the request of the architect.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Gary Clayton, John M. Melhorn Architect

Mr. Clayton provided the demolition report for this one-story residence, built in 1950, which is in fair to poor condition. As for existing landscaping, the perimeter hedges, a large Banyan and some cabbage palms will be retained. Several other existing trees (9 palms, 1 pine and 2 deciduous trees) will be removed and stored at a nursery (Armstrong Landscape) to be re-used for the new construction to come.

Mrs. Vanneck stated that she would like to have an inventory of what will be removed from the lot, since the previous owner was a master gardener. She felt the landscape demolition plan submitted was not complete.

**MOTION BY MR. GRUSS TO APPROVE THE DEMOLITION AS PRESENTED.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

[B - 089 - 2014 Addition](#)

Address: 217 Via Linda
Applicant: Edwin and Linda Phelps
Architect: SKA Architect + Planner, Patrick W. Segraves
Project Description: Second story addition of approximately 1,000 square feet to existing one-story home

At the July meeting, a motion carried to defer for re-study to see if there is a more mitigating way to do it within the neighborhood and with the neighbors and just visually, and add more interest, and look for a way to avoid popping up with a second story.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

Mr. Segraves responded, with revised drawings, to the commission's comments at the last meeting regarding this two-story home in a predominantly one-story neighborhood. He showed photos of surrounding properties, some of which are two-story homes. Changes since last month include: Decreased the height of the house by 1 ft. 4"; added quoins to match those on the first floor; added windows on the east elevation; other fenestration changes; and, added Travelers Palms and Fishtail Palms to buffer the house from the neighbors.

Commission Comments: Glad the roofline is decreased; placement of octagonal second floor window is odd...perhaps lower it and add banding; you did a good job avoiding the "pop up" problem by lowering it and adding the quoins.

**MOTION BY MR. GARRISON FOR APPROVAL WITH THE OCTAGONAL WINDOW CENTERED IN THAT SPACE ON THE SECOND FLOOR.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

[B - 090 - 2014 New Residence](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Seaview Avenue

Applicant: Coral Beach Corporation

Architect: Ralph Cantin AIA

Project Description: New 2-story residence with white exterior stucco, white flat concrete roof tiles, dark grey windows and doors, with final landscape and hardscape.

At the July meeting, a motion carried to defer (to the August meeting) to re-study the design, siting, massing and landscaping, and look to Classic architects in the town, like Shoumate and Major, and Major Alley came to mind, and even what Mr. Sammons did with a house on Clarke Avenue a few years ago.

Call for disclosure of ex parte communication: Disclosures by all members

ARCHITECTURAL PRESENTATION BY: Ralph Cantin and Joe Brennan
ATTORNEY PRESENT: Frank Lynch

Mr. Cantin began with a brief explanation of the variances required. He explained that since the last meeting, the design has been "totally flipped" in response to the neighbor to the east. Now the driveway and generator are located on the west side of the property. Last month, there was a comment that the house was too long. To mitigate that, the massing has been revised.

Mr. Brennan identified himself as the design architect. He stressed the fact that this is a very large lot. Having visited with the neighbors, he testified to the opinions of several of the neighbors

relative to this project. Mr. Brennan repeated that the look of the house has been changed substantially in response to the objecting neighbor and ARCOM's comments last month.

Mr. Lindgren read several letters/e-mails into the record: (1) Letter from Burt C. Oliver III, 167 Seaview Avenue opposed to the project; (2) letter from Nancy Beach Bhargava, 140 Seaview Avenue, opposed to the project; and (3) an email from John Beach opposed to the project.

Commission Comments: The south elevation is primarily glass...in South Florida with no shading?; issue with how the limestone joints are reflected in the plans; it is "scaleless"; part of our duty is to enforce the code which seeks "charm" for Palm Beach...Palm Beach is not Miami; no problem with the one-story part; if you take away the tree, the two-story part looks like an afterthought; the two-story part lacks charm, and does not fit with the one-story part; do a better job on the two-story part; the front is so plain; we should have before and after drawings; explain the variances (Mr. Cantin & Mr. Lynch obliged); this is an improvement over the first proposal, but the different roof style and windows lack harmony; look for more consistency in roof styles; this is a very difficult street; there is a significant issue about the harmony of this project relative to style; this house will be significantly taller; big change since last time, but the two-story part is quite massive; height of two-story portion is the issue; suggest you take off the proposed roof and make it a flat roof; flipping the house is very positive; your other house on Chilean had greater charm and respect for the street, but you have not achieved the same objective here.

**MOTION BY MR. KARAKUL TO DEFER (TO SEPTEMBER) FOR RE-STUDY.
MOTION SECONDED BY MR. SAMMONS.**

Commission Comments: Great that you flipped it; concern with Palm Beach charm; you have to consider the fenestration, especially along the street facade...it is not charming as is; consider pastels...this is grey...the opposite of Palm Beach; this is a minimal house, but there is no clarification as to what the materials really are; a house like this needs to be done at a very high level.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Chairman Vila called for a short recess from 10:24 a.m. to 10:37 a.m.

B. MAJOR PROJECTS-NEW BUSINESS: (10:37:00 a.m.)

B - 087 - 2014 Generator and Miscellaneous Changes

Address: 1485 Via Manana

Applicant: Axel Ulrich

Architect: SKA Architect + Planner, Patrick W. Segraves, A.I.A.

Project Description: Add generator and wall to west side of existing home in front setback, change roof material from barrel tile to concrete tile, add cast stone parapet and add cast stone band around doors and windows

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

Mr. Segraves stated that the Town Council has denied a variance requested for the generator as described above. That portion of this project is therefore eliminated. The remainder of the project is as described above.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

[B - 091 - 2014 Time Extension](#)

Address: 50 Blossom Way

Applicant: PBH LLC

Architect: Smith Architectural Group Inc.

Project Description: A time extension for a period of one year of 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: Disclosure by Mr. Small

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

[B - 092 - 2014 Demolition](#)

Address: 200 South Ocean Boulevard

Applicant: David and Becky Gochman

Architect: Peter D. Moor, Moor & Associates, Architects, P.A.

Project Description: Proposed project includes demolition of two separate structures that comprise a single family residence at 200 South Ocean Boulevard. Site will be left sodded and irrigated. The residence is not landmarked, nor are any plant species on site.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Peter D. Moor, Moor & Associates, Architects

Mr. Moor provided the demolition report related to the demolition of the house and guest house/garage/cabana, built in 1920 in the Mediterranean Revival style. The structures are in good condition. As for the existing landscaping, the Australian Pine and Seagrape hedges will be retained to provide buffers to the west and south.

Many members expressed their regret to have no choice but to approve demolition for this project. Hopefully, some of the interior finishes and paneling will be saved and re-used.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. VILA OPPOSED.

[B - 093 - 2014 New Residence](#)

Address: 152 Dolphin Road

Applicant: Dr. Josef Huainigg

Architect: Robert L. Bell/Architect PA

Project Description: New two-story residence in the International Style with landscape and hardscape. Building and Trim Color-White; Roof-single ply flat roof with parapet

Call for disclosure of ex parte communication: Disclosures by several members

Mr. Randolph advised the members to routinely elaborate on their ex parte communications.

ARCHITECTURAL PRESENTATION BY: Robert Bell, Architect

Mr. Bell presented the project in accordance with the submitted plans and as described above. He explained that his Austrian clients want a home designed with a Classical European flavor. Design elements include: Side loaded garage; pool and generator in rear; perimeter wall going all the way around the property; add 3 ft. high wall with landscaping in the front of the property; beige smooth limestone slabs surrounding the recessed entry; banding around windows; white pea gravel driveway; and, anodized bronze window frames.

Commission Comments: Where does the second story fall on top of the first story?; a very incomplete presentation and set of drawings; with minimalism, it must be exacting; the entire south elevation is glazed with no shading; it does not work...does not fit in with the neighborhood; inclined to defer or deny; style doesn't fit; there is a way that the style might fit with some severe re-study of the second floor; troubled when we do not see all of the details in a presentation; defer or deny; very problematic design for the neighborhood; too dissimilar: this style needs to be in a park setting.

Mr. Lindgren read two e-mails into the record in opposition to the project...one from Jeff and Katy Amling and one from Joanne Paladino, 148 Seagate Road.

**MOTION BY MRS. VANNECK TO DEFER TO THE SEPTEMBER MEETING FOR COMPLETE RE-DESIGN AND RE-STUDY.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

[B - 094 - 2014 Addition](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 210 Orange Grove Road

Applicant: Mrs. Alice Ruther and Mr. Ron Alvarez

Architect: MP Design & Architecture Inc.

Project Description: Addition of one story garage to existing residence. All finishes to match existing house.

Please be advised that staff recommends that this project be removed from the agenda.

**MOTION BY MRS. VANNECK FOR REMOVAL FROM THE AGENDA PER STAFF INSTRUCTIONS.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

Mr. Page stated that staff will determine whether this will be re-advertised and brought back at a later date. There are some permitting abnormalities which must first be resolved.

[B - 095 - 2014 Addition](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 120 Jungle Road

Applicant: Jungle Road LLC

Architect: MP Design & Architecture, Inc.

Project Description: Existing tower terrace consisting of 200 square feet to be enclosed as part of existing tower.

Call for disclosure of ex parte communication: Disclosures by Mr. Small and Ms. Grace

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska explained the variances requested (for building height plane and gross floor area related to the tower) to enclose the existing 3rd floor balcony off the tower. The balcony or tower terrace is mostly unusable as is. Mr. Perry presented the project in accordance with the submitted plans and as described above. He stated that the details of the enclosure will match the details of the existing house.

Commission Comments: An L-shaped tower is awkward; how about an enclosed pergola structure?; it is hard to believe it is not landmarked; when you see the other terraces here, it was intentional in the original composition of the building; is this an improvement?...no, it is a detraction...it weakens the overall composition.

MOTION BY MR. GARRISON TO DENY THE ADDITION AS IT IS A DISTRACTION.

Mr. Randolph interrupted to advise that if there is a motion to deny, it must set forth the criteria in the code that are not met.

Ms. Ziska and Mr. Perry requested a deferral instead, to allow time to confer with their client.

MOTION WITHDRAWN BY MR. GARRISON.

AT THE REQUEST OF THE APPLICANT'S REPRESENTATIVES, MOTION BY MRS. VANNECK TO DEFER TO THE SEPTEMBER MEETING WITH THE STRONG SUGGESTION THAT THIS DOES NOT COME BACK IN THIS FORM.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

[B - 097 - 2014 Demolition](#)

Address: 535 S. County Road

Applicant: Joel and Angela Glazer

Architect: Chuck Yannette, Parker Yannette

Project Description: Demolition of existing single family residence and appurtenances, except perimeter wall; removal of landscape material, except perimeter landscaping; sod and irrigate.

Call for disclosure of ex parte communication: Disclosures by Mrs. Vanneck and Mr. Small

ARCHITECTURAL PRESENTATION BY: Attorney Frank Lynch

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker-Yannette Design

Mr. Lynch, on behalf of the Glazers, provided a demolition report for this two-story frame residence, built in 1937 with no architect of record. The property was considered in 2000 by the Landmarks Preservation Commission for landmarking, but was turned down. Mr. Vila asked that the photos of this “perfectly beautiful Monterey style house” be shown on screen. Mr. Vila asked Mr. Lynch to characterize the condition of the house, to which Mr. Lynch responded: “very good”. Chuck Yannette stated that the landscape is also in very good shape. He indicated that the plan is to retain as much landscape material as possible, but to remove that which is adjacent to the structures being demolished and any invasives.

MR. SAMMONS: “THIS IS AN UNTENABLE SITUATION WHERE WE HAVE TO APPROVE THINGS WHICH WE KNOW ARE WRONG, SO I REGRETFULLY SUPPLY THE MOTION TO APPROVE THE DEMOLITION OF THIS WONDERFUL HOUSE.”

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED 5-2, WITH MR. VILA AND MR. GARRISON OPPOSED.

[B - 098 - 2014 Demolition and New Residence](#)

Address: 237 Ridgeview Drive

Applicant: Paul & Rita Rampell

Architect: Smith Architectural Group

Project Description: Demolition of existing one story residence. Construction of new two story 3394 sq. ft. residence with pool, landscape, hardscape and site lighting. Building Color-White; Roof-Flat

Call for disclosure of ex parte communication: Disclosures by all members

ARCHITECTURAL PRESENTATION BY: Jeffery W. Smith

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Smith explained that the Rampells are upset that their entire street has been redeveloped and built up causing their home to flood. Mr. Smith provided the demolition report for the existing one-story Ranch, built in 1954. There are no historic trees on the property.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Mr. Smith continued with the new house in accordance with the submitted plans and as described above. The goal of the project was to preserve as much green space as possible and to create a garden-like setting for a modestly sized home on the lot, which is small in comparison to the newer homes being built on the street. Design elements include: Contemporary two-story home, with one-story portions, surrounded by tall hedges; coquina stone walls; clear anodized aluminum finish windows; glass balconies.

Commission Comments: This house does not fit into the neighborhood 18-205 (5) (b); very modern and does not fit 18-205 (4) ; be careful not to misinterpret the code...there is room for Contemporary design...it is more about finishes and scale and the way it fits onto the lot...they have the support of their neighbors; the design is respectful to the surrounding houses and neighborhood...it is not overwhelming and “in your face”...not “excessively dissimilar.”; excellent design, but it looks like a house that cars live in because the only thing you see from the street is the garage; can you reduce the driveway opening to 12 ft.?; the front facing garage is an issue...you have a blank slate...change the position of the garage; make it more charming...too austere for the neighborhood; we approve many front facing garages; change the landscaping...perhaps pavers with grass between and a smaller curb cut; and, elegant design which is nicely small.

Mr. Lindgren read several letter/e-mails into the record: (1) Letter of support from David J. Thomas III; (2) letter of support from Constance Thomas; (3) e-mail in support from Brian and Jane Hurley at 210 Ridgeview Drive; (4) e-mail in support from Chris Condon at 236 Fairview Drive; (5) e-mail in opposition from Dr. Maurice Belkin; (6) e-mail in support from Nicholas Coniglio; (7) e-mail in support from the Whitakers, 234 Ridgeview; and (8) another e-mail from Dr. Maurice Belkin expressing concerns relative to the proposed removal of a Royal Palm.

Mr. Vila stated that because one of the letters references 167 Seagate Road, he felt obliged to draw a distinction between that project and this one. The 167 Seagate site was very oriented toward North Lake Way and was also of a much larger volume.

Keith Williams continued with the landscape/hardscape plans. He first stated that the Royal Palm tree mentioned in Dr. Belkin’s letter will remain in its existing location. Other design elements include: Hedges to remain on the east, west and north sides; minimalist landscape plan to create garden views of open green lawn and green walls; flat and clean; little hardscape; and, 37 ft. x 8 ft. pool. Mr. Williams agreed to reduce the driveway apron and add more landscape at the garage area.

MOTION BY MR. GRUSS TO APPROVE THE DESIGN AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 4-3, WITH MRS. VANNECK, MR. KNOWLES AND MR. GARRISON OPPOSED.

[B - 099 - 2014 Demolition and New Residence](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1053 N. Lake Way

Applicant: Mr. & Mrs. Naveja-Diebold

Architect: MP Design and Architecture, Inc.

Project Description: Demolition of existing residence. New two-story residence, guest house, pool, landscape and hardscape. Building Color-Off White; Trim Color-White; Roof-Light Grey Flat Cement Tile

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design and Architecture

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Perry provided the demolition report for this residence, built in 1966, which he stated was in poor condition. All of the perimeter Ficus on the north and east property lines will remain, along with the Royal Palms (some may be relocated).

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION AS PRESENTED WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

Mr. Perry presented the new house plans in accordance with the submitted plans and as described above. He discussed the two variances necessary for this project for rear setback and angle of vision. Design elements of the new residence include: British West Indies style; one and two story elements; two car garage facing Laurian Lane; guest house facing Laurian Lane; guest house connected to garage via breezeway; pool located between main house and guest house; white stucco with flat grey roof tiles.

Mr. Williams continued with the landscape/hardscape. Design elements include: Retain east perimeter hedging, but remove Ficus on north and south sides; re-use Royal Palms in the front of the house to help screen the guest house; design goal to create clean gardens; incorporate garden rooms; many trees; cast stone driveway apron flanked by loose gravel; 8 ft. tall Cocoplum hedges along the west side; dining room terrace; vegetable/herb garden; citrus grove off the garage; service drive off Laurian Lane; pool centered between the buildings; and, added more screening at the guest house.

Mr. Perry noted that the address of this house will be changed to a Via Marila address, but the variances will still be necessary.

MOTION BY MRS. VANNECK THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Commission Comments: The guest house is a little too tall...top heavy...concern regarding comparison of guest house to main house and neighboring homes; question the safety aspects of the second story balcony on the west elevation at the children's rooms; the fenestration is "all over the map"...changing window widths; detailing is lacking; like the plan, but thinly detailed; thin portico in front; with regard to proportion and detailing, it is not there yet; problem with fenestration; problem with north elevation porch and balcony on the side; there is room for improvement here; on the east elevation, a lot of the second story is visible...add more buffering; it is important that there is a buffer between the house and North Lake Way using a variety of heights...no landscaping intersects the roofline.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED, "IF THE ARCHITECT WANTS TO TAKE SOME OF THE POINTS THAT WE RAISED SERIOUSLY HE WILL, AND IF HE REGARDS IT AS NIT-PICKING , HE WILL ALSO, BUT I THINK THIS DESIGN IS GOOD ENOUGH."

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Vila declared a one hour lunch break at 12:13 p.m. The meeting resumed at 1:15 p.m.

B - 100 - 2014 Additions and Renovations

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Royal Palm Way

Applicant: 160 Royal Palm, LLC

Architect: RAR Architect, Inc.

Project Description: Additions and renovations to previously approved Palm House Hotel project

Prior to the review, Mr. Vila noted that this project has been ongoing for years; that it has experienced a number of changes to the design and the development team; and, that a number of changes have been built without permits and/or approvals.

Call for disclosure of ex parte communication: Disclosures by several members

ATTORNEY FOR THE APPLICANT: Gregory Kino

ARCHITECTURAL PRESENTATION BY: Raphael Rodriguez, Architect

LANDSCAPE PRESENTATION BY: Tim Johnson, Fernando Wong Outdoor Living Design

OTHERS WHO TESTIFIED FOR THE APPLICANT: Jim Mauer, Managing Director of the Palm House, Inge Moore, HBA London, Gordon Campbell Grey, Chairman, Campbell Grey Hotels

OTHERS WHO TESTIFIED: Jorge Sanchez, 140 Royal Palm Way

Mrs. Vanneck asked staff to request Mr. Elwell, Town Manager, to look into the actions of the architect, the builder and Town Staff with respect to this project. Mr. Randolph responded that Staff has looked into that and will continue to do so and report back to the Town Council.

(Let the record show that Mr. Karakul arrived back to the meeting at 1:30 p.m.)

Mr. Grey testified to his desire to do “something amazing” at the hotel and get it open as soon as possible. He pledged to resolve remaining issues and move forward.

Mr. Kino spoke to the multiple variances requested for the project: Technical variances pertaining to garage addition, variances with no physical modifications, front and rear setback variances for awnings and structures, and variances pertaining to the third floor roof deck use for outdoor dining (The Sunset Deck), to accommodate 39 outdoor dining seats, a bar/beverage station, decorative open trellis, enclosed stair, elevators, and storage room and a deck expansion. He mentioned that the applicant is under contract to purchase two of the properties to the south of the hotel property. These property owners to the south had been the ones who raised most objections relative to the hotel renovation. Mr. Kino did not have any information as to the projected use of those two properties in the future.

Mr. Rodriguez presented the project in accordance with the submitted plans. His comments were supplemented by comments from Inge Moore, HBA London, Interior Designer. Ms. Moore discussed the pink color choice for the hotel, the color which exists on the building. Mr. Rodriguez explained that some of the changes being requested are a result of the new hotelier’s review of the previous plans; i.e., that the previous plans were not conducive to a viable hotel. Mr. Rodriguez reviewed the following changes: Changes to the north elevation (white and grey

striped awnings added above the third floor cantilevered balconies; new front door design (wrought iron and glass - much more ornate for a grand hotel arrival experience); new secondary lobby entry design; rooftop features (seating for 39 people, stair enclosure/storage unit and two elevator enclosures and wood trellis); and awning over the second floor porte cochere at the north dining terrace); ...

Let the record show that Mr. Sammons left the meeting at 1:55 p.m. Mr. Ives will vote in his stead.

Members called attention to the difference in the height of the parapet, “approved” vs. “proposed” on Page 7 of the plans. Though there is an obvious visual difference, Mr. Rodriguez responded that the “approved” plan is in error, and the “proposed” version is correct and is as the parapet exists. The parapet is 3 ft.-6 in. above the finished floor.

A discussion started relative to “use” of spaces at the hotel. Mr. Randolph quickly advised that ARCOM is to remain focused upon the review of the architecture only.

... changes to east elevation (balconies enclosed; balustrade added over Function Room; fenestration changes at Function Room; increase size of Function Room by 1500 sq. ft. to add finishing kitchen, backstage area and a green room; parapet wall to shield a/c equipment from neighbors); changes to south elevation (elevator up to spa deck, along with stair enclosure; cabanas moved to rear property line; new men’s pool bath; site changes (free-form pool changed to rectangular pool; white and grey awnings at entrances to Function Room; soft grey paving; Function Room restrooms).

Mr. Castro discussed some of the zoning aspects of this project.

Gordon Campbell Grey stated that they are trying to create a sophisticated hotel, but one that is inclusive of all ages, a “fun place, but not a loud music place”, and one that is affordable and accessible. He wants it to be a little gem or masterpiece. The requested changes are necessary to make the hotel successful.

Commission Comments: The rooftop use is dictating the need for elevators and variances...is there any way to mitigate it?; concern with the number of pop-ups on the roof; great improvement; happy with overall concept; the caliber of detailing has been elevated; the use of the awnings can be very effective; technically, this will enable a successful hotel which is important to the town; the additional pop-ups will not hurt the aesthetics of the building and are mitigated by the ambience created; the height of the roof is being driven by the elevator machinery...there are elevators that do not require anything above the roof; the colonnade to the west of the front door should be arches; the color of the building might be more pink; my compliments...you did an excellent job of taking something that was poor and making it much better; you are enhancing the beauty of the project and the neighborhood; this is a commercial street and this project is needed on South County Road; we have been looking at that section of County Road with nothing but closed shops...it can be a watershed moment when you do get it up and running and you do have an impact on that part of town.

Jorge Sanchez, 140 Royal Palm Way, longtime neighbor of the hotel, discussed his concerns related to the project as they relate to privacy and noise issues. He stated he is totally opposed to the applicant breaking a prior agreement with the Town Council by placing a sun deck above the Function Room. Mr. Lindgren read an e-mail from Mr. Sanchez into the record with similar

concerns. Discussion began with suggestions as to how to mitigate the situation for Mr. Sanchez. Mrs. Vanneck noted also that the a/c units are now on the east side and will likewise affect Mr. Sanchez.

Tim Johnson, Fernando Wong Outdoor Living Design, presented the landscape/hardscape showing a plan with clean, simple lines. He listed the plant material proposed along with fountains in the front of the property. The applicant was asked to provide sound attenuation with respect to Mr. Sanchez's concerns.

Mr. Vila asked Mr. Johnson specifically about the whether the applicant is going to remove the Medjool Date Palms and replace them with the appropriate Coconut Palms within the landmarked streetscape. Mr. Johnson responded that they will make this change.

It was noted that the plunge pools, previously approved, have been omitted from the plans. Mrs. Vanneck discussed the courtyard which would not support grass. Chairman Vila suggested that succulents in trays might be utilized instead, with stepping stones inserted between the plants. Mrs. Vanneck called attention to the fact that there is artificial turf between the fountains in the front. Mr. Castro stated that if plants were approved there before, a landscaped open space variance would be needed to keep the artificial turf in these locations. Mr. Johnson responded that they would be happy to plant grass to replace the artificial turf, and thereby avoid another variance request. Mrs. Vanneck also recalled that there was an agreement to provide more hedge height on the east property line. Mr. Johnson stated that they will comply with that request and will work with Mr. Sanchez toward his satisfaction.

MOTION BY MR. IVES THAT IMPLEMENTATION OF THE VARIANCES (RELATED TO THE ARCHITECTURE) WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED.

MOTION BY MRS. VANNECK TO DEFER THE LANDSCAPING TO THE SEPTEMBER MEETING, UNTIL THE FRONT IS RESOLVED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

There was further discussion relative to past approvals and suggestions for the sun deck over the Function Room.

MOTION BY MR. IVES TO APPROVE THE ARCHITECTURE WITH WHAT WOULD BE THE SOUTHEAST CORNER WHERE THERE IS A PROPOSED SPA DECK AND PARAPET AND ELEVATOR...THAT ONE SECTION AND AREA TO BE DEFERRED (TO SEPTEMBER) AND RE-STUDIED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED, CITING SECTION 18-205 a (2).

The applicant was advised that a deeper pink is requested for the exterior color.

Let the record show that there was a short recess from 3:00 to 3:10 p.m.

B - 101 - 2014 Partial Demolition, Remodel & Addition

Address: 710 S. County Road

Applicant: Joan Granlund

Architect: M. Mark Marsh, Bridges Marsh and Associates

Project Description: Demolition of existing two-story garage wing, existing pool and hardscaping. Remodel of existing main house in Island Style with addition of new two-story garage wing, tennis court, new pool, new landscaping and hardscaping. Building Color-Ecru; Trim Color-White; Shutters-St. Lucia Teal; Roof-Mont Pelier Green flat clay tile

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh and Associates

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Marsh presented the project in accordance with the submitted plans and as described above. In addition to the project description listed above, other design elements include: Changed front entry and defined it; trellis between front door and garage across front facade; garage moved further to the south; change garage door style; fenestration changes; split shutter details; change roof tiles to grey/green; new Tischler windows; change to some rooflines to make more casual; new cupola; change guest house hip to gable; and, change to balustrade. The changes were visualized in the video presentation.

Commission Comments: Sensitive and well thought out way to preserve a house; doing a great job...the shutters, cupola and other touches are the key to its success; detailing is really great...terrific renovation; and, questioning the oval windows at the front door.

**MOTION BY MR. IVES FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

John Lang continued with the landscape/hardscape with design elements to include: Adding tennis court on the north side; new smaller, simple lap pool; change configuration of driveway; change orientation as you come through the gate; add coquina wall between casita and tennis court; owner wants open lawn and palm area at the tennis court; plan shows 56% green space; relocate large Banyan to the south side of the driveway to provide an arch; and, other landscape material as presented. Mr. Lang noted that the neighbor to the north is concerned with privacy issues and is requesting a 12 ft. Podocarpus hedge to be planted as soon as possible.

Mr. Lindgren read an e-mail into the record from Marilyn Bardes, who requests that a Podocarpus hedge be planted along the north wall immediately.

The applicant noted that a tennis pavilion and the front gate will be brought back to ARCOM.

**MOTION BY MR. GARRISON FOR APPROVAL OF THE LANDSCAPE AS
PRESENTED, WITH THE PAVILION AND THE FRONT GATE TO COME BACK AT A
FUTURE DATE ON A NEW APPLICATION.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

[B - 102 - 2014 Window Replacement](#)

Address: 2505 S. Ocean Boulevard

Applicant: The President of Palm Beach Condominium

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Replace existing kitchen and bathroom windows in all units with impact windows.

Staff has been advised that this project may not be heard at this meeting. The project may either be withdrawn or deferred to a date certain.

Mr. Lindgren stated that the applicant has requested a deferral to November. He explained that the windows are not owned by the condominium, but are instead individually owned. As such, the condo did not have legal authority to submit the application.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

[B - 103 - 2014 Addition](#)

Address: 583 East Woods Road

Applicant: Mr. and Mrs. Albert Togut

Architect: MP Design & Architecture Inc.

Project Description: One story garage addition of additional 338.5 sq. ft. to existing house. All finishes to match existing house.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture Inc.

Mr. Perry explained that a variance for this project has already been approved by the Town Council. The property owner requests a two-car garage along with additional living area for elderly parents. Hardscape at the driveway has been decreased, thereby increasing green space.

Commission Comments: Jarring to have gable end of the garage in the front of the house; it would be nice to turn the garage; decrease the width of the driveway to 12 ft. and use landscaping to canopy over the garage; and, can you turn the garage so the doors face south?

MOTION BY MR. KARAKUL TO ACCEPT FLIPPING THE ROOF AROUND AND NARROWING THE ENTRANCE.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

[B - 104 - 2014 Gates](#)

Address: 134 Casa Bendita

Applicant: Casa Bendita Irrevocable Trust

Architect: SMI Landscape Architects

Project Description: Addition of 6 ft. ht. staff parking gates, within property

Call for disclosure of ex parte communication: Disclosures by several members

LANDSCAPE PRESENTATION BY: Jorge Sanchez, SMI

Mr. Sanchez presented the new gate at the staff parking area, constructed of a trellis-like Azek material to match those in the rear of the property.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

[B - 105 - 2014 Storefront Renovation](#)

Address: 225 Worth Avenue

Applicant: Kate Spade New York

Architect: TPG Architecture, LLP

Project Description: Partial demolition of existing storefront and construction of new. Stone in-fill to match existing material. Removal of existing half-moon awning and replace with new rectangular fabric awning. New doors and associated hardware, new signage and lighting.

Call for disclosure of ex parte communication: Disclosures by Mr. Ives and Mr. Small

ARCHITECTURAL PRESENTATION BY: Amy Sciorra, TPG Architecture

Ms. Sciorra presented the project in accordance with the submitted plans and as described above for modifications to the Kate Spade New York tenant space. She explained that this was previously the Juicy Couture space. This proposal divides that tenant space into two spaces, one side for Kate Spade New York and the other for a tenant to be determined. As such, two new entrances will be created. Design elements for the Kate Spade space include: Rectangular black awning; framing of doors/windows to be done in either polished brass or aged satin brushed brass. The other space will have a black half-moon awning. Signage was shown on the proposed rendering, but no exterior lighting was proposed or presented.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH BRUSHED BRASS.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

C. [MINOR PROJECTS - OLD BUSINESS: \(03:30:34 a.m.\)](#)

[A - 039 - 2014 Exterior modifications](#)

Address: 231 Via Las Brisas

Applicant: Mel and Nancy Goodes

Architect: Peter Moor, Moor & Associates, Architects, P.A.

Project Description: Primarily interior renovation of an existing one-story residence that includes replacing the barrel tile roof and windows, painting exterior stucco, adding operable shutters, and updating the eave details. These exterior improvements maintain the existing building footprint with a minimal rearrangement of window openings and a reduction of arbitrary exterior decorative swag to create a simpler, more refined Mediterranean vernacular.

At the July meeting, a motion carried to approve the renovation as presented and come back with detailed landscape plans, (defer landscape and hardscape to the August meeting). ***Please note that the architect has requested deferral to the September meeting.***

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE SEPTEMBER MEETING.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

D. **MINOR PROJECTS - NEW BUSINESS: (03:31:39 a.m.)**

A - 042 -2014 Lighting for Sign

Address: 241 Royal Palm Way

Applicant: Frederick J. Keitel III, FJK TEE JAY LTD

Architect: YJ, Inc.

Project Description: Add lighting to exterior sign reading "First Republic Bank Building" - existing sign

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Larry Mease, Genesis Lighting

Mr. Mease presented the project in accordance with the submitted plans to add five 8.5 watt LED lights placed one foot above the existing signage.

Commission Comments: Are any other building signs illuminated on Royal Palm Way?; why would someone light a bank after hours anyway?; object to the way these lights look on the building; the light fixtures are inappropriate for Classical architecture; and, we do not want to set a precedent.

MOTION BY MRS. VANNECK TO DEFER (TO SEPTEMBER) ADVISING THE APPLICANT TO (1) COME WITH INFORMATION REGARDING ANY OTHER LIT SIGNS, AND (2) TO RE-SELECT ANOTHER LIGHT.

MOTION SECONDED BY MRS. IVES.

MOTION CARRIED UNANIMOUSLY.

A - 043 - 2014 Facade Modifications

Address: 400 Hibiscus Avenue

Applicant: Love II LLC

Architect: Keith Spina, Glidden Spina Architects

Project Description: Re-paint facade; remove existing fabric awning, new tenant signage on east and north facade; doors will remain at northwest and southeast entrance, but will be sealed permanently; potted plants/topiaries will be placed in front of the now permanently closed southeast doors, and at all pilasters; all exterior trees remain; install new sconce lighting both sides of main entry door; and, add new fabric awning at northeast entry wall.

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Keith Spina, Glidden Spina Architects

Mr. Spina presented the project in accordance with the submitted plans and as described above for the new John Barrett Salon (New York). In addition to the design elements included in the project description, Mr. Spina noted that the building field will be painted cream with black trim, and the

awning will be black. There will be two signs using black letters, one of the east side and one on the north side.

Commission Comments: Like the topiaries, except for the ones which are proposed to block the former entrances; nice project; would approve, but come back changing the former entrance doors to windows; problem with the planters...they don't relate to Worth Avenue or the area...suggest coquina or limestone instead.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH THE DIRECTION THAT WHEN YOU HAVE TIME AND THE STORE IS OPEN, THAT THOSE TWO DOORS BE REPLACED WITH WINDOWS AND THAT YOU RE-VISIT THE SELECTION OF THE PLANTERS TO BE MORE IN KEEPING WITH WORTH AVENUE.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

The Commission stated that the changes can be staff approved in the future.

[A - 044 - 2014 Driveway modification](#)

Address: 1511 N. Lake Way

Applicant: Mr. and Mrs. Raymond E. Kramer III

Architect: Glen Harris

Project Description: Proposed new circular driveway for existing residence

Call for disclosure of ex parte communication: Disclosure by Mrs. Vanneck

ARCHITECTURAL PRESENTATION BY: Glen Harris

LANDSCAPE PRESENTATION BY: Bob Fleck

Mr. Harris presented the project in accordance with the submitted plans and as described above for the new circular driveway proposal in tabby concrete pre-cast pavers in a herringbone pattern with a border. Mr. Fleck added that 3 triple Adonidea Palms and grass will be placed in the new landscape island.

Commission Comments: The island would be better curved at the sides; the temporary trash storage area should be screened; and, very little landscape is being added here in comparison to the neighboring properties.

MOTION BY MRS. VANNECK THAT THE TRIANGLE CURB CUTS BE ELIMINATED; CURVE THE ISLAND; 14 FEET MAXIMUM WIDTH AT THE CURB; THE ADDITION TO SITE SCREEN FOR THE TEMPORARY TRASH STORAGE; AND OTHERWISE, APPROVE AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

[A - 045 - 2014 Security Cameras](#)

Address: 202 Worth Avenue

Applicant: Miguel Vargas

Contractor: NAVCO

Project Description: External camera installation for Van Cleef & Arpels (small camera dome)

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Miguel Vargas

Mr. Vargas explained that he has been directed, for insurance purposes, to place external security cameras at all street level stores. He passed a sample of the proposed camera and the camera arm. He noted that two Worth Avenue tenants have cameras already: Graff Jewelers and Vineyard Vines.

The Commission was not in favor of the suggested camera and asked the applicant to look for another way. Staff will investigate as to how the two existing cameras were erected without ARCOM approval.

Let the record show that Mr. Karakul left the meeting at 4:23 p.m. Mr. Small will vote in his stead.

**MOTION BY MR. IVES TO DEFER (TO SEPTEMBER) FOR RE-STUDY.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED.**

[A - 046 - 2014 Security Cameras](#)

Address: 214 Worth Avenue

Applicant: Miguel Vargas

Contractor: NAVCO

Project Description: External camera installation for Cartier Boutique (small camera dome)

Call for disclosure of ex parte communication: There was no call for disclosure on this item.

ARCHITECTURAL PRESENTATION BY: Miguel Vargas

**MOTION BY MR. IVES TO DEFER (TO SEPTEMBER) FOR RE-STUDY.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

The Commission stated that Mr. Vargas can look for a more suitable solution and then speak with Mr. Lindgren for possible staff approval to avoid having to return to the September meeting.

X. [COMMUNICATIONS FROM CITIZENS \(3 MINUTE LIMIT PLEASE\): \(04:28:40 a.m.\)](#)
None

XI. [COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: \(04:28:42 a.m.\)](#)

Mr. Vila stated that he is very happy with the progress related to the hotel which allows them to move forward.

Mr. Ives stated that he does not like when the Commission disapproves of something only to be told by the applicant that the same thing is in place at other locations in the town. Also, on the plans, the existing vs. proposed, or the previously reviewed vs. proposed should be visible on one page. Mini-sets need to be legible and in focus.

The Commission stressed the importance of quality presentation materials coupled with accuracy. Mr. Lindgren stated that the applicant is obliged to provide a proper presentation, or face deferral.

XII. ADJOURNMENT:

MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 4:32 P.M.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Friday, September 19, 2014 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach.

Respectfully submitted,

Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

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13. Transcript of ARCOM hearing on August 27, 2014 approving Rampell house.

ORIGINAL

TOWN OF PALM BEACH

IN RE: PAUL RAMPPELL

237 RIDGEVIEW PROJECT

ARCOM B-098-2014

AUGUST 27TH, 2014

1 MR. VILA: Demolition of existing
2 one-story residence. Construction of new
3 two-story 3394 square foot residence with pool,
4 landscape, part scape, and site lighting.
5 Building color-White; Roof-Flat.

6 Ex parte communications please.

7 UNIDENTIFIED MALE SPEAKER: E-mails from
8 the town.

9 UNIDENTIFIED MALE SPEAKER: E-mails from
10 the town.

11 UNIDENTIFIED MALE SPEAKER: The same.
12 E-mails.

13 UNIDENTIFIED FEMALE SPEAKER: I've
14 received e-mails sent from the town. Most in
15 favor of -- one or two in objection.

16 UNIDENTIFIED MALE SPEAKER: The same.

17 UNIDENTIFIED MALE SPEAKER: Same here.
18 One in objection, and four or five in favor.

19 UNIDENTIFIED MALE SPEAKER: Same here.
20 Three to one.

21 UNIDENTIFIED MALE SPEAKER: Same here.

22 UNIDENTIFIED MALE SPEAKER: Same on the
23 e-mails. Visited the site and neighboring
24 properties.

25 UNIDENTIFIED FEMALE SPEAKER: I visited

1 the site and received the town's e-mails.

2 MR. SMITH: Good morning. For the record,

3 I'm Jeff Smith. Smith Architectural Group. With

4 me is Leslie Pierce, and Bill Wheeler -- Bill

5 Boyle, excuse me. And we represent Mr. and

6 Mrs. Rampell. The Rampell's have owned the

7 property at 237 Ridgeview Drive since 1982.

8 They've lived there very happily. They came to me

9 a couple months ago frustrated with the fact that

10 their entire street has been redeveloped except

11 for two houses, and has subsequently left them

12 with a house with a finished floor elevation of

13 4.37. And all the other properties have been

14 built up around them, and their house floods. And

15 as much as they love their house, which is

16 basically -- I would call it a hybrid between a

17 ranch and a mid-century modern.

18 Bill, will you pull up the brochure on the

19 house from 1954? Okay. I just think you should

20 see this, it is interesting. Okay. I don't know.

21 You can't really see it that clearly, but there is

22 a large amount of glass on this -- on this house,

23 and we have some little brick fins that stick out

24 by the front door. And that's where the

25 mid-century modern starts to come in. A lot of

1 ribbon glass around the entire house. And that's
2 what the Rampells love about their house is that
3 they have a hedge along the street now. And they
4 look out upon a park-like setting, lots of green
5 space. It's not a big house. It's only 2100
6 square feet, and they asked me to design a house
7 very similar to this except that now this house is
8 non-conforming, and it goes from a ten-foot
9 setback to a ten-foot setback.

10 The new house has to have a two-car
11 garage, so that was taking up more green space, so
12 we were forced to go to a two story to preserve
13 green space. And the new house has a CCR of 2.42,
14 I think, which is extremely low. It's very small.
15 But let me keep going with this particular -- let
16 me read the demolition report for the record, so
17 that we can move on.

18 "One-story ranch house was built in 1954.
19 It's located on an 100 by 115 interior lot on
20 Ridgeview. And it was designed for Mr. Latent
21 Brams, by architect Edmond Akner. The residence
22 is 2123 square feet. It's a wood-frame structure
23 with red brick veneer. It sits on a concrete slab
24 and has a white cement tile roof. The town record
25 shows that the only major change to the residence

1 was a pool added by the current owners in 1986.
 2 The lowest floor elevation of the residence is 4.7
 3 NGVD, and has been susceptible to repeated
 4 flooding. There are no historic trees on the
 5 property."

6 So do we want to move ahead with the
 7 demolition? Or do we want to --

8 MR. VILA: Yes. We do.

9 MR. SMITH: Okay.

10 MR. VILA: Ms. Vanneck?

11 MS. VANNECK: I move approval for
 12 demolition with the caveat -- the usual caveat of
 13 sodding and irrigation within 30 days.

14 MR. VILA: Thank you.

15 Second please. It's been seconded. All in favor?

16 UNIDENTIFIED SPEAKERS: I.

17 MR. VILA: Any opposed?

18 Demolition is approved. Let us proceed.

19 MR. SMITH: No. That's done. I think
 20 that's -- okay. The site plan, you can see we
 21 have a very minor footprint. It's about 19
 22 percent of the lot area. We wanted to preserve as
 23 much green space as possible, and create a
 24 garden-like setting for the owners. There was --
 25 their current house has multiple views from each

1 room, and they wanted to preserve that thought.

2 And that's what we tried to achieve in this house. .

3 Let's move on. Here is a street scape
4 showing that the house is small in comparison to
5 the newer residences being built on the street.
6 Here are the neighboring houses. The street has a
7 lot of tall hedges on it. Some houses in the
8 immediate 200 feet are basically just the visual
9 of a garage.

10 Okay. Moving on. This is the front
11 elevation -- or perspective, I should say.
12 Computer generated. Okay. Moving on. Moving on.
13 Okay. The property would be surrounded by a tall
14 hedge, so barely be seen from the street. Because
15 there's so much glazing, they really just want to
16 look out and not see neighbors. The only
17 penetration of the hedge is actually from the
18 driveway, itself, which is a side entrance.

19 MR. VILA: The driveway is the side
20 entrance? I think it's the front --

21 MR. SMITH: No, no. I'm saying the
22 entrance to the house is off the driveway on the
23 side. So there is really no visuals because the
24 house has got a great deal of glass in it. Okay.
25 Backyard area, swimming pool. Minimal

1 landscaping. I'll let Keith Williams present --

2 MR. VILA: I think we'd like to talk
3 architecture first before we go to landscape, if
4 that concludes your presentation.

5 MR. SMITH: I was just going to get to the
6 elevations that are head on and discuss materials.
7 Okay.

8 Front elevation. The house is designed
9 where basically -- one story on the east end of
10 the house. And the only thing on the second floor
11 is two bedrooms and two baths. Okay. The
12 vertical walls in the house are coquina stone.
13 And the windows are a clear anodized aluminum
14 finish, and glass -- glass balconies.

15 Okay. You wanted to talk architecture?

16 MR. VILA: Let's see, Mr. Garrison?

17 MR. GARRISON: Would you go back to the
18 front elevation and explain the detail -- the
19 material of those from the second floor.

20 MR. SMITH: Those are louvers. Is that
21 what you're asking?

22 MR. GARRISON: They're aluminum louvers;
23 is that correct?

24 MR. SMITH: Yes. Painted white.

25 MR. GARRISON: Painted white aluminum

1 louvers.

2 MR. SMITH: Yes.

3 MR. GARRISON: Since we had discussion the
4 last time, I'm looking at the criteria section
5 18205(5). The proposed building structure is not
6 excessively similar to any structure existing, or
7 for which permits have been issued within 200
8 feet.

9 I think if you look at your drawing A002,
10 I'd like to know how that conforms to this section
11 18205(B).

12 MR. SMITH: I think in massing wise, it's
13 actually much smaller than any of the houses
14 around. I would say that the house next door is
15 post modern. If you look at its fenestration and
16 windows, I mean, if we want to pull that up. I
17 would say that the existing house has mid-century
18 modern features all over it, and if you want to
19 look at the inside of it and the fenestration.

20 MR. GARRISON: Well, in my opinion, it's
21 my opinion, this house no more fits in this
22 neighborhood than something else that we've seen
23 before. And I would suggest that this does not
24 conform to that. And I'm hard pressed to find
25 that it does.

1 MR. VILA: Thank you, Mr. Garrison.

2 Ms. Grace?

3 MS. GRACE: Yeah. I was also going to say
4 that it seems very modern to me, and does not fit
5 within the neighborhood. It doesn't seem to fit
6 within 18205A4.

7 MR. VILA: Thank you. Mr. Ives?

8 MR. IVES: I just wanted to check on one
9 thing here. You've got the rear balcony, how far
10 does that jet out there at the levered one?

11 MR. SMITH: About 12 feet.

12 MR. IVES: Twelve feet, okay. Thank you.

13 MR. SMITH: We're just trying to make a
14 (indiscernible) without it touching the ground.

15 MR. IVES: And also, thank you for keeping
16 that footprint small.

17 MR. VILA: Mr. Karakul?

18 MR. KARAKUL: I think that, you know, we
19 shouldn't misinterpret that code. I think that
20 there is room for contemporary design, and I feel
21 it's important in our town; because I think they
22 are many young families and contemporary families
23 that want to live in a simpler way, and in an
24 attractive contemporary house.

25 I think it's more about the finishes and

1 about the scale and about the way that it fits
2 onto the lot. And, you know, they've lived in
3 that neighborhood for a long time. They do have
4 the support of their neighbors, and I think we
5 have to be careful how we interpret that. You
6 know, there's a sense of charm or romance or
7 appropriateness. We do have a lot of contemporary
8 homes that are within 200 feet and have worked
9 very successfully in our town. So I think we just
10 have to be thoughtful in how we approach that.

11 MR. VILA: Thank you, Mr. Karakul.

12 MR. KARAKUL: I like it.

13 MR. VILA: I couldn't agree more with you.
14 And thank you for making that statement.

15 Mr. Gruss?

16 MR. GRUSS: Well, I like the design very,
17 very much. I find it is respectful to the
18 surrounding houses and to the neighborhood. And
19 its size has a lot to do with that. It is not
20 overwhelming and in your face. And I'm looking at
21 the language in the code to which Ms. Grace has
22 referred us to. But it says the proposed building
23 restructure is not -- and this is the key word --
24 excessively dissimilar. And I think because the
25 design is respectful of the neighborhood, I do not

1 find it excessively dissimilar and I would vote to
2 approve.

3 MR. VILA: Thank you, Mr. Gruss.
4 Mr. Sammons?

5 MR. SAMMONS: Well, professional courtesy,
6 I think it's an excellent design. Whether it fits
7 here, you know, we all have clients. The one
8 thing that strikes me is, it looks like a house
9 that cars live in, you know, because the only
10 thing you see from the street really is the
11 garage. That's my issue. And, you know, we've
12 been asking for the garages to be, sort of,
13 hidden. And even the Adolf Lowes house before us
14 had -- at least the garage was on the side. But
15 is there somehow we can deal with the garage or,
16 you know, close that opening up to the 12 foot
17 we're asking for normally? I mean, this just
18 looks like --

19 MR. SMITH: Yeah. I've definitely -- I
20 mean --

21 MR. SAMMONS: Ms. Shudabacher lives there,
22 and -- at least it's a hawk and not a lark. But,
23 you know -- I'm really surprised by your --

24 MR. SMITH: To be honest, the client
25 doesn't even want a garage, okay. And we have to

1 put in a two-car garage because of the code. We
2 have to have a driveway to get there. And there
3 are several houses on the street -- if you go back
4 to the pictures of the neighborhood -- that all
5 you see is the garage on every -- at least four
6 houses. There was one right there. If you see
7 256 Ridgeview, all you see is a hedge with a
8 garage door.

9 MS. VANNECK: Mr. Smith --

10 MR. SAMMONS: I know. We are trying to
11 improve on that, and you have been a champion of
12 this cause -- I believe.

13 MR. SMITH: But if I had my druthers, I'd
14 make this garage door glass. I mean, because I
15 think it would be fun to even see the cars.

16 MR. VILA: And get a Studebaker.

17 Yes. Ms. Vanneck?

18 MS. VANNECK: I wanted to point out that
19 having sat on numerous panels with you for a long
20 time, you would turn this down flat because of a
21 front-facing garage.

22 MR. SMITH: No. I don't agree with that.
23 Like even in my house, you see the garage door on
24 a 100-foot lot.

25 MS. VANNECK: Yes. But that is not

1 something that you have newly built. That is
2 something that's been renovated. And when you
3 have the opportunity with a blank slate, a garage
4 does not belong on the front. And I think that
5 that's my major problem with this house. I think
6 that you can add a little bit to make it more
7 charming and more inviting. I think it's a little
8 too esoteric for the neighborhood. And -- but
9 you're calling direct attention to that garage
10 door, and I don't think it's appropriate.

11 MR. SMITH: Well, putting the garage door
12 anywhere else is just going to make more concrete
13 and less green space. And the charge to me from
14 my client is green space. They wanted to look out
15 every window and just see green space. Again, if
16 we didn't have to do a garage...

17 MR. VILA: I have two more.

18 Mr. Gruss?

19 MR. GRUSS: Well, if I had a dollar for
20 every house we've approved which has a garage in
21 the front I might be a rich man. Naturally, we
22 prefer a --

23 UNIDENTIFIED MALE SPEAKER: That's an
24 understatement.

25 MR. GRUSS: So I'm not troubled by the

1 garage access being in the front because I really
2 don't see a way to get to the garage any other
3 way.

4 MR. VILA: Mr. Karakul?

5 MR. KARAKUL: Is there a way to, you know,
6 change that landscape there, make the --

7 MR. SMITH: I think the --

8 MR. KARAKUL: Maybe do pavers with grass
9 in between or something that gives it a more
10 garden feel and surrounding doors?

11 MR. SMITH: Not a problem at all. And
12 Keith, can address that when we get to the
13 landscape --

14 MR. WILLIAMS: I think that's probably --
15 yeah, with a smaller curve cut.

16 MR. VILA: Okay. Let's go onto the
17 landscape --

18 MR. LINGRIN: Mr. VILA --

19 MR. VILA: Let me just add that I think it
20 is a very elegant design, and that I really love
21 the fact that they're building such a nice small
22 house as opposed to another big--

23 UNIDENTIFIED MALE SPEAKER: It's great.
24 Unbelievable that we're not maxing out. They
25 didn't want that. They didn't want anything like

1 that.

2 MR. VILA: Exactly. Exactly.

3 MR. LINGRIN: Mr. Vila, I do have a few
4 e-mails, letters to read.

5 MR. VILA: Oh, do we have --

6 MR. LINGRIN: Yes, sir. We need to read
7 these.

8 MR. VILA: Read on.

9 MR. LINGRIN: They're fairly short, so it
10 shouldn't take too much time. I'll read them in
11 the order of the date received. The first is a
12 letter dated August 18th of this year. It's
13 addressed to myself regarding this project.

14 "We write this letter in support of Paul
15 and Rita Rampell's application to ARCOM for a new
16 residence at 237 Ridgeview Drive. Our family has
17 owned property on Ridgeview Drive since 1965.
18 Over the past ten years we have seen significant
19 redevelopment of this north end street. There now
20 exists a variety of interesting architectural
21 styles appearing along both sides of Ridgeview
22 Drive, and we applaud the modern style home
23 proposed by the Rampells and their architect, Jeff
24 Smith. Very truly yours, David J. Thomas, III."

25 The next letter dated August 18th of this

1 year, also addressed to myself. Actually, it's
2 the exact same letter written by Constance D.
3 Thomas. So I won't reread that.

4 The next is a e-mail. "Dear John Lingrin
5 and ARCOM, we reside at 210 Ridgeview Drive and
6 support the ARCOM application by Paul and Rita
7 Rampell for their construction of a new house in
8 the modern style on our street. Brian Hurley and
9 Jane Hurley." And this e-mail was dated August
10 16th of this year.

11 E-mail dated August 18th, addressed to
12 myself and ARCOM. "I'm a resident at 236 Fairview
13 Drive and support the ARCOM application submitted
14 by Paul and Rita Rampell for their construction of
15 a new house in the modern." Signed by Chris
16 Condon.

17 Next, is an e-mail dated August 20th of
18 this year. "Architectural Commission, I am
19 Dr. Maurice Belkin and the immediate easterly
20 neighbor, and I oppose the proposed project for
21 the reason that the architecture is not compatible
22 with the neighborhood. It is too dissimilar with
23 regards to character and architectural style of
24 Ridgeview Drive. While we appreciate the
25 neighborly massing and scale, the design is not

1 appropriate for the location on Ridgeview Drive.
2 In addition, the Architectural Commission acted on
3 a similar situation recently on Seagate Road, and
4 it appears to be an identical situation. I
5 appreciate your kind consideration of our concerns
6 with this project. Sincerely, Dr. and Mrs.
7 Maurice Belkin."

8 The next is an e-mail dated August 21st of
9 this year. "Dear Mr. Lingrin and ARCOM, I am a
10 resident of 201 El Dorado Lane. A short distance
11 from Paul and Rita Rampell. I reviewed their
12 ARCOM application and drawing this morning, and I
13 fully support their beautiful design and their
14 ARCOM application for the construction of a new
15 house at 237 Ridgeview Drive in the modern style.
16 Paul is a great neighbor, and has been an anchor
17 of the neighborhood long before I moved onto the
18 street. I feel blessed to have such a fantastic
19 family around the corner. And I hope that this
20 process goes smoothly for him. I know that his
21 new modern home will be a great addition to the
22 already very diverse street. Your friend,
23 Nicholas Caniglio."

24 The next is an e-mail dated August 23rd of
25 this year. "John, our neighbors, the Rampells,

1 have shared their plans for new construction with
2 us. Please accept this e-mail as our confirmation
3 of receipt and review of their construction plans.
4 We are in full support of their submittal.
5 Sincerely, Don and Donna Whitaker. 234 Ridgeview
6 Drive."

7 And the last is an e-mail dated August
8 25th of this year. This is addressed to the
9 Architectural Commission as an addendum to a
10 previous letter dated August 20th of this year.
11 "I am Dr. Maurice Belkin, and the immediate
12 easterly neighbor. The landscape plans make
13 reference to a royal palm that is to be relocated.
14 The palm is located to the east of the 237
15 Ridgeview Drive. For the record, the reference
16 palm is located on my property, my side setback is
17 14.9 feet. The palm is located 11.8 feet, well
18 within my property line, as are the ficus hedges
19 made reference to. My lot line is approximately
20 three feet to the west of my retaining wall, but
21 still within my property line. I'm confident that
22 with your kindness and assistance my property will
23 be protected. Again, I appreciate your kind
24 consideration regarding this most disturbing
25 problem. Sincerely, Dr. and Mrs. Maurice Belkin."

1 MR. VILA: Thank you, Mr. Lingrin.

2 Because one of the letters of objection makes
3 reference to 167 Seagate, I feel obliged to make
4 the distinction between that site and this site,
5 in terms of its public appearance, and the fact
6 that it was very oriented towards North Lake. And
7 the fact that it was of a much larger volume.
8 Just wanted to point that out.

9 Can we go on to the landscape
10 presentation, or is there anything else from your
11 desk?

12 MR. WILLIAMS: Good morning. Keith
13 Williams with Nievera Williams Design. I'll just
14 make reference to the royal palm, we've already
15 indicated that we will leave that palm alone.
16 It's kind of teetering on the property line, so we
17 didn't have the site surveyed; so we weren't sure
18 exactly where it was, so that'll stay. The hedges
19 will stay too on both the east, west, and north
20 sides of the property.

21 The landscape plan is a very minimalist
22 landscape plan. The idea was to -- as Jeff
23 mentioned -- to have garden views when looking out
24 of the living room, the family room, the kitchen
25 area, basically to see open green lawn and green

1 walls, green walls being hedges and planting. And
2 then we juxtapose coconut palms to create a light
3 and lacy feeling. These palms have character and
4 curves to them, they cast some really nice shadows
5 on lawn area, but everything is very flat and very
6 clean.

7 We've used very little hardscape. There's
8 an entrance off the driveway that takes you up to
9 the front door, and then a terrace that falls
10 directly underneath this -- the dash line
11 represents the cantilever balcony above. And then
12 a pathway that takes you to a pool, which is 37
13 feet long by 8 feet wide, so it's very narrow.
14 Again, the objective here was just to create as
15 open green clean palate as possible.

16 This is the flat elevation from the
17 street, Ridgeview, looking back at the front of
18 the house. We have used very low retaining walls.
19 This wall is about three-and-a-half feet high to
20 retain the grade, the higher grade on the inside
21 of the property. And on top of that we've planted
22 elaeocarpus hedges, and then we have the palms in
23 the back.

24 These royal palms are relocated, there
25 actually existing along the street side now, so

1 we're going to reuse them. And then this is the
2 east elevation of the house, and then the north
3 elevation, the pool is right in this area here,
4 and then the west elevation.

5 And that -- that really concludes my
6 presentation -- other than the fact that I can add
7 something to soften up the driveway, and we can
8 reduce that apron leading into the garage. I
9 don't see that being a problem at all.

10 UNIDENTIFIED FEMALE SPEAKER: -- with your
11 30 inch -- your site?

12 MR. WILLIAMS: That's the only issue. I
13 would suggest putting in a tree or a hedge, or
14 something. But I have the site angled that it'll
15 actually probably draw more attention to the
16 garage then if I were to -- just to soften up the
17 paving and simplify it.

18 MR. VILA: Ms. Grace, did you have a
19 question?

20 MS. GRACE: No.

21 MR. VILA: Mr. Karakul?

22 MR. KARAKUL: Nope.

23 MR. VILA: Okay. I think it's a terrific
24 landscape approach, and it goes so beautifully
25 with the house. And everybody is stunned into

1 silence, up here, right now. So would someone
2 like to make a motion?

3 Mr. Gruss? Use your microphone please.

4 MR. GRUSS: Motion on the whole design?

5 MR. VILA: Yes.

6 MR. GRUSS: I move to approve the design
7 as presented.

8 MR. KARAKUL: I'll second.

9 MR. VILA: Thank you. We have a motion to
10 approve the design and it's been seconded. All in
11 favor? Any opposed?

12 UNIDENTIFIED FEMALE SPEAKER: No.

13 MR. VILA: Do you want to have a roll
14 call?

15 UNIDENTIFIED FEMALE SPEAKER: Mr. Gruss?

16 MR. GRUSS: I.

17 UNIDENTIFIED FEMALE SPEAKER:

18 Mr. Karakul?

19 MR. KARAKUL: I.

20 UNIDENTIFIED FEMALE SPEAKER:

21 Mrs. Vanneck.

22 MS. VANNECK: No.

23 UNIDENTIFIED FEMALE SPEAKER: Mr. Knowles?

24 MR. KNOWLES: No.

25 UNIDENTIFIED FEMALE SPEAKER:

1 Mr. Sammons?

2 MR. SAMMONS: I think it's a very --
3 design. I think that it's nicely -- I'm in
4 between.

5 MR. VILA: You can't be in between.
6 You're a voting member.

7 MR. SAMMONS: If nobody is against it,
8 then that's fine.

9 MR. VILA: So, that's a yes?

10 MR. SAMMONS: Yes.

11 UNIDENTIFIED FEMALE SPEAKER:

12 Mr. Garrison?

13 MR. GARRISON: Could I ask a question
14 before I vote?

15 MR. VILA: Sure.

16 MR. GARRISON: How many people have to
17 approve it?

18 MR. VILA: Four.

19 MR. GARRISON: Four. And how many people
20 are opposed to it? Just to -- three?

21 MR. VILA: Two so far.

22 MR. GARRISON: So I'm opposed.

23 UNIDENTIFIED FEMALE SPEAKER: Mr. Vila?

24 MR. VILA: I.

25 UNIDENTIFIED FEMALE SPEAKER: 4-3.

1 MR. VILA: So it goes. You're approved.

2 Thank you.

3 MR. SMITH: Thank you very much.

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C E R T I F I C A T E

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I, Ruth Fongemie, Professional Digital Court
Reporter and Notary Public in and for the State of
Florida at Large;

DO HEREBY CERTIFY that the forgoing transcript,
to the best of my ability, is a true and complete record
of the audio that was provided to me; that I am neither
a relative nor employee nor attorney nor counsel of any
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photocopying is done by the undersigned Court Reporter
and/or under the auspices of Lawyers' Reporting, Inc.

Witness my hand and official seal in Palm Beach
County, Florida, this 11th day of September, 2014.

Ruth Ingemir

Ruth Fongemie
Notary Public, State of
Florida
My commission #EE849569
expires November 6, 2016

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236 Fairview
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fax: 561.835-4638
e-mail: jlindgren@townofpalmbeach.com

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Town of Palm Beach officials and employees regarding public business are public records available to the public and media upon request. Under Florida law e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. If you have received this message in error, please notify us immediately by replying to this message, and please delete it from your computer. Thank you.

Please consider the environment before printing this e-mail.

----- Forwarded by John Lindgren/PalmBeach on 08/21/2014 03:24 PM -----

From: Nicholas Coniglio <nfconiglio@hotmail.com>
To: "jlindgren@townofpalmbeach.com" <jlindgren@townofpalmbeach.com>
Date: 08/21/2014 03:03 PM
Subject: FW: 237 Ridgeview Drive

Dear Mr. Lindgren and ARCOM:

I own a residence on 201 El Dorado Lane, a short distance from Paul and Rita Rampell. I reviewed their ARCOM application and drawing this morning and I fully support their beautiful design and their ARCOM application for the construction of a new house at 237 Ridgeview Drive in the modern style.

Paul is a great neighbor and has been an anchor of the neighborhood long before I moved onto the street. I feel blessed to have such a fantastic family around the corner and I hope that this process goes smoothly for him. I know that his new modern home will be a great addition to the already very diverse street.

**Your friend,
Nicholas Coniglio**



Arcom App Excerpts 2014.pdf



ARCOM Application

Brian Hurley

to:

jlindgren

08/16/2014 02:35 PM

Hide Details

From: Brian Hurley <b7hurley@aol.com>

To: jlindgren@townofpalmbeach.com

Dear John Lindgren and ARCOM,

We reside at 210 Ridgeview Drive and support the ARCOM application by Paul and Rita Rampell for their construction of a new house in the modern style on our street.

Brian Hurley & Jane Hurley
b7hurley@aol.com



237 Ridgeview Dr. Palm Beach

Donna McMillan-Whitaker to: jlindgren@townofpalmbeach.com

08/23/2014 08:49 AM

John,

Our neighbors , the Rampell's have shared their plans for new construction with us .

Please accept this email as our confirmation of receipt, and review of their construction plans. We are in full support of their submittal.

Should you have any questions of us, please feel to call.

Sincerely ,
Don and Donna Whitaker
234 Ridgeview Dr
757-425-2101

Donna L. Whitaker

Constance D. Thomas

August 18, 2014

Sent via email to: John Lindgren (jlindgren@townofpalmbeach.com)

Town of Palm Beach
Attn: John Lindgren
Palm Beach, FL 33480

Re: Paul and Rita Rampell - ARCOM Application

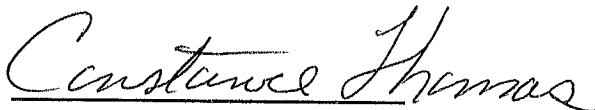
Dear Mr. Lindgren:

We write this letter in support of Paul and Rita Rampell's application to ARCOM for a new residence at 237 Ridgeview Drive.

Our family has owned property on Ridgeview Drive since 1965. Over the past 10 years we have seen significant redevelopment of this north end street. There now exists a variety of interesting architectural styles appearing along both sides of Ridgeview Drive, and we applaud the modern-style home proposed by the Rampell's and their architect Jeff Smith.

If you have any questions concerning this letter, please contact us directly at 561-689-6000.

Very truly yours,

A handwritten signature in cursive script that reads "Constance Thomas". The signature is written in dark ink and is positioned above the printed name.

Constance D. Thomas

David J. Thomas, III

August 18, 2014

Sent via email to: John Lindgren (jlindgren@townofpalmbeach.com)

Town of Palm Beach
Attn: John Lindgren
Palm Beach, FL 33480

Re: Paul and Rita Rampell - ARCOM Application

Dear Mr. Lindgren:

We write this letter in support of Paul and Rita Rampell's application to ARCOM for a new residence at 237 Ridgeview Drive.

Our family has owned property on Ridgeview Drive since 1965. Over the past 10 years we have seen significant redevelopment of this north end street. There now exists a variety of interesting architectural styles appearing along both sides of Ridgeview Drive, and we applaud the modern-style home proposed by the Rampell's and their architect Jeff Smith.

If you have any questions concerning this letter, please contact us directly at 561-689-6000.

Very truly yours,



David J. Thomas, III



237 Ridgeview Dr. File: B-098-2014
BELKDOC
to:
jlindgren
08/25/2014 04:20 PM
Hide Details
From: BELKDOC@aol.com
To: jlindgren@townofpalmbeach.com

Dr. Maurice Belkin
229 Ridgeview Drive
Palm Beach Fl. 48303

August 25, 2014

Architectural Commission:

Re; Project; 237 Ridgeview Drive, Palm Beach Fl. 33480

Addendum to my letter of August,20, 2014

I am Dr. Maurice Belkin and the immediate easterly neighbor.

The landscape plans make reference to a Royal Palm that is to be relocated . The Palm is located to the east of the 237 Ridgeview Dr.

For the record , the referenced Palm is located on my property. My side set back is 14.9 ft. the Palm is located 11.8 ft. , well within my property line as are the Ficus hedges made referenced to. My lot line is approximately 3 feet to the West of my retaining wall . but, still within my property line.

I am confident that with your kind assistance my property will be protected.

Again, I appreciate your kind consideration regarding this most disturbing problem..

Sincerely,

Dr. and Mrs. Maurice Belkin



(no subject)
BELKDOC
to:
JLindgren
08/20/2014 10:25 AM
Hide Details
From: BELKDOC@aol.com
To: JLindgren@TownofPalmBeach.com

Dr. Maurice Belkin
229 Ridgeview Drive
Palm Beach Fl. 33480

Architectural Commission:

Re: Project: 237 Ridgeview Drive Palm Beach Fl. 33480 Arcom # B- 098-2014

I am Dr. Maurice Belkin and the immediate easterly neighbor and I oppose the proposed project for the reason that the architecture is not compatible with the neighborhood . It is too dissimilar with regards to character and architectural style of Ridgeview Drive. While we appreciate the neighborly massing and scale, the design is not appropriate for the location on Ridgeview Drive.

In addition , the Architectural Commission acted on a similar situation recently on Seagate Road and it appears to be an identical situation.

I appreciate your kind consideration of our concerns with this project.

Sincerely,

Dr. and Mrs. Maurice Belkin

:

Presented @
the 8/27/14
ARCOM meeting
for B-098-2014
237 Ridgeway Dr.
9 Sheets total

YOUR HOME PLANNER

SEPTEMBER 1954



Richard N. Brams & Associates

GENERAL CONTRACTORS

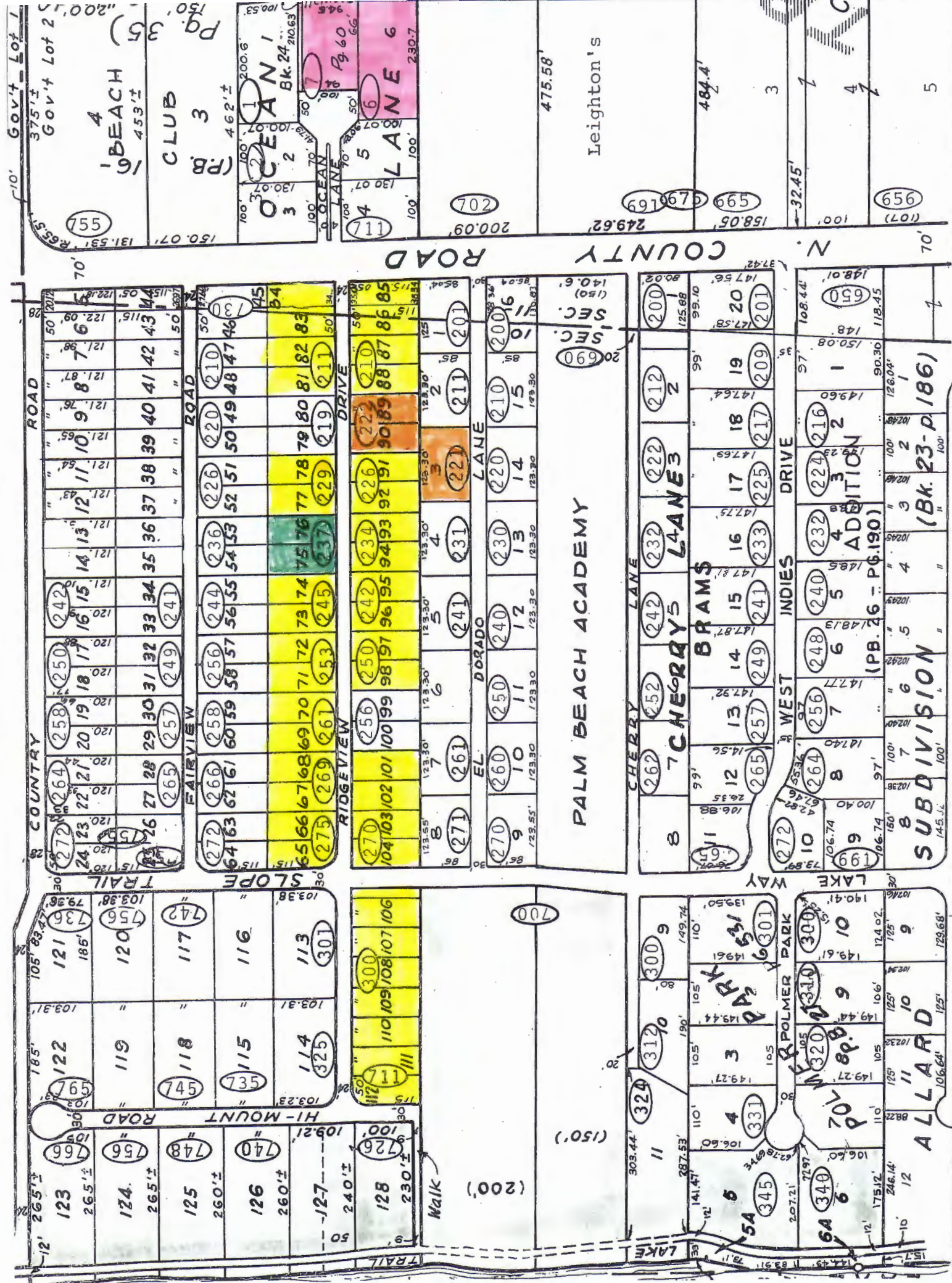
305 SOUTH COUNTY ROAD

•

PALM BEACH, FLORIDA

•

Telephone 3-4682









North Elevation



Proposed elevation



Existing elevation

South Elevations



SOUTH ELEVATION



EXISTING SOUTH ELEVATION





PROPOSED NEW RESIDENCE FOR:

237 RIDGEVIEW DRIVE

PALM BEACH, FLORIDA



Arcon #13-098-2014

COVER
SHEET

237 Ridgeview Drive

Mr. & Mrs. Paul Rampell

A New Residence For

Palm Beach, FL

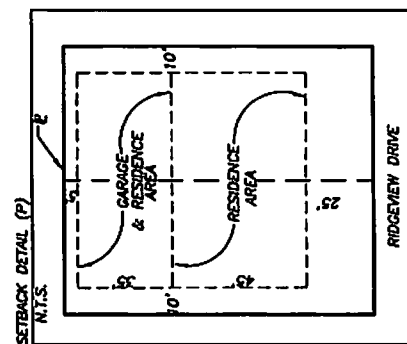
REVISIONS

DATE

21407

CONTRACT NO.





FIELD	T.S.	JOB NO.	12-1201	P.A.	PA174	NO.	35-48
OFFICE	J.P.	DATE	03/20/2014	SAGE	MS	12-1201	
BY	C.W.	EXP.	12-1201.DWG	SHEET	2	OF	2

**Demolition Request Report
237 Ridgeview Drive**

This one story ranch house was built in 1954. It is located on a 100'x115' interior lot on Ridgeview Drive and was designed for Mr. Leighton Brams by architect Edmond Pachner.

The residence is 2123 square feet and is a wood frame structure with red brick veneer. It sits on a concrete slab-on-grade and has a white cement tile roof. Town records show that the only major change to the residence was a pool added by the current owners in 1986. The lowest finish floor of the residence sits at 4.7' NGVD and has been susceptible to repeated flooding.

There are no historic trees on the property.







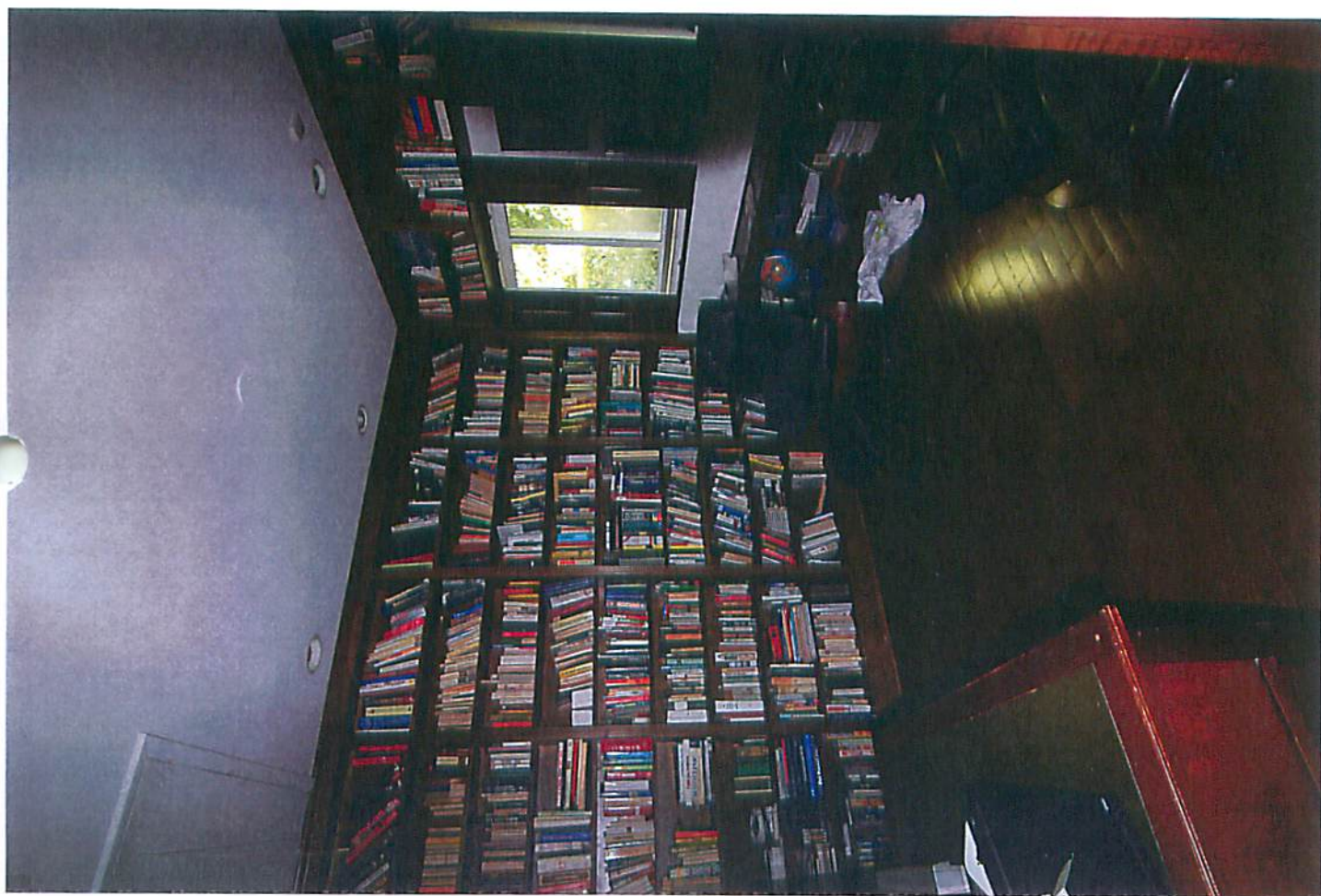




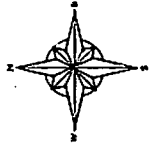




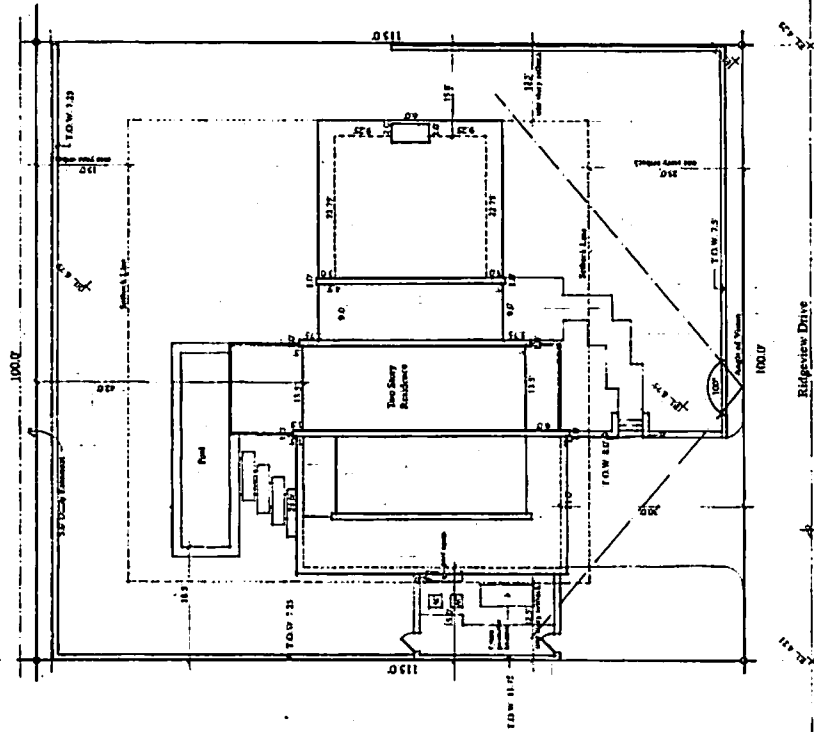




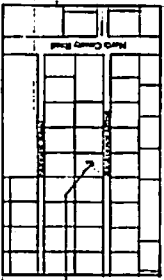




Site Plan



TYPE CALCULATIONS	Assumed	Proposed
1. Maximum Allowable Foundation Soil Stress	1,500 p.s.f.	1,500 p.s.f.
2. Maximum Soil Compression	100 k & 100 k 100 k & 100 k	100 k & 100 k 100 k & 100 k
3. Foot Rest Depth	2.0'	2.0'
4. Soil Test Results	1.0' (1.0' to 2.0' to 3.0')	1.0' (1.0' to 2.0' to 3.0')
5. Soil Test Results	1.0'	1.0'
6. Depth of Water	1.0'	1.0'
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100. Soil Test Results	1.0'	1.0'





COMMITTEE NO.
21407
DATE

REVISIONS

Palm Beach, FL

Mr. & Mrs. Paul Rampell

A New Residence for

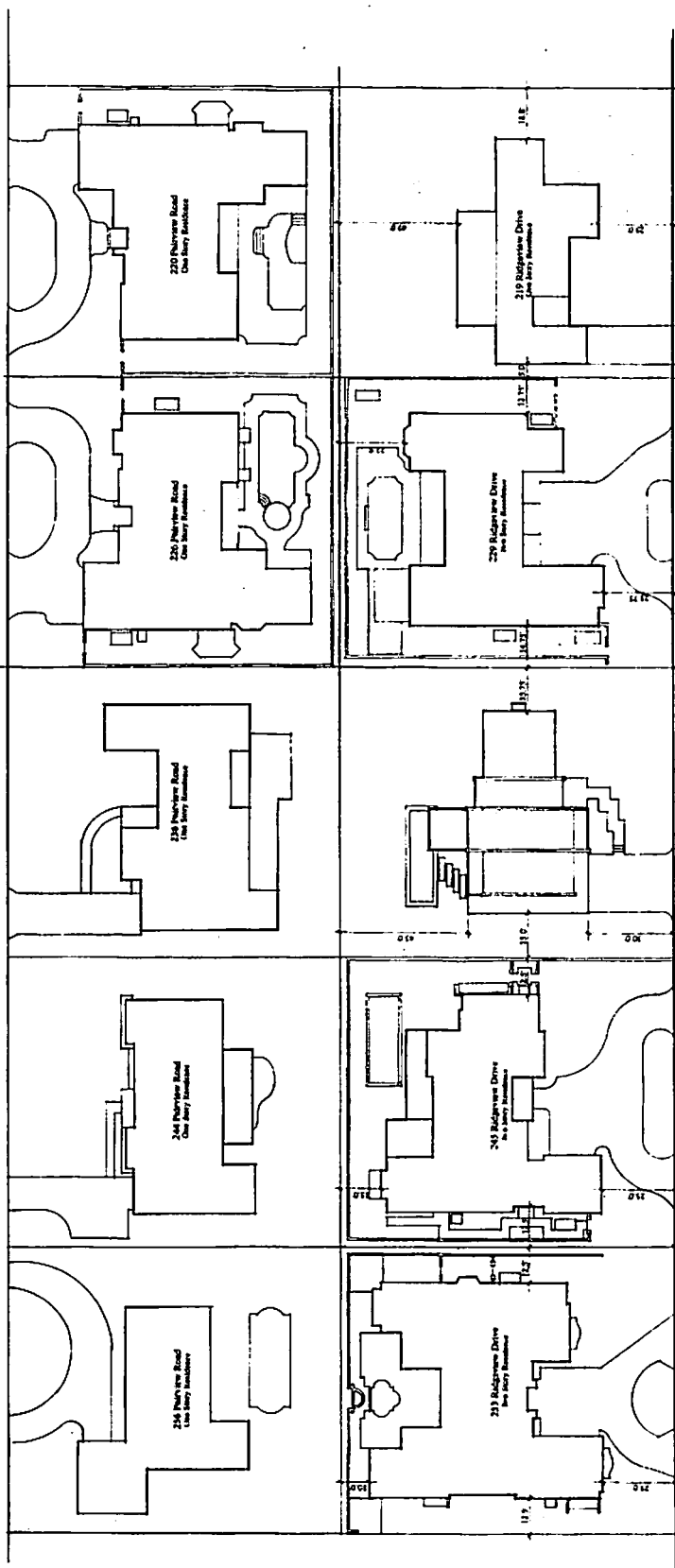
237 Ridgeway Drive

SHEET NO.
A001

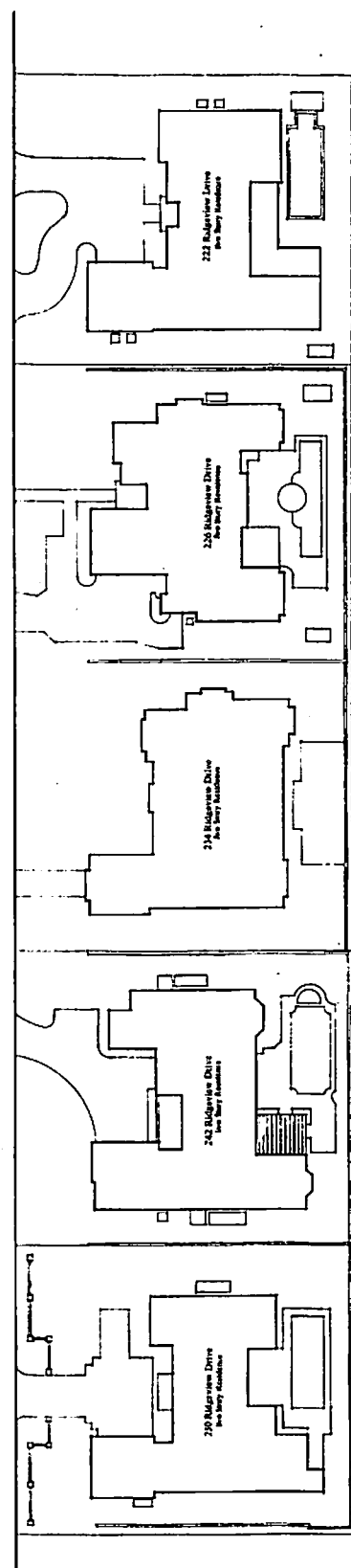
APPROVED BY 09-03-2014



Ridgeway Road



237 Ridgeway Drive
newberry residence



Site Plan with Adjacent Properties

Scale 1/4" = 1'-0"



SHEET NO.
A002
OF

237 Ridgeway Drive

Mr. & Mrs. Paul Rampell

A New Residence for

Palto Beach, FL

REVISIONS

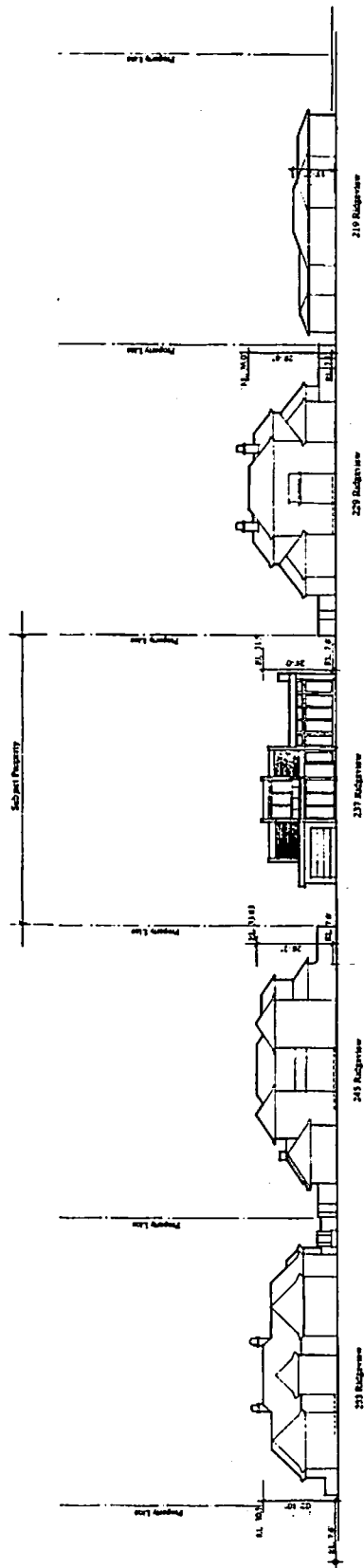
DATE

21407

CONTRACT NO.



StreetScope
1/10/16





219 RIDGEVIEW DRIVE



253 RIDGEVIEW DRIVE



229 RIDGEVIEW DRIVE



245 RIDGEVIEW DRIVE



222 RIDGEVIEW DRIVE



226 RIDGEVIEW DRIVE



234 RIDGEVIEW DRIVE



242 RIDGEVIEW DRIVE



250 RIDGEVIEW DRIVE



255 RIDGEVIEW DRIVE



256 RIDGEVIEW DRIVE



220 FAIRVIEW ROAD



226 FAIRVIEW ROAD



236 FAIRVIEW ROAD



244 FAIRVIEW ROAD



256 FAIRVIEW ROAD







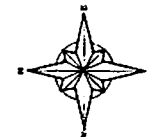




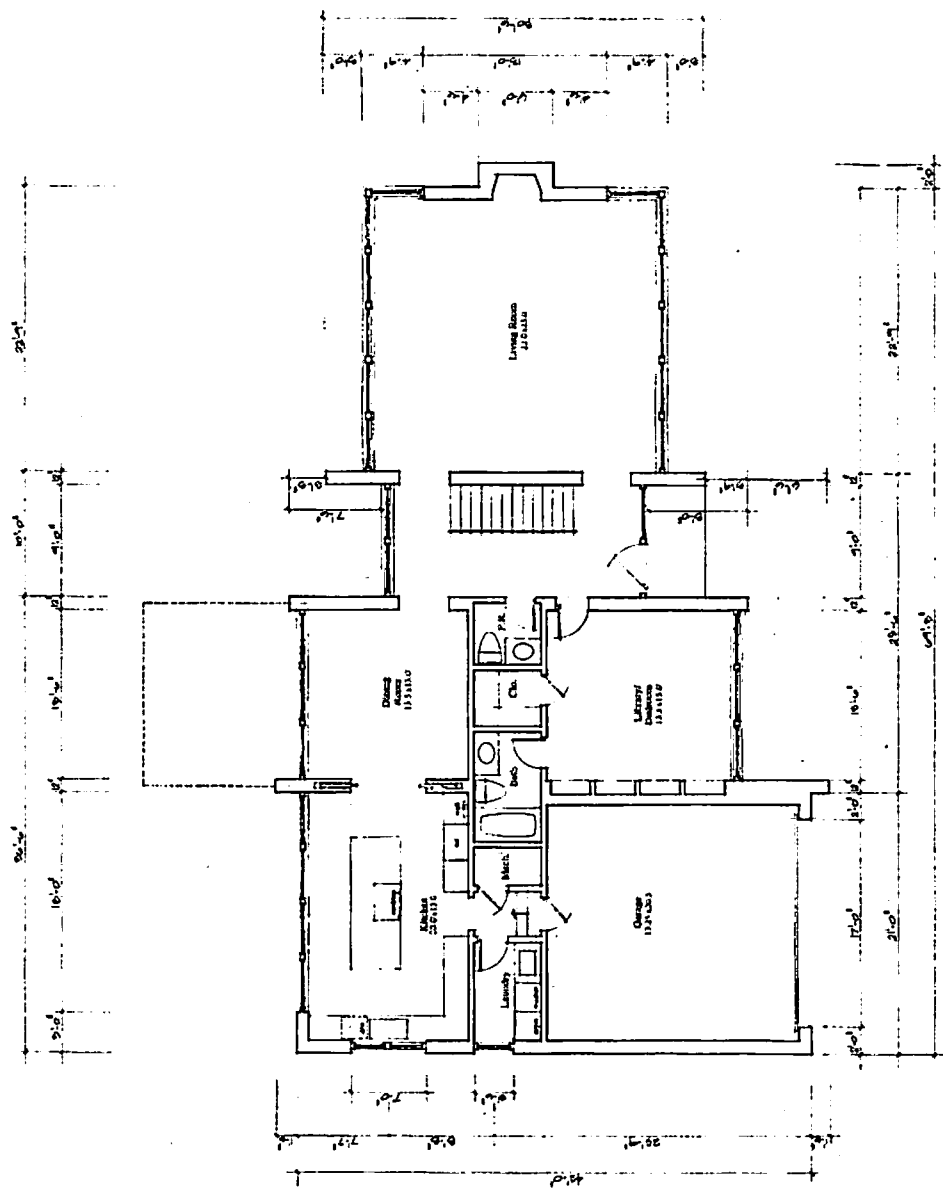




APPROVED 08-098-2014



First Floor Plan





Autocad 2014

SHEET NO.
A101

237 Mulberry Drive

Mr. & Mrs. Paul Rampell

A New Residence for

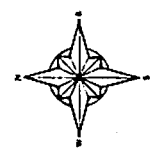
Palm Beach, FL

REVISIONS

DATE

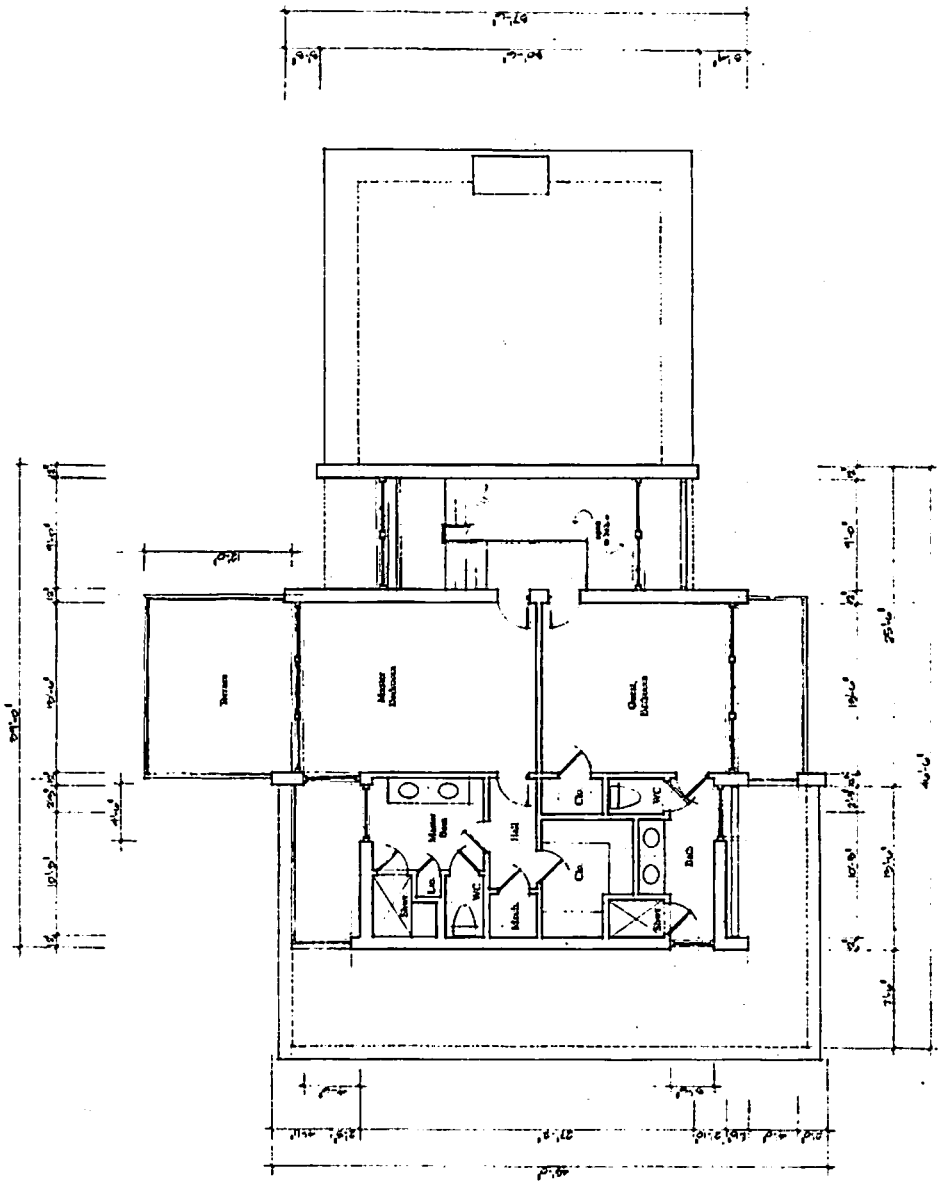
2/14/07

OWNER



0' 10' 20'

Second Floor Plan



Mr. & Mrs. Paul Rampell

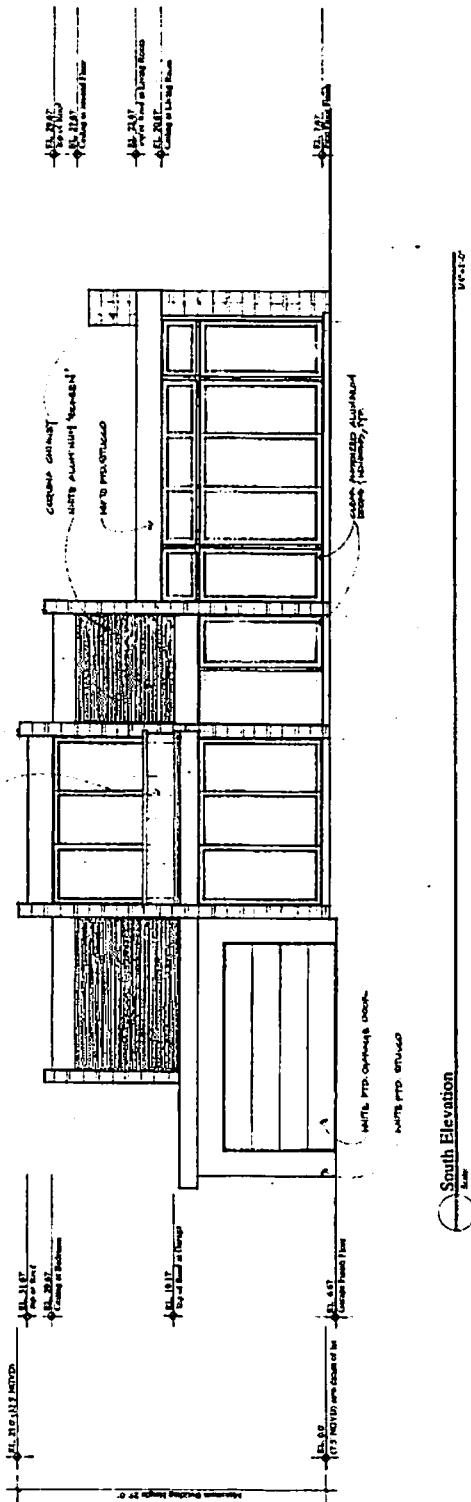
A New Residence for

Investigative

DATA

21407

COVER NO.





ARCAD 88-098-2014

SHEET NO.
A201

237 Ridgeway Drive

Mr. & Mrs. Paul Rampell

A New Residence for

Palm Beach, FL

DATE

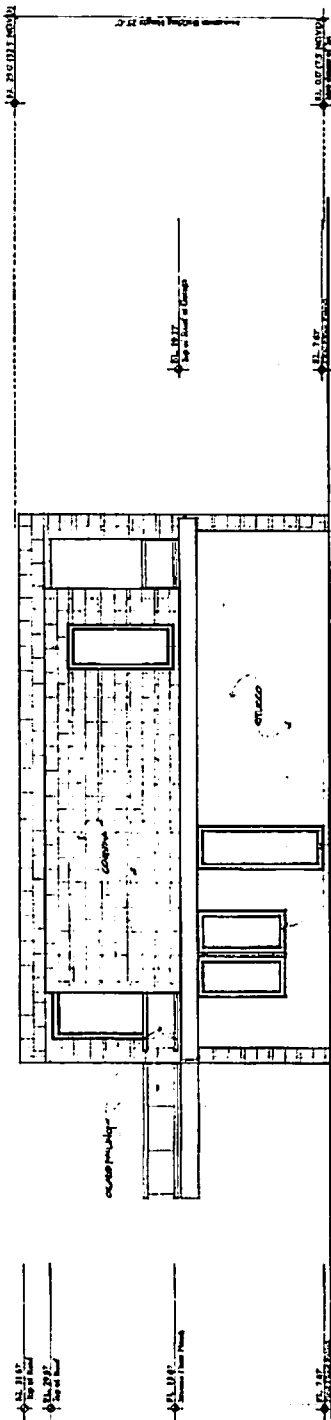
21407

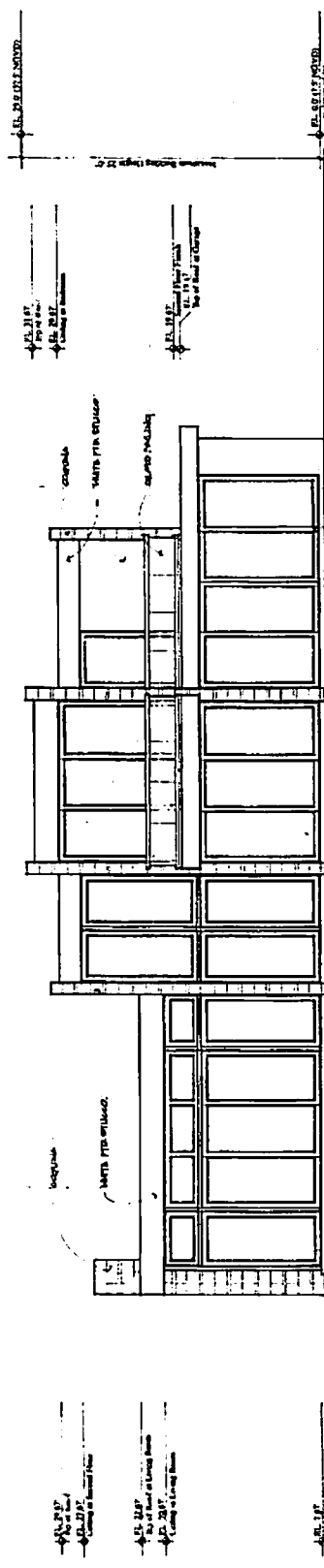
DATE



10'-0" x 2'

West Elevation

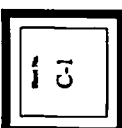
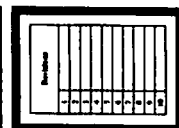
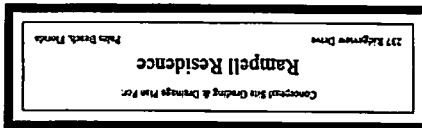
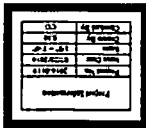




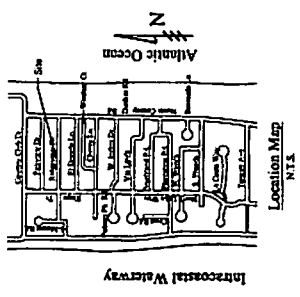
North Elevation



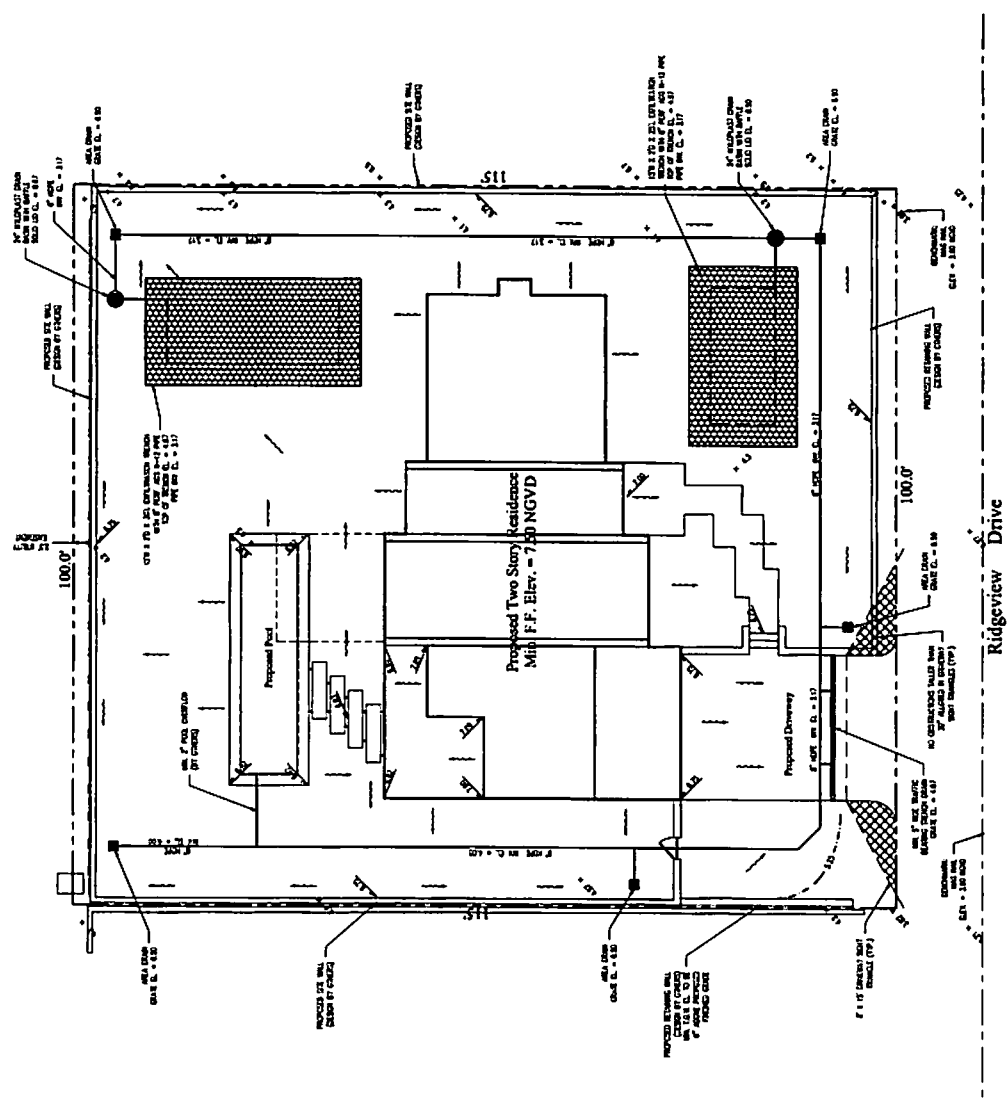
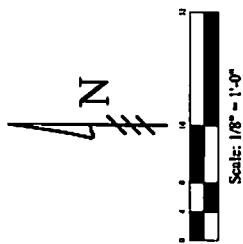




Chad M. Gruber, P.E.
Professional Engineer
License No. 12456
Exp. 12/31/2014
ARCOM #B-098-2014
© 2014 Gruber Consulting Engineers, Inc.



- Legend**
- EXISTING ELEVATION PER BALANCE SURVEYING CORP. (NOV-79)
 - PROPOSED ELEVATION (NOV-79)
 - PROPOSED ELEVATION CONTOUR (NOV-79)
 - FLUME DIRECTION
 - ELEVATION BRANCH
 - AREA DRAIN
 - 24" IMPULSED DRAIN BASIN WITH BATTLE

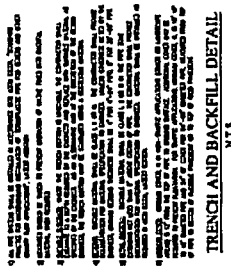


STORMWATER RETENTION CALCULATIONS

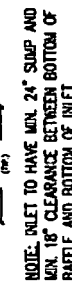
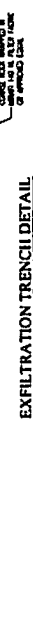
A. SITE CONDITIONS
Total Project Area = 1.120 ac
Total Impervious Area = 0.850 ac
Drainage Area Previous Subdiv = 7.000 ac
Drainage Area Previous Subdiv = 7.000 ac
B. EXISTING ELEVATION DATA
The existing elevation data was obtained from the Survey of the Project Area.
The existing elevation data was obtained from the Survey of the Project Area.
C. EXISTING ELEVATION DATA
The existing elevation data was obtained from the Survey of the Project Area.
The existing elevation data was obtained from the Survey of the Project Area.

Notes:

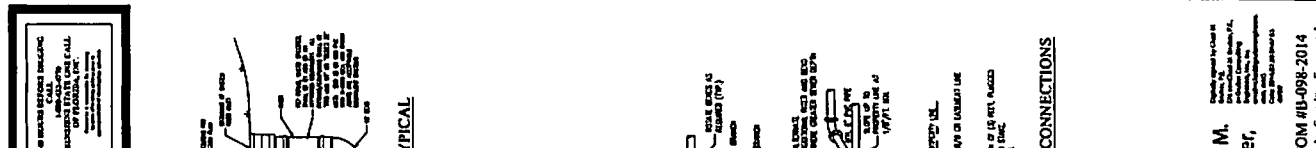
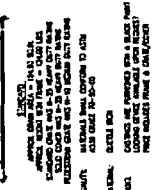
- 1) Elevation markers and storm system to be provided from the existing site plan.
- 2) Contractor to investigate condition of existing storm system prior to building permit submittal. If existing storm system is found to be inadequate, the contractor shall be responsible for the cost of the necessary improvements.
- 3) Roof drain downspouts can be connected to the proposed drainage system. Contractor to provide separate drainage system for roof downspouts.
- 4) Contractor shall provide separate drainage system for roof downspouts.
- 5) Contractor shall provide separate drainage system for roof downspouts.
- 6) Vertical impingement of storm drainage system required prior to installation of roof.

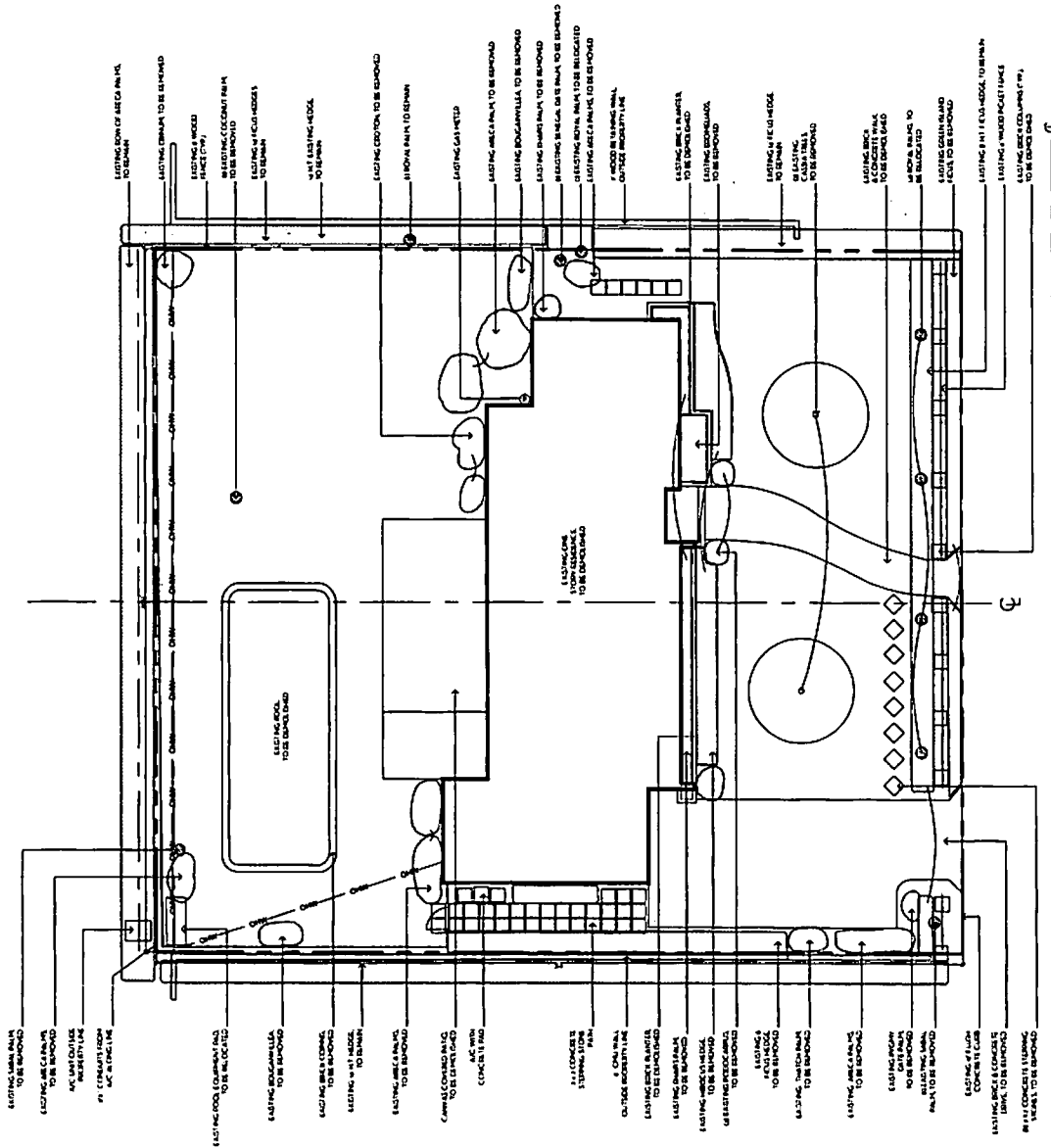
[illegible]

- A. **EXERCISES**
1. Total Project Area = 11,200 ac.
2. Drawing Area Improvement Surface
perennial vegetation, herbaceous grass, etc. = 1,500 ac.
3. Coverage Area Perennial Surface = 7,000 ac.
- B. **MINIMUM REQUIRED PERCENTAGE VALUES**
- The minimum value is determined using the National Standard (2007-04)
- C. **Notes**
1. $\frac{1}{2}$ = 0.5 (combined surface)
2. C-0.5 (combined surface)
3. 1 = 1 (bare)
4. 1.5 = 1.5 (bare)
5. 1.5 = 1.5 (bare)
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11-11-11





MARIO F. NIEVERA
 State of Florida
 Landscape Architect
 Registration No.
 4440076

SCALE: 1/8" = 1'-0"

PLANTING PLAN RAMPALL RESIDENCE 20 RIDGEVIEW DRIVE, PALM BEACH, FL

30 AUGUST 2014



NIEVERA WILLIAMS
 2014

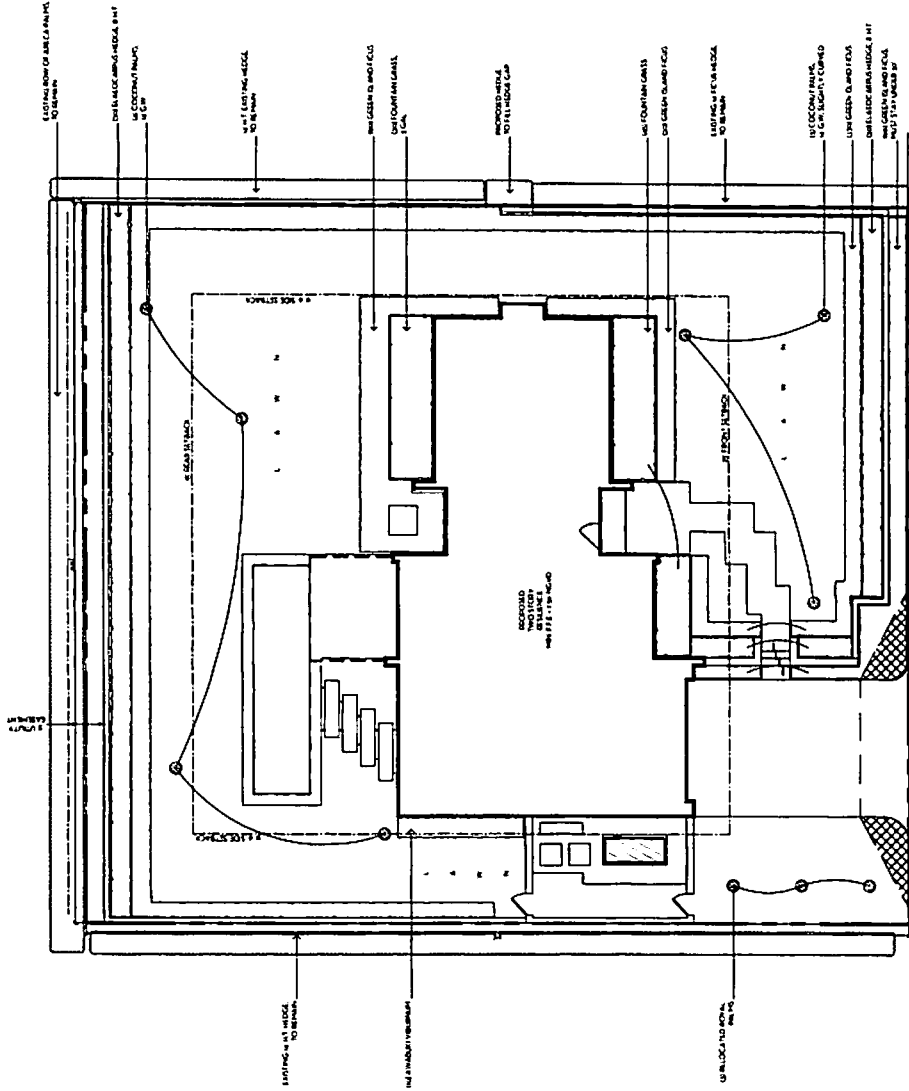
2775 Sunset Avenue
 Suite 150
 Palm Beach, Florida 33480
 P: 561-659-2810
 F: 561-659-2113

NIEVERAWILLIAMS.COM

LP1



ARCOM # B-098-2014



RIDGEVIEW DRIVE

17

NEVEDA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 100
Palm Beach Gardens, FL 33460
P: 561-469-1871
F: 561-559-2113
NEVEDAWILLIAMS.COM



30 AUGUST 2014

RAMPPELL RESIDENCE

HARDSCAPE PLAN
337 RIDGEVIEW DRIVE, PALM BEACH, FL

SCALE: 1/8" = 1'-0"

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
4446034



ARCOM # B-098-2014



MARIO F. NIEVERA
State of Florida
Landscape Architect
No. 12000
Address

SCALE: 3/8" = 1'-0"

SOUTH ELEVATION
RAMPALL RESIDENCE
229 BIDEVIEW DRIVE, PALM BEACH, FL

28 JULY 2014



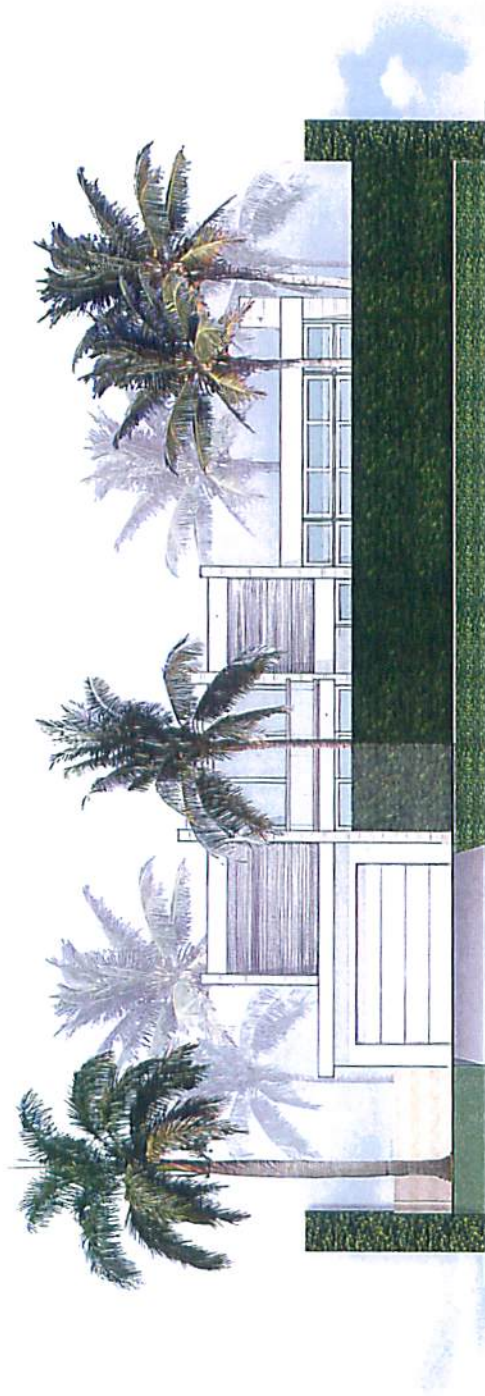
NIEVERA WILLIAMS
DESIGN

223 Sunset Avenue
Suite 100
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

E1

ARCOM # B-098-2014



MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
00000000

SCALE 3/8" = 1'-0"

EAST ELEVATION
RAMPALL RESIDENCE
237 RIDGEVIEW DRIVE, PALM BEACH, FL

18 JULY 2014



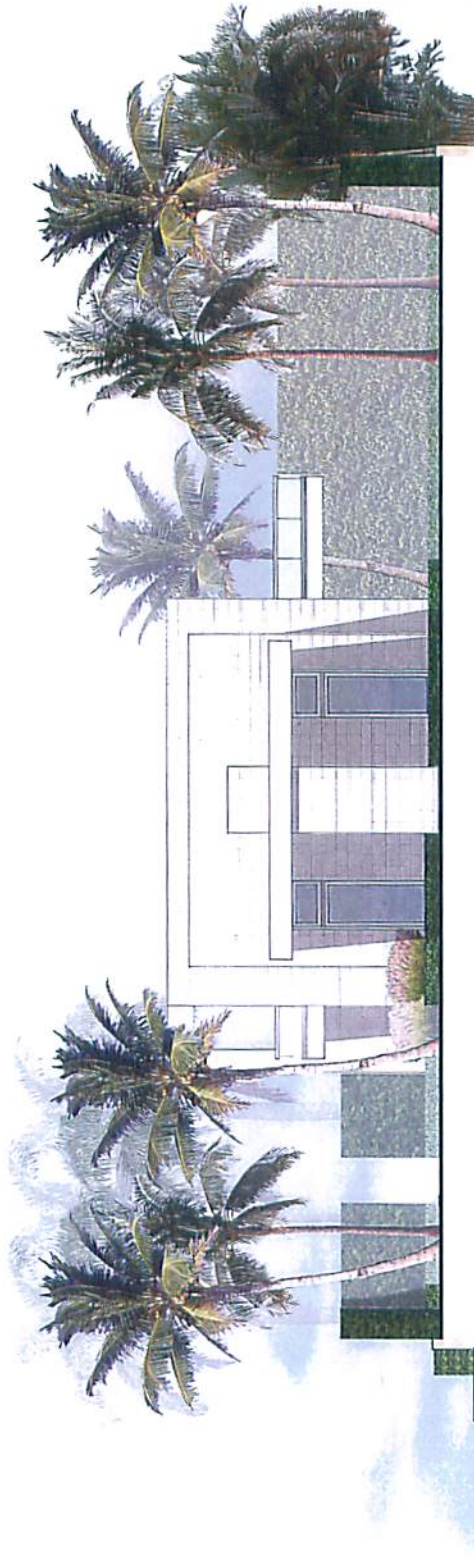
NIEVERA WILLIAMS
DESIGN

233 Sunset Avenue
Suite 100
Palm Beach, Florida 33480
P: 561-699-2800
F: 561-699-2113

NIEVERAWILLIAMS.COM

E2

ARCOM # B-098-2014



MARIO F. NEVERA
State of Florida
Landscape Architect
Registration No.
14000

SCALE: 3/8" = 1'-0"

NORTH ELEVATION
RAMPALL RESIDENCE
137 RIDGEVIEW DRIVE, PALM BEACH, FL

18 JULY 2014



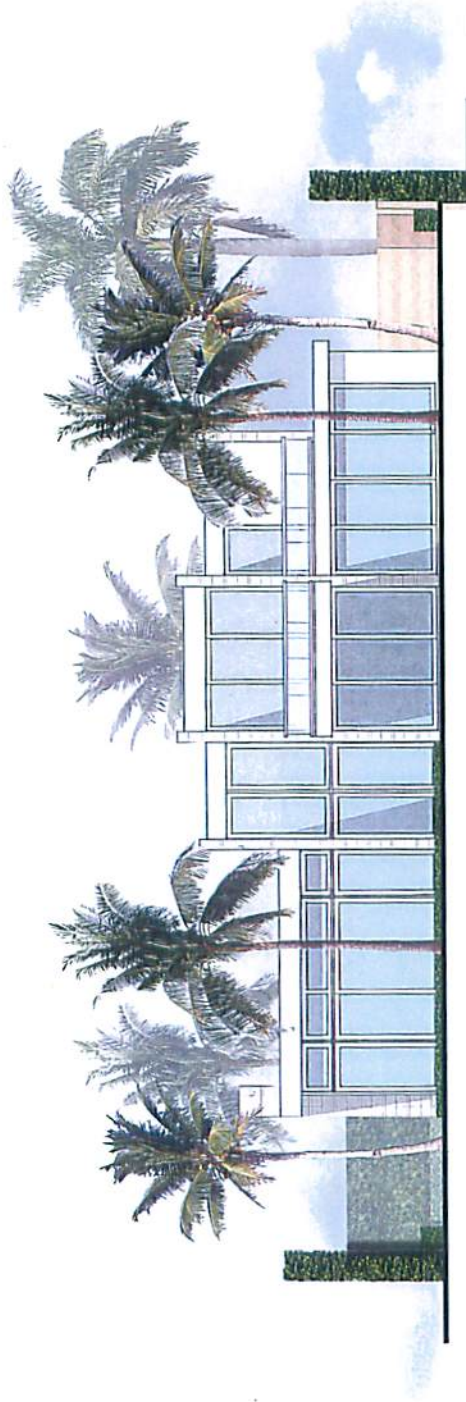
NEVERA WILLIAMS
DESIGN

223 Summit Avenue
Suite 150
Palm Beach, Florida 33480
P: 561-659-2820
F: 561-659-2823

NEVERAWILLIAMS.COM

E3

ARCOM # B-098-2014



MARIO F. NEVERA
State of Florida
Landscape Architect
Registration No.
140000056

SCALE: 3/8" = 1'-0"

WEST ELEVATION
RAMPALL RESIDENCE
117 RIDGEVIEW DRIVE, PALM BEACH, FL

28 JULY 2014



NEVERA WILLIAMS
DESIGN

333 Sunset Avenue
Suite 100
Palm Beach, Florida 33460
P: 561-659-2820
F: 561-659-2113

NEVERAWILLIAMS.COM

E4

ARCOM # B-098-2014





APPLICATION FOR ARCHITECTURAL COMMISSION REVIEW
(Please refer to attached Electronic Submission Instructions)

1. Project Address: 237 Ridgeview Dr., Palm Beach, FL 33480
2. Name of the Applicant: Paul & Rita Rampell
Address: 237 Ridgeview Dr., Palm Beach Telephone#: 561-833-1116
3. Name of Architect/Engineer: Smith Architectural Group, Inc.
Phone #: 561-832-0202 Architect's e-mail address: leslie@smitharchitecturalgroup.com
4. Brief description of the project: (The exact wording in this section will appear on the ARCOM agenda. Please include a comprehensive summarized description of the project which describes the changes)
Demolition of existing one story residence. Construction of a new
two story 3394 sq. ft. residence with pool, landscape, hardscape
and site lighting.
5. Are there any Town Council approvals necessary to complete the project? YES OR **(NO)**
Please provide variance, site plan review, and/or special exception numbers: _____
6. Number of stories: 2 Roof material (type): Flat Const. Type: CBS ? Yes
Frame? No Colors: Building: White Roof: N/A Trim: N/A Shutters: No
*also, please provide the above information on the cover sheet of the ARCOM plans.
7. Signature: (property owner or owner's legally authorized agent*) 
*If signed by a legally authorized agent, must be accompanied by a Power of Attorney or statement from property owner authorizing the signer to sign on owner's behalf.
☐ Please check box if you are an ARCOM member, and this project will result in a Voting Conflict for you.

(Please use the attached checklist to ensure that your application is complete. Incomplete applications may cause a deferral of the request. If you have any questions regarding the requirements, please call John Lindgren, at 227-6414 or Cindy Delp at 227-6408 well in advance of the submission deadline.)

FEES:	Major projects:	\$750.00
	Landscape/Hardscape/Site Lighting:	\$750.00
	Minor projects (awnings, signs, fenestration):	\$250.00
	Deferred projects:	no charge

SUBMISSION DEADLINES: (Please refer to attached electronic submission instructions)

Major projects: - 30 days prior to the meeting, or as listed on the Town's Architectural Commission Meeting Dates and Filing Deadlines list available at www.townofpalmbeach.com

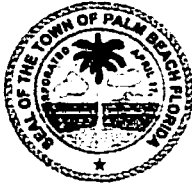
Minor projects: - Two weeks prior to the next scheduled meeting

Deferrals: - No later than one week prior to the scheduled meeting (with changes clouded)

Revisions: - No later than one week prior to the scheduled meeting (with changes clouded), together with a written narrative that succinctly details the changes made.

MEETING DATES: Please see ARCHITECTURAL COMMISSION MEETING DATES AND FILING DEADLINES on Town website at www.townofpalmbeach.com

The Architect and/or Landscape Architect is advised that he/she will be responsible for acknowledging, prior to the issuance of a Certificate-of-Occupancy, that the as-built design matches the original ARCOM approved design, with the exception of other ARCOM or staff approvals.



**TOWN OF PALM BEACH
NOTIFICATION TO PROPERTY OWNERS
PER SECTION 18-202 (1) OF THE TOWN ARCHITECTURAL REVIEW ORDINANCE**

The above-mentioned ordinance provides that the property owners within a two hundred-foot radius of the subject property shall be notified by mail of any proposed new structures, or major alterations to structures, on subject property.

Please be advised the Town Architectural Commission will consider the following matter at the time and place indicated below:

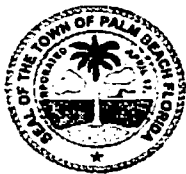
The Architectural Commission meeting will be held in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, and will begin at 9:00 a.m. on August 27, 2014 at which time the project listed below will be reviewed.

Address: 237 Ridgeview Dr., Palm Beach, FL 33480

Description: Demolition of existing one story residence. Construction of
a new two story 3394 sq. ft. residence with pool, landscape, hardscape
and site lighting.

This notification is not to solicit your approval or disapproval. It is a required notification to surrounding property owners. If you desire, you may submit any comments in writing before the meeting or you may attend the meeting to speak on the matter. The plans for the project are on file in the Planning, Zoning & Building Department and are available for review Monday through Friday between 8:30 a.m. and 4:30 p.m. Please note that the applicant can submit revised plans and materials up to one (1) week prior to the meeting date; therefore, if you are an interested party in the application, you will need to contact the Town using the information below to verify if revisions have or have not been submitted.

If you need further information relative to this project, please contact John Lindgren, Planning Administrator, at 227-6414 or Cindy Delp, Secretary to the Architectural Commission at 227-6408.



NOTICE AFFIDAVIT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME THIS DAY PERSONALLY APPEARED Paul Rampell
WHO BEING DULY SWORN, DISPOSES AND SAYS THAT:

1. He/she is the owner, or the owner's authorized agent, of the real property legally described in the Architectural Commission Application.
2. The accompanying Property Owners List is, to the best of his/her knowledge, a complete and accurate list of all property owners' mailing addresses and property control numbers post dated no later than 10 days prior to the Architectural Commission hearing at which the subject application will be heard, and as recorded in the latest official tax rolls for the subject property and all other properties within two hundred (200) feet of the real property as described in the Application for Architectural Review.
3. A copy of the ARCOM application and the Notification to Property Owners is included in each envelope submitted for mailing, using the labels provided by the Property Appraiser's Office.

Sworn to and subscribed before me this 24 day of July, 2014.

by Paul Rampell who is personally known to me or who has

produced FL Driv License as identification and who did (did not) take an oath.

(Type of identification)

Christine Saxton
(Signature of Notary)

Paul Rampell
(Applicant's Signature)

Christine Saxton
(Printed Name of Notary)

Paul Rampell
(Printed name of Applicant)



BOUNDARY SURVEY FOR: PAUL RAMPPELL AND RITA B. RAMPPELL

This survey is made specifically and only for the following party for the purpose of discovery on the surveyed property.

Paul Ramppell and Rita B. Ramppell

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

237 Ridgeview Drive
Palm Beach, FL 33480

LEGAL DESCRIPTION:

Lots 75 and 76, MARK RAFALSKY TRACT, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, Page 51.

FLOOD ZONE: This property is located in Flood Zone A7 (EL 7), according to F.I.R.M. (Flood Insurance Rate Map) No. 120220 0001 C, dated 09/30/1982.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 96687, issued by First American Title Insurance Company, dated April 22, 1987. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NGVD-29. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is $\pm 0.10'$.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

12-1201.002

DATE OF LAST FIELD SURVEY: 3/20/2014

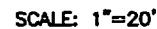
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357
Sheet 1 of 2

LEGEND

A	= ARC LENGTH	F.O.C.	= FACE OF CURB	R.O.C.	= POINT OF COMMENCEMENT	W.C.	= WITNESS CORNER
AC	= AIR CONDITIONING	I.D.	= INSIDE DIAMETER	P.R.C.	= POINT OF REVERSE CURVATURE	W.M.E.	= WATER MANAGEMENT EASEMENT
A.E.	= ACCESS EASEMENT	INV.	= INVERT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
A.K.A.	= ALSO KNOWN AS	I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT	PROP.	= PROPOSED	W.M.T.	= WATER MANAGEMENT TRACT
ASPH.	= ASPHALT	L.A.E.	= LIMITED ACCESS EASEMENT	P.T.	= POINT OF TANGENCY	8	= BASELINE
B.D.C.	= BUILDING	L.B.	= LICENSE BOARD	P.V.M.T.	= PAVEMENT	8	= CENTERLINE
B.M.	= BENCHMARK	L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT	R	= RADIAL	Δ	= CENTRAL ANGLE/Delta
B.O.C.	= BACK OF CURB	(M)	= FIELD MEASUREMENT	RGE.	= RANGE	■	= CONCRETE MONUMENT FOUND (AS NOTED)
B.O.W.	= BACK OF WALK	M.H.	= MANHOLE	R.P.B.	= ROAD PLAT BOOK	□	= CONCRETE MONUMENT SET (AS NOTED)
(C)	= CALCULATED	M.H.W.L.	= MEAN HIGH WATER LINE	R.W.	= RIGHT OF WAY	○	= CONCRETE MONUMENT SET (LB #4569)
CATV	= CABLE ANTENNA TELEVISION	M.L.W.L.	= MEAN LOW WATER LINE	S.B.	= SETBACK	○	= ROD & CAP FOUND (AS NOTED)
C.B.	= CHORD BEARING	N.V.G.D.	= NATIONAL GEODESTIC VERTICAL DATUM	SEC.	= SECTION	○	= 5" ROD & CAP SET (LB #4569)
C.B.B.	= CONCRETE BLOCK STRUCTURE	N.P.B.C.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	S.D.	= SUBDIVISION	○	= IRON PIPE FOUND (AS NOTED)
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE	N.T.S.	= NOT TO SCALE	S.F.	= SQUARE FEET	○	= IRON ROD FOUND (AS NOTED)
CH	= CHORD	O.A.	= OVERALL	S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT	Δ	= NAIL FOUND (AS NOTED)
C.L.F.	= CHAIN LINK FENCE	OH	= OUTSIDE DIAMETER	S.J.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT	○	= NAIL & DISK FOUND (AS NOTED)
C.L.R.	= CLEAR	Q.R.B.	= OFFICIAL RECORD BOOK	S.R.	= STATE ROAD	○	= MAG NAIL & DISK SET (LB #4569)
C.M.P.	= CORRUGATED METAL PIPE	OS	= OFFSET	STA.	= STATION	○	= PROPERTY LINE
CONC.	= CONCRETE	P	= PLAT DATUM	STY.	= STORY	○	= UTILITY POLE
(D)	= DESCRIPTION DATUM	P.B.	= PLAT BOOK	S.W.	= SIDEWALK	○	= FIRE HYDRANT
D.E.	= DEED BOOK	P.B.C.	= PALM BEACH COUNTY	T.O.B.	= TOP OF BANK	○	= WATER METER
D.H.	= DRILL HOLE	P.C.	= POINT OF CURVATURE	T.O.C.	= TOP OF CURB	○	= WATER VALVE
D.W.	= DRIVEWAY	P.C.C.	= POINT OF COMPOUND CURVATURE	T.W.P.	= TOWNSHIP	○	= LIGHT POLE
EL.	= ELEVATION	P.C.P.	= PERMANENT CONTROL POINT	TYP.	= TYPICAL	○	
ENC.	= ENCROACHMENT	P.G.	= PAGE	U.C.	= UNDER CONSTRUCTION	○	
E.O.P.	= EDGE OF PAVEMENT	P.I.	= POINT OF INTERSECTION	U.E.	= UTILITY EASEMENT	○	
E.O.W.	= EDGE OF WATER	P.O.B.	= POINT OF BEGINNING	U.R.	= UNRECORDED	○	
EMT	= EASEMENT						
F.P.	= FINISH FLOOR						
FO.D.	= FOUND						



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 840-4551

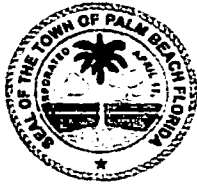


FIELD	T.S.	JOB NO.	12-1201	F.A.	PB174 PG 38-49
OFFICE	J.P.	DATE	03/20/2014	DWG. NO.	12-1201
CHKD	C.W.	REF.	12-1201.DWG	SHEET	2 OF 2

Town of Palm Beach
Planning, Zoning & Building Dept.
360 South County Road
Palm Beach, Florida 33480

SAMPLE

RE: 237 Ridgeview Dr., Palm Beach
ARCOM #B-098-2014



**TOWN OF PALM BEACH
NOTIFICATION TO PROPERTY OWNERS
PER SECTION 18-202 (1) OF THE TOWN ARCHITECTURAL REVIEW ORDINANCE**

The above-mentioned ordinance provides that the property owners within a two hundred-foot radius of the subject property shall be notified by mail of any proposed new structures, or major alterations to structures, on subject property.

Please be advised the Town Architectural Commission will consider the following matter at the time and place indicated below:

The Architectural Commission meeting will be held in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, and will begin at 9:00 a.m. on August 27, 2014 at which time the project listed below will be reviewed.

Address: 237 Ridgeview Dr., Palm Beach, FL 33480

**Description: Demolition of existing one story residence. Construction of
a new two story 3394 sq. ft. residence with pool, landscape, hardscape
and site lighting.**

This notification is not to solicit your approval or disapproval. It is a required notification to surrounding property owners. If you desire, you may submit any comments in writing before the meeting or you may attend the meeting to speak on the matter. The plans for the project are on file in the Planning, Zoning & Building Department and are available for review Monday through Friday between 8:30 a.m. and 4:30 p.m. Please note that the applicant can submit revised plans and materials up to one (1) week prior to the meeting date; therefore, if you are an interested party in the application, you will need to contact the Town using the information below to verify if revisions have or have not been submitted.

If you need further information relative to this project, please contact John Lindgren, Planning Administrator, at 227-6414 or Cindy Delp, Secretary to the Architectural Commission at 227-6408.



APPLICATION FOR ARCHITECTURAL COMMISSION REVIEW
(Please refer to attached Electronic Submission Instructions)

1. Project Address: 237 Ridgeview Dr., Palm Beach, FL 33480
2. Name of the Applicant: Paul & Rita Rampell
Address: 237 Ridgeview Dr., Palm Beach Telephone#: 561-833-1116
3. Name of Architect/Engineer: Smith Architectural Group, Inc.
Phone #: 561-832-0202 Architect's e-mail address: leslie@smitharchitecturalgroup.com
4. Brief description of the project: (The exact wording in this section will appear on the ARCOM agenda. Please include a comprehensive summarized description of the project which describes the changes)
Demolition of existing one story residence. Construction of a new
two story 3394 sq. ft. residence with pool, landscape, hardscape
and site lighting.
5. Are there any Town Council approvals necessary to complete the project? YES OR **(NO)**
Please provide variance, site plan review, and/or special exception numbers: _____
6. Number of stories: 2 Roof material (type): Flat Const. Type: CBS ? Yes
Frame? No Colors: Building: White Roof: N/A Trim: N/A Shutters: No
*also, please provide the above information on the cover sheet of the ARCOM plans.
7. Signature: (property owner or owner's legally authorized agent)
*If signed by a legally authorized agent, must be accompanied by a Power of Attorney or statement from property owner authorizing the signer to sign on owner's behalf.
☐ Please check box if you are an ARCOM member, and this project will result in a Voting Conflict for you.

(Please use the attached checklist to ensure that your application is complete. Incomplete applications may cause a deferral of the request. If you have any questions regarding the requirements, please call John Lindgren, at 227-6414 or Cindy Delp at 227-6408 well in advance of the submission deadline.)

FEES:	Major projects:	\$750.00
	Landscape/Hardscape/Site Lighting:	\$750.00
	Minor projects (awnings, signs, fenestration):	\$250.00
	Deferred projects:	no charge

SUBMISSION DEADLINES: (Please refer to attached electronic submission instructions)

Major projects: - 30 days prior to the meeting, or as listed on the Town's Architectural Commission Meeting Dates and Filing Deadlines list available at www.townofpalmbeach.com

Minor projects: - Two weeks prior to the next scheduled meeting

Deferrals: - No later than one week prior to the scheduled meeting (with changes clouded)

Revisions: - No later than one week prior to the scheduled meeting (with changes clouded), together with a written narrative that succinctly details the changes made.

MEETING DATES: Please see ARCHITECTURAL COMMISSION MEETING DATES AND FILING DEADLINES on Town website at www.townofpalmbeach.com

The Architect and/or Landscape Architect is advised that he/she will be responsible for acknowledging, prior to the issuance of a Certificate-of-Occupancy, that the as-built design matches the original ARCOM approved design, with the exception of other ARCOM or staff approvals.

6/11/2014

Property Appraiser GIS - Property Detail list by parcel control number

Buffer:

504343100400000250 RAMPPELL PAUL & 237 RIDGEVIEW DR PALM BEACH FL 33480 3305	Acres 0.26 Value \$ 1,473,837.00 Total \$ 396,273.00 Bldg \$ 4,551.00 Land \$ 1,469,286.00	Sales Instr Price \$10.00 Date 7/19/2005 Book 19015 Page 1717	WD Price \$10.00 Date 7/19/2005 Book 19015 Page 1717	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR LTS 75 & 76
504343100400000300 BEACH CLUB INC 755 N COUNTY RD PALM BEACH FL 33480 3313	Acres 4.56 Value \$ 8,500,000.00 Total \$ 8,500,000.00 Bldg \$ 0.00 Land \$ 0.00	Sales Instr Price \$100.00 Date 12/1/1991 Book 07068 Page 1632	QC Price \$100.00 Date 12/1/1991 Book 07068 Page 1632	MTG PUSE CLUB/DO/UN HALL TaxOrd 50411 NAV	RAFALSKY MARK LT 5 (LESS N 4 FT COUNTRY CLUB RD & E 31 FT N COUNTRY RD R/W), LTS 6 THRU 10 (LESS N 4 FT COUNTRY CLUB RD R/W),
504343100400000310 FIX ALFRED H & 249 FAIRVIEW RD PALM BEACH FL 33480 3319	Acres 0.26 Value \$ 1,479,659.00 Total \$ 599,832.00 Bldg \$ 10,373.00 Land \$ 1,469,286.00	Sales Instr Price \$67,500.00 Date 1/1/1977 1 Book 02690 Page 0028	00 Price \$67,500.00 Date 1/1/1977 1 Book 02690 Page 0028	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR LTS 31 & 32
504343100400000330 ROGERS LEONARD G PO BOX 3148 PALM BEACH FL 33480 1348	Acres 0.26 Value \$ 2,407,440.00 Total \$ 1,772,114.00 Bldg \$ 938,154.00 Land \$ 1,469,286.00	Sales Instr Price \$10.00 Date 2/28/2005 Book 18250 Page 1555	WD Price \$10.00 Date 2/28/2005 Book 18250 Page 1555	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR LTS 33 & 34
504343100400000350 PALM BEACH COUNTRY CLUB 760 N OCEAN BLVD PALM BEACH FL 33480 3300	Acres 0.53 Value \$ 2,233,116.00 Total \$ 1,733,483.00 Bldg \$ 0.00 Land \$ 2,233,116.00	Sales Instr Price \$80,000.00 Date 1/1/1976 1 Book 02515 Page 1949	00 Price \$80,000.00 Date 1/1/1976 1 Book 02515 Page 1949	MTG PUSE VACANT TaxOrd 50411 NAV	MARK RAFALSKY TR LTS 35 TO 38 INC

6/11/2014

Property Appraiser GIS - Property Detail list by parcel control number

504343100400000500 GENESER WERNER R & 220 FAIRVIEW RD PALM BEACH FL 33480 3320	Acres 0.26 Value \$ 2,193,495.00 Total \$ 1,756,124.00 Bldg \$ 724,209.00 Land \$ 1,469,286.00	Sales Instr Price \$2,750,000.00 Date 5/30/2006 Book 20406 Page 561	WD DT	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR	LTS 49 & 50
504343100400000510 SPERO RAND K & 11 HERITAGE DR RD LEXINGTON MA 02420 1104	Acres 0.26 Value \$ 2,104,538.00 Total \$ 1,747,051.00 Bldg \$ 715,250.00 Land \$ 1,469,286.00	Sales Instr Price \$10.00 Date 3/27/2008 Book 22560 Page 1735	DT	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR	LTS 51 & 52
504343100400000530 BASA GROUP LLC 1 N CLEVELAND ST STE 200 WEST PALM BEACH FL 33401 5551	Acres 0.26 Value \$ 1,476,309.00 Total \$ 1,030,218.00 Bldg \$ 7,023.00 Land \$ 1,469,286.00	Sales Instr Price \$1,610,400.00 Date 3/1/2005 1 Book 18200 Page 708	WD	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TRACT	LTS 53 & 54
504343100400000530 JONES RICHARD E & 244 FAIRVIEW RD PALM BEACH FL 33480 3320	Acres 0.26 Value \$ 1,476,019.00 Total \$ 901,847.00 Bldg \$ 6,733.00 Land \$ 1,469,286.00	Sales Instr Price \$1,600,000.00 Date 7/11/2008 Book 22755 Page 151	WD	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR	LTS 55 & 56
504343100400000570 WIDNER HENRY D & 256 FAIRVIEW RD PALM BEACH FL 33480 3320	Acres 0.26 Value \$ 1,474,859.00 Total \$ 428,499.00 Bldg \$ 5,573.00 Land \$ 1,469,286.00	Sales Instr Price \$365,000.00 Date 8/1/1993 1 Book 07831 Page 0817	WD	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR	LTS 57 & 58
504343100400000710 WILLINGER JANICE R 253 RIDGEVIEW DR PALM BEACH FL 33480 3305	Acres 0.26 Value \$ 2,562,012.00 Total \$ 2,512,012.00 Bldg \$ 1,092,726.00 Land \$ 1,469,286.00	Sales Instr Price \$3,500,000.00 Date 7/15/2013 Book 26203 Page 718	WD	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR	LTS 71 & 72

Property Appraiser GIS - Property Detail list by parcel control number

50434310040000730 BAHL FORREST J II & 245 RIDGEVIEW DR PALM BEACH FL 33480 3305	Acres 0.26 Value \$ 2,560,711.00 Taxd \$ 1,890,158.00 Bldg \$ 1,091,475.00 Land \$ 1,469,286.00	Sales Instr Price \$1,675,000.00 Date 5/19/2005 Book 18625 Page 908	WD Price \$1,675,000.00 Date 5/19/2005 Book 18625 Page 908	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR LTS 73 & 74
50434310040000720 BELKIN MAURICE & PO BOX 1087 PALM BEACH FL 33480 1087	Acres 0.26 Value \$ 1,259,388.00 Taxd \$ 1,259,388.00 Bldg \$ 0.00 Land \$ 1,259,388.00	Sales Instr Price \$1,225,000.00 Date 3/23/2012 Book 25109 Page 1664	WD Price \$1,225,000.00 Date 3/23/2012 Book 25109 Page 1664	MTG PUSE VACANT TaxOrd 50411 NAV	MARK RAFALSKY TR LTS 77 & 78
50434310040000730 THOMAS MARY JO & 219 RIDGEVIEW DR PALM BEACH FL 33480 3305	Acres 0.26 Value \$ 1,474,305.00 Taxd \$ 404,933.00 Bldg \$ 5,019.00 Land \$ 1,469,286.00	Sales Instr Price \$10.00 Date 12/21/2012 Book 25682 Page 416	WD Price \$10.00 Date 12/21/2012 Book 25682 Page 416	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR LTS 79 & 80
50434310040000850 SAGER WILLIAM T & 222 RIDGEVIEW DR PALM BEACH FL 33480 3306	Acres 0.26 Value \$ 2,675,769.00 Taxd \$ 2,625,769.00 Bldg \$ 1,206,483.00 Land \$ 1,469,286.00	Sales Instr Price \$10.00 Date 6/19/2012 Book 25341 Page 1086	QC Price \$10.00 Date 6/19/2012 Book 25341 Page 1086	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR LTS 89 & 90
50434310040000910 SADLER ROBERT E JR & 226 RIDGEVIEW DR PALM BEACH FL 33480 3306	Acres 0.26 Value \$ 2,494,014.00 Taxd \$ 2,155,130.00 Bldg \$ 1,024,728.00 Land \$ 1,469,286.00	Sales Instr Price \$10.00 Date 12/27/2012 Book 25727 Page 281	WD Price \$10.00 Date 12/27/2012 Book 25727 Page 281	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR LTS 91 & 92
50434310040000920 WHITAKER DONALD R JR & 1081 19TH ST STE 202 VIRGINIA BCH VA 22451 5600	Acres 0.26 Value \$ 2,602,299.00 Taxd \$ 2,167,744.00 Bldg \$ 1,133,013.00 Land \$ 1,469,286.00	Sales Instr Price \$3,650,000.00 Date 6/17/2006 Book 20544 Page 782	WD Price \$3,650,000.00 Date 6/17/2006 Book 20544 Page 782	MTG PUSE SINGLE FAMILY TaxOrd 50411 NAV	MARK RAFALSKY TR LTS 93 & 94

6/11/2014

Property Appraiser GIS - Property Detail list by parcel control number

504343100400000050 RIDGEVIEW DRIVE A TRUST & 115 E 69TH ST NEW YORK NY 10021 5004	Acres 0.26 Value \$ 2,747,913.00 Taxd \$ 2,317,560.00 Bkg \$ 1,278,627.00 Land \$ 1,469,286.00	Sales Instr Price \$10.00 Date 10/24/2013 Book 26408 Page 564	WD Price \$3,600,000.00 Date 10/9/2009 Book 23490 Page 917	MTG PUSE SINGLE FAMILY Taxd \$ 50411 NAV	MARK RAFALSKY TR LOTS 95 & 96
504343100400000020 RIDGEVIEW TRUST 39 HEATH ST W TORONTO ON M4V 1T2 CANADA	Acres 0.26 Value \$ 2,658,781.00 Taxd \$ 2,014,880.00 Bkg \$ 1,189,495.00 Land \$ 1,469,286.00	Sales Instr Price \$3,600,000.00 Date 10/9/2009 Book 23490 Page 917	WD Price \$3,600,000.00 Date 10/9/2009 Book 23490 Page 917	MTG PUSE SINGLE FAMILY Taxd \$ 50411 NAV	MARK RAFALSKY TR LOTS 97 & 98
504343100800000020 211 EL DORADO LANE TRUST 1 N CLEMATIS ST STE 200 WEST PALM BEACH FL 33401 5551	Acres 0.24 Value \$ 1,358,211.00 Taxd \$ 1,358,211.00 Bkg \$ 6,168.00 Land \$ 1,352,043.00	Sales Instr Price \$1,600,000.00 Date 7/3/2012 1 Book 25326 Page 893	WD Price \$1,600,000.00 Date 7/3/2012 1 Book 25326 Page 893	MTG PUSE SINGLE FAMILY Taxd \$ 50411 NAV	EL DORADO PARK LT 2
504343100800000030 MILNER RYAN J & 221 EL DORADO LN PALM BEACH FL 33480 3301	Acres 0.24 Value \$ 1,510,808.00 Taxd \$ 535,024.00 Bkg \$ 158,765.00 Land \$ 1,352,043.00	Sales Instr Price \$1,450,000.00 Date 4/4/2013 1 Book 25940 Page 1306	WD Price \$1,450,000.00 Date 4/4/2013 1 Book 25940 Page 1306	MTG PUSE SINGLE FAMILY Taxd \$ 50411 NAV	EL DORADO PARK LT 3
504343100800000050 DIETENBERG PETER 231 EL DORADO LN PALM BEACH FL 33480 3301	Acres 0.24 Value \$ 1,507,427.00 Taxd \$ 1,507,427.00 Bkg \$ 155,384.00 Land \$ 1,352,043.00	Sales Instr Price \$1,225,000.00 Date 1/23/2013 Book 25804 Page 718	WD Price \$1,225,000.00 Date 1/23/2013 Book 25804 Page 718	MTG PUSE SINGLE FAMILY Taxd \$ 50411 NAV	EL DORADO PARK LT 4
504343100800000050 KEOGH DESMOND & 241 EL DORADO LN PALM BEACH FL 33480 3301	Acres 0.48 Value \$ 2,512,732.00 Taxd \$ 1,451,833.00 Bkg \$ 85,922.00 Land \$ 2,426,810.00	Sales Instr Price \$2,700,000.00 Date 6/6/2006 1 Book 20484 Page 1960	RD Price \$2,700,000.00 Date 6/6/2006 1 Book 20484 Page 1960	MTG PUSE SINGLE FAMILY Taxd \$ 50411 NAV	EL DORADO PARK LOTS 5 & 6

6/11/2014

Page 5 of 5

Property Appraiser GIS - Property Detail list by parcel control number

PROFESSIONALS' ELECTRONIC DATA DELIVERY SYSTEM

Signature Document

7/28/2014 9:31:02 AM

SIGNATURE SUMMARY

Financial Project ID: ---
Signatory Name: Mario F. Nievera, LA - License No: LA6666856
Signatory File Path: ./_META_INFO/LA6666856_20140728_93028266.XML
Date Created: 2014/07/28 9:31:2.63
Scope of Work: Initial Arcom Submission Set with L1,LP1, EX and LCO

SIGNATURE DETAILS

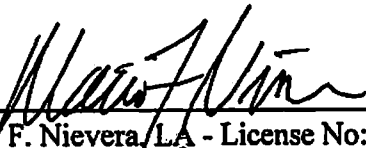
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4ADB7A3F-40C5DD3C-7ED7239E-5B4FE6B7-360DF106

Number of Signed and Sealed Files: 1

SIGN AND SEAL

This document is signed and sealed to secure the electronic files referenced by the signature files as described in Florida Department of Business and Professional Regulation, Board of Professional Landscape Architecture, Procedures for Signing and Sealing Electronically Transmitted Plans, Specifications, Reports or other Documents, Rule 61G10-11.011, F.A.C..

* See PEDDS for any qualifications or further limitation in scope on individual signed and sealed drawings or files in this project as appropriate.



Mario F. Nievera, LA - License No: LA6666856
7.28.14
Date

2465 Mercer Ave., Suite 206
West Palm Beach, FL 33401
Ph: 561.312.2041
Fx: 561.537.7229
office@gruberengineers.com



Gruber Consulting Engineers, Inc.

Chad M. Gruber
Professional Engineer

LANDSCAPE/DRAINAGE PLAN CONFLICT STATEMENT

To: John Lindgren
Planning Administrator
Town of Palm Beach

From: Chad M. Gruber, P.E.

Re: Rampell Residence
237 Ridgeview Dr.
Palm Beach, FL

Date: July 28, 2014

John -

I have reviewed the landscape plan prepared by Nievera Williams Design for the referenced project received on 7/23/14 and compared it with the latest conceptual drainage plan produced by this office dated 7/28/14. There do not appear to be any conflicts between the proposed landscape material and the stormwater management plan.

Please feel free to contact me if you have any questions.

Sincerely,



Digitally signed by Chad M.
Gruber, P.E.
DN: cn=Chad M. Gruber, P.E.,
o=Gruber Consulting Engineers,
Inc., ou,
email=chad@gruberengineers.co
m, c=US
Date: 2014.07.28 07:49:18 -0400

Chad M. Gruber, P.E.
Florida P.E. No. 57466
Certificate of Authorization No. 28190

Cc: Smith Architectural Group
File

SMITH
ARCHITECTURAL
GROUP, INC.

**Demolition Request Report
237 Ridgeview Drive**

This one story ranch house was built in 1954. It is located on a 100'x115' interior lot on Ridgeview Drive and was designed for Mr. Leighton Brams by architect Edmond Pachner.

The residence is 2123 square feet and is a wood frame structure with red brick veneer. It sits on a concrete slab-on-grade and has a white cement tile roof. Town records show that the only major change to the residence was a pool added by the current owners in 1986. The lowest finish floor of the residence sits at 4.7' NGVD and has been susceptible to repeated flooding.

There are no historic trees on the property.







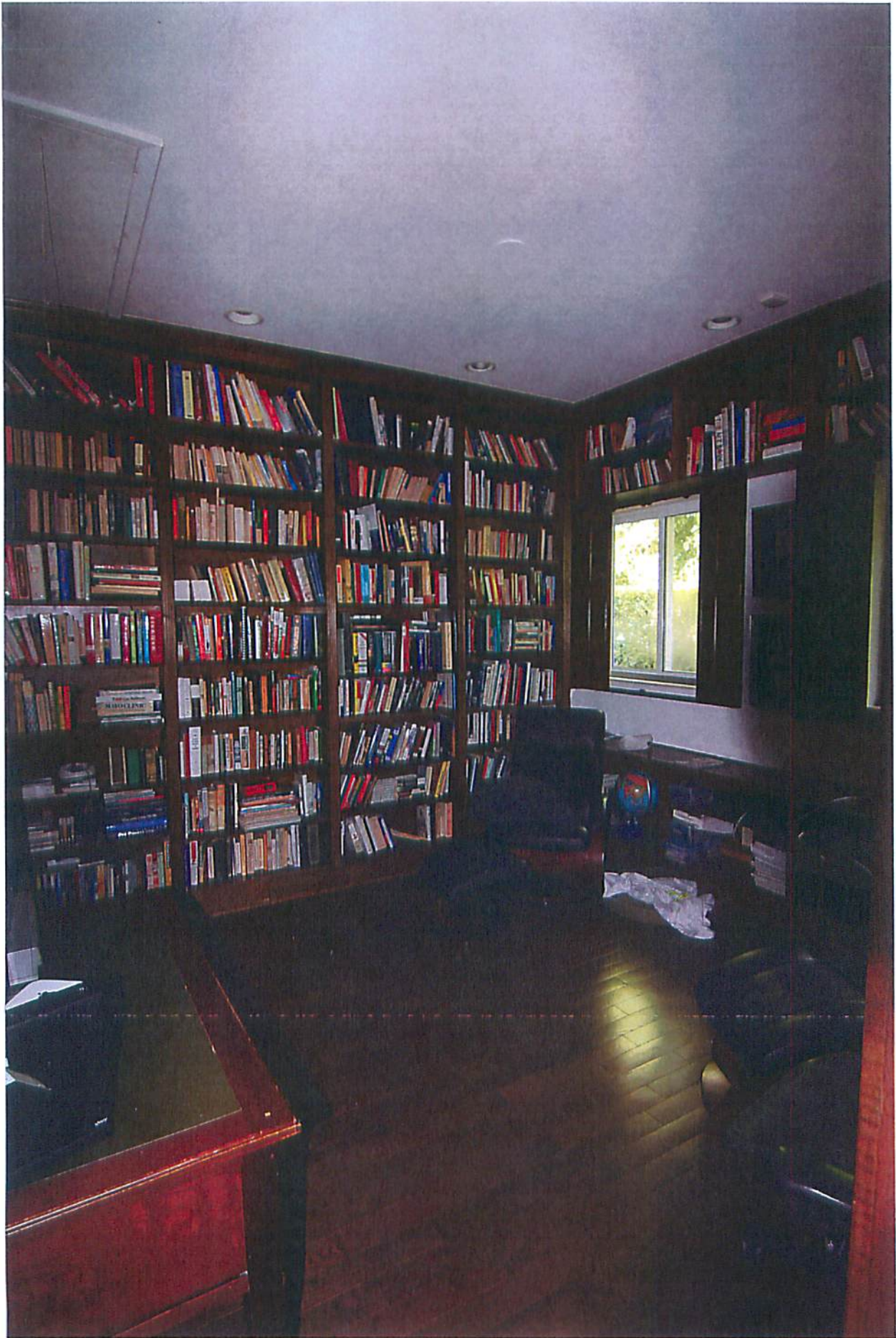








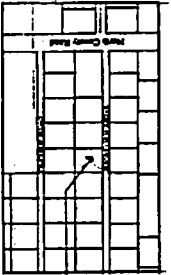
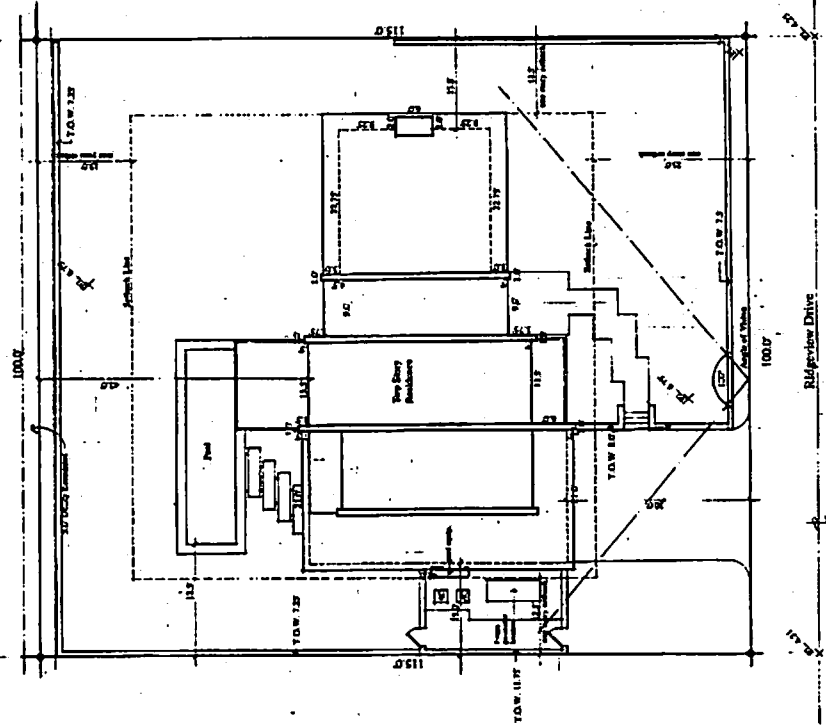








Site Plan



Location Map

Subject Property

Item	Quantity	Unit	Notes
1. 10' x 10' concrete pad	1	sq ft	For parking area
2. 10' x 10' concrete pad	1	sq ft	For parking area
3. 10' x 10' concrete pad	1	sq ft	For parking area
4. 10' x 10' concrete pad	1	sq ft	For parking area
5. 10' x 10' concrete pad	1	sq ft	For parking area
6. 10' x 10' concrete pad	1	sq ft	For parking area
7. 10' x 10' concrete pad	1	sq ft	For parking area
8. 10' x 10' concrete pad	1	sq ft	For parking area
9. 10' x 10' concrete pad	1	sq ft	For parking area
10. 10' x 10' concrete pad	1	sq ft	For parking area

A New Residence for
Mr. & Mrs. Paul Rampell

277 Ridgeview Drive

Palatka Beach, FL

21.407

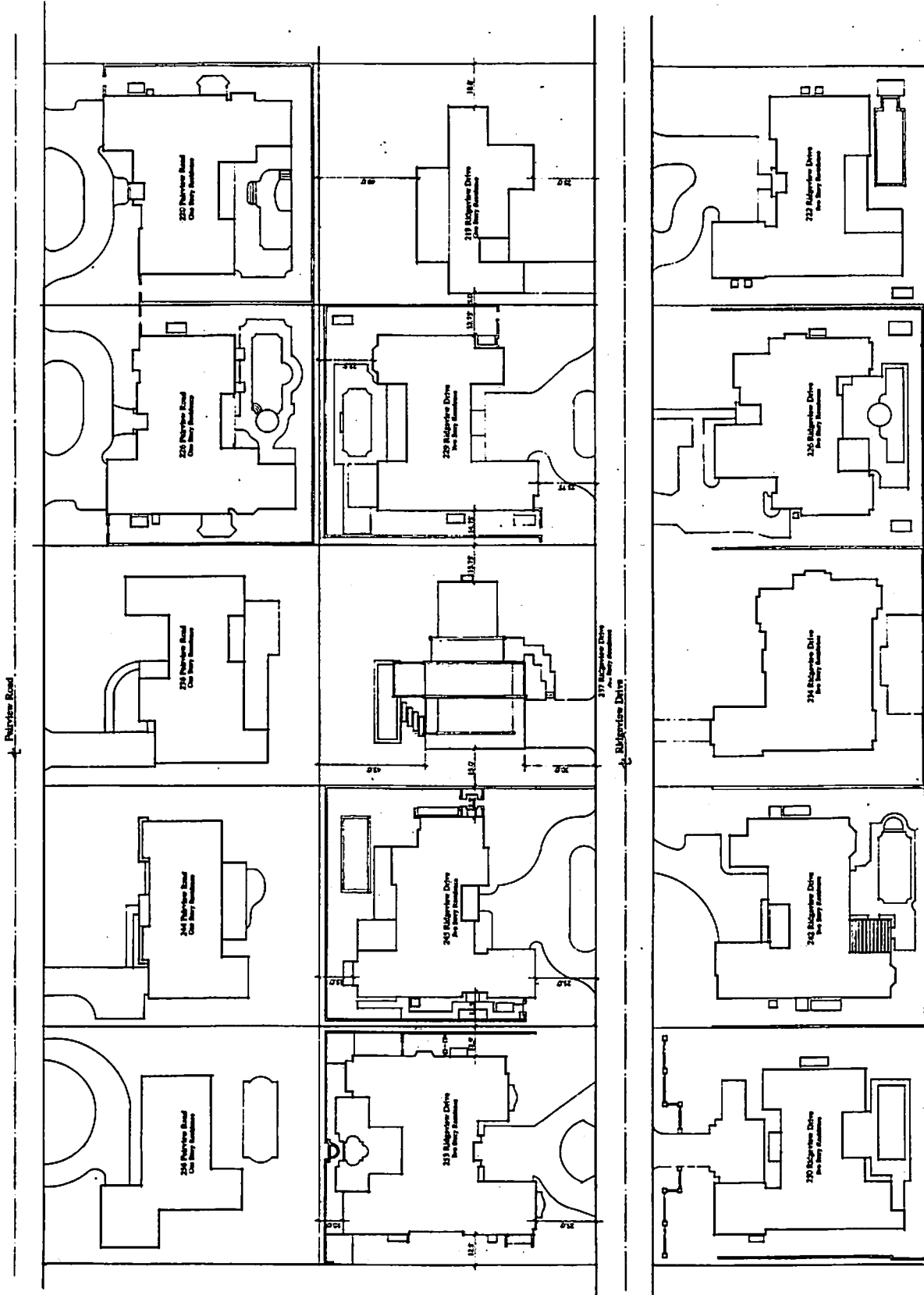
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1516-1-08

Site Plan with Adjacent Properties





APPROX 98-098-2014

PROJECT NO.
A002

237 Ridgeway Drive

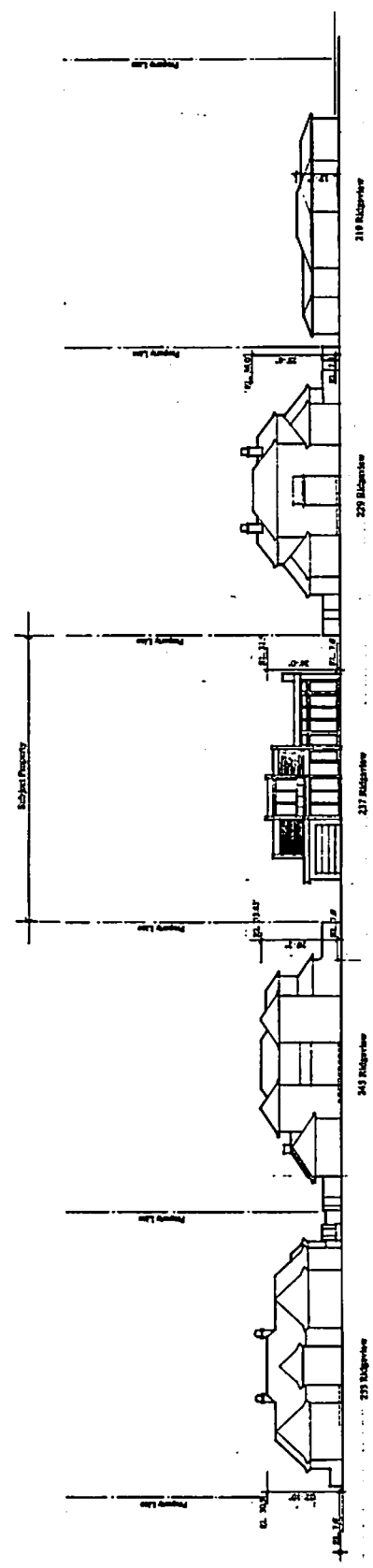
Mr. & Mrs. Paul Rampell

A New Residence for

Palm Beach, FL

DATE
21407

PROJECT NO.
21407



Streetscape
Scale

EX

ARCOM # B-096-2014



MARIO F. MEYER

232 Sunset Avenue
Suite 100
Palm Beach, Florida 33460
P 561-699-2800
F 561-654-9113

MARIO F. MEYER & ASSOCIATES
ARCHITECTS

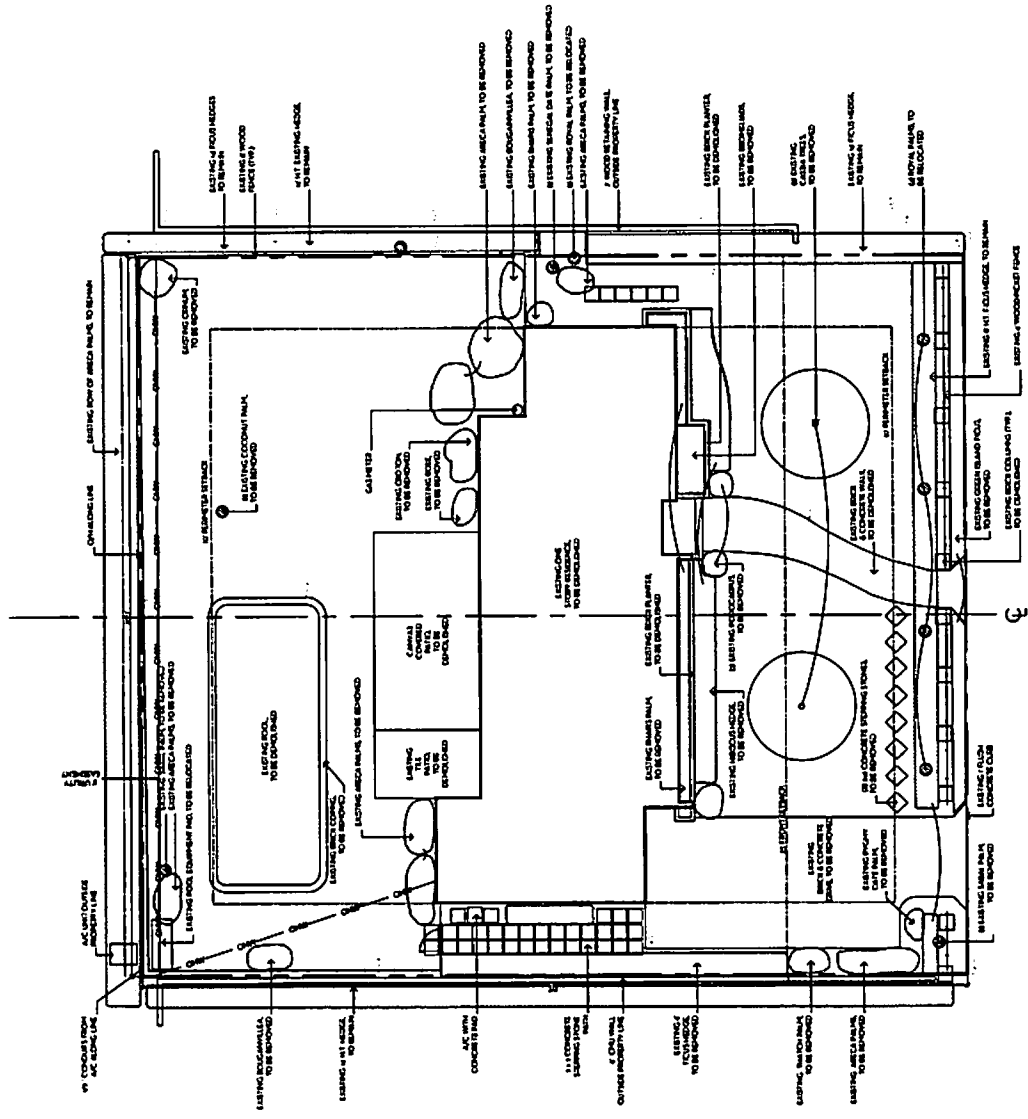


23 JULY 2014

EXISTING PLAN
RAMPALL RESIDENCE
100 ROGERS DRIVE, PALM BEACH, FL

SCALE: 1/8" = 1'-0"

MARIO F. MEYER
State of Florida
Landscape Architect
Registration No.
00000000



MARIO F. NIEVERA
State of Florida
Languages Acquired
English-Spanish
00000000

HARDSCAPE PLAN
RAMPPELL RESIDENCE
227 COCKSCREW DRIVE, PALM BEACH, FL

THE A-ZY ME



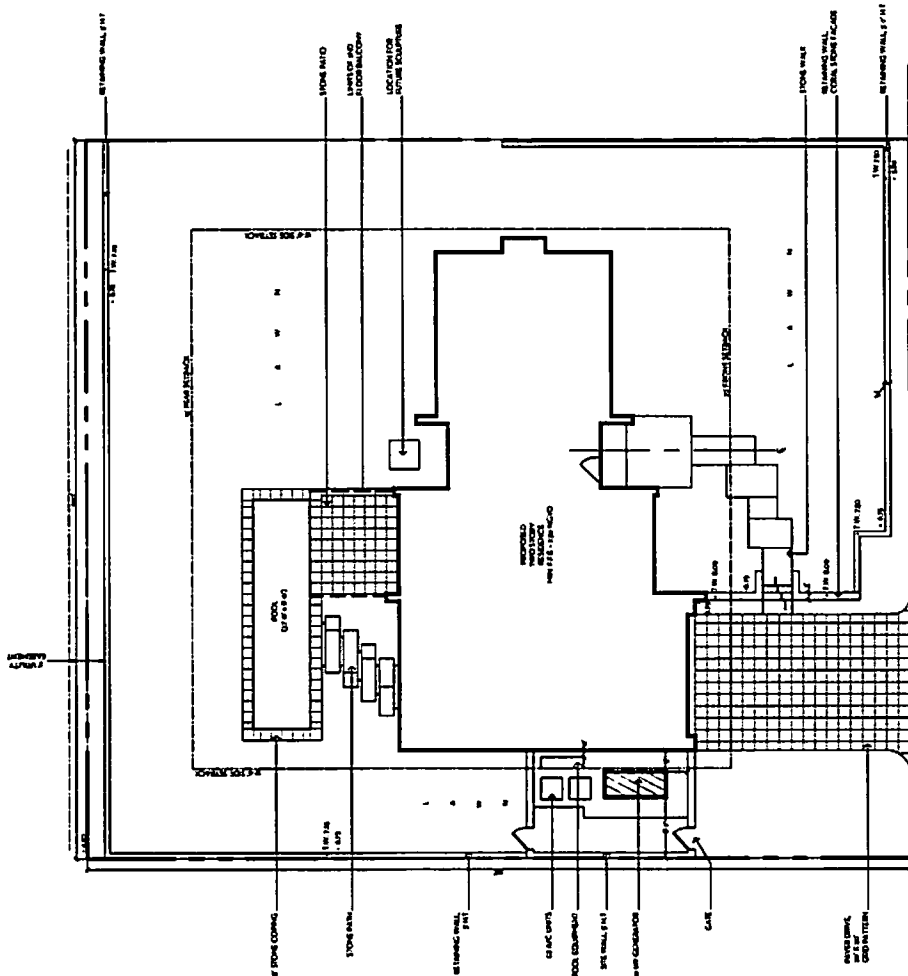
**ACROSS
SMITHSONIAN VIZASIN**

223 Sunset Avenue
Suite 190
Palm Beach, Florida 33480
P. 561-699 3290
F. 561-697-2713

www.bentham.com

1

ARCOM - B-098-2014

[illegible]

BRIDGEVIEW DRIVE

BRIDGEVIEW DRIVE

MARIO F. NIEVEBA
State of Florida
Landscape Architect
Registration No.
14000

PLANTING PLAN
RAMPALL RESIDENCE
222 RIDGEVIEW DRIVE, PALM BEACH, FL
SCALE: 1/8" = 1'-0"

20 AUGUST 2014



NIEVEBA WILLIAMS & ASSOCIATES
DESIGN

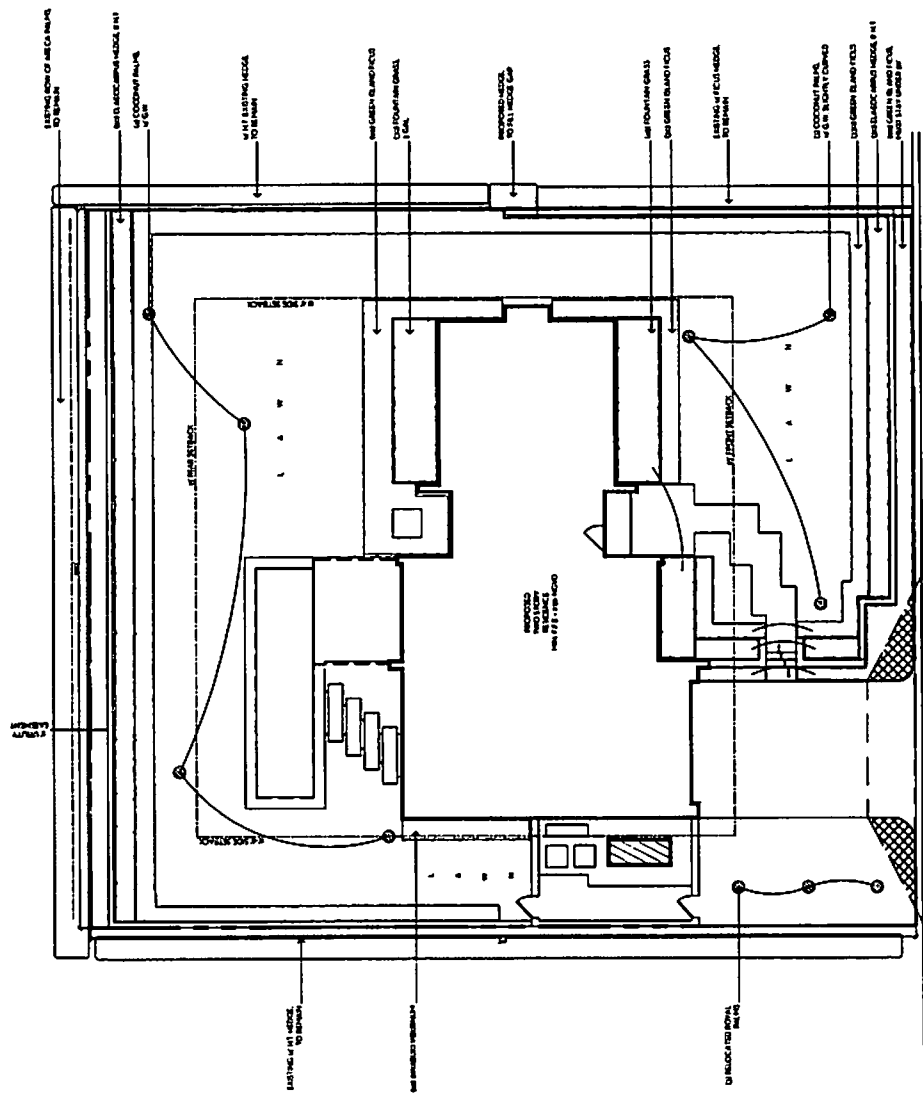
213 Sunset Avenue
Suite 100
Palm Beach, Florida 33400
P: 561-699-8200
F: 561-699-8713
WWW.NIEVEBAWILLIAMS.COM

NIEVEBAWILLIAMS.COM

LP1



ARCOM # B-098-2014



_____ RIDGEVIEW DRIVE _____



Access 05-09-2014

PROJECT NO.
A100

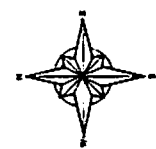
217 Ridgeway Drive

Mr. & Mrs. Paul Rampell

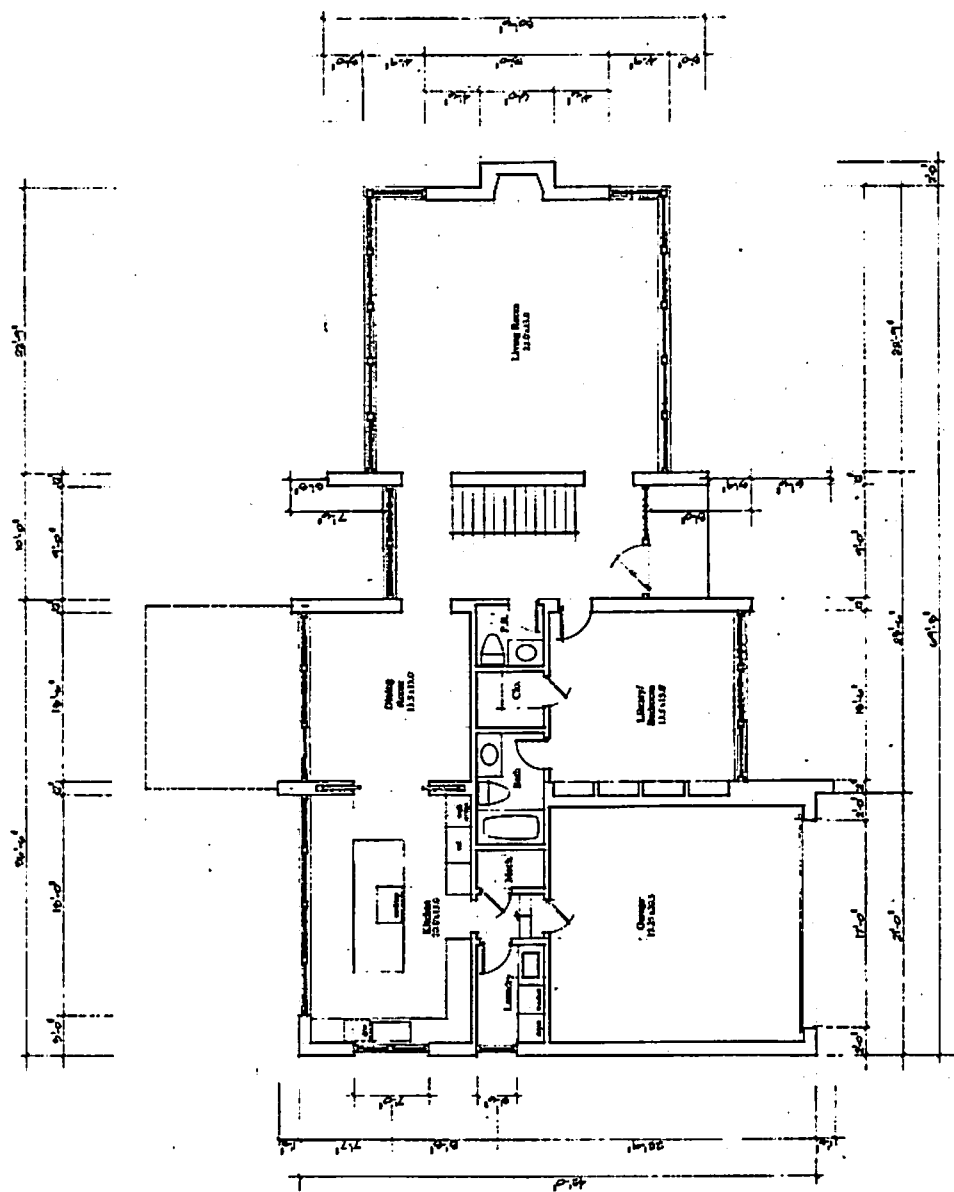
A New Residence for

Palm Beach, FL

DATE
21407



First Floor Plan





PROJECT NO.
A101

237 Ridgeview Drive

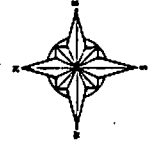
Palm Beach, FL

Mr. & Mrs. Paul Rampell

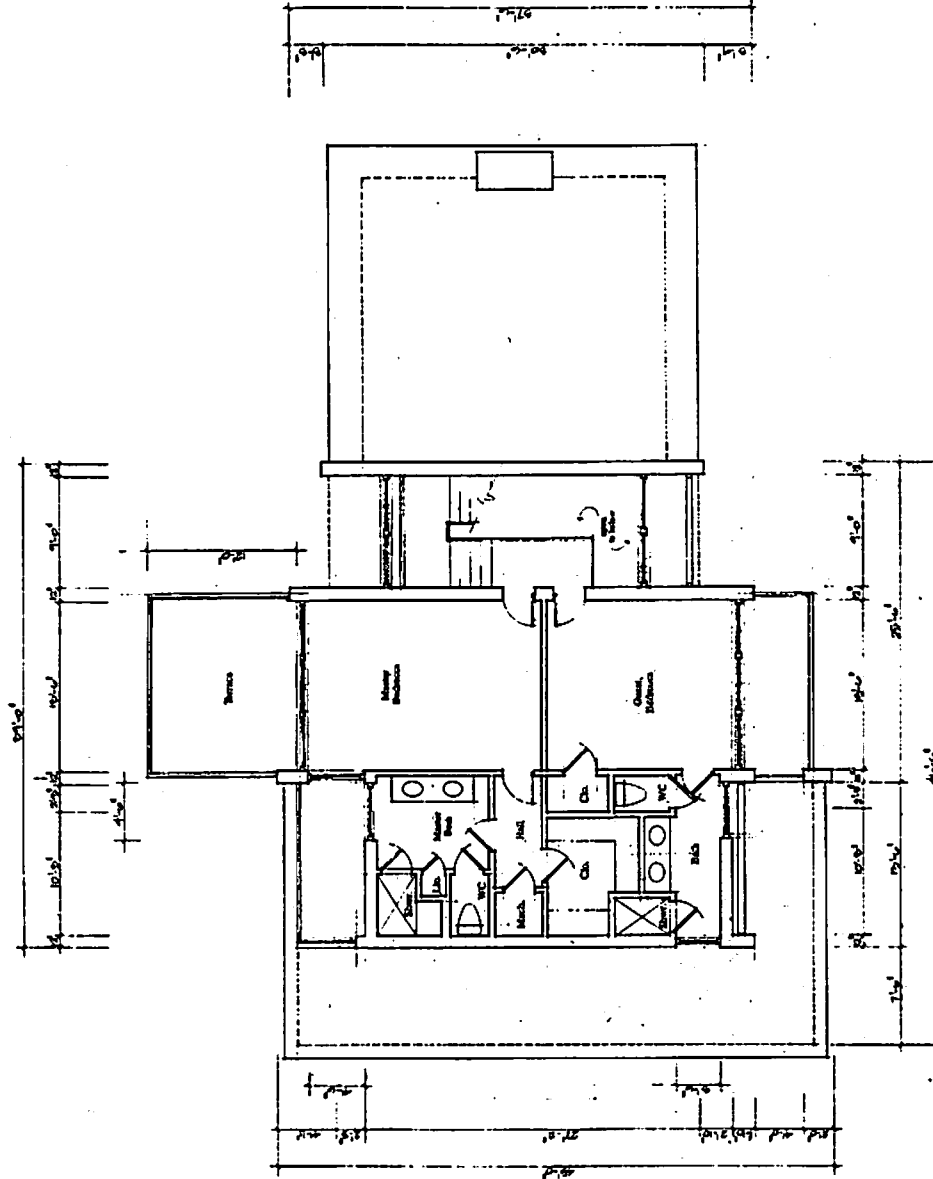
A New Residence for

DATE
2/14/07

PROJECT NO.



Second Floor Plan
1/8" = 1'-0"





Arco 08-096-2014

Sheet No.
A201

237 Ridgeway Drive

Mr. & Mrs. Paul Rampell

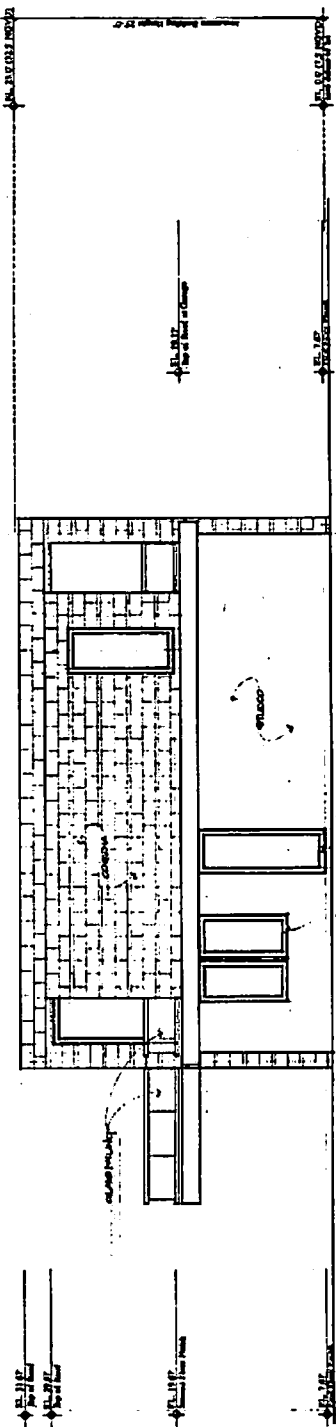
A New Residence for

Palin Beach, FL

DATE

21407

COUNT NO.



West Elevation

Mr. & Mrs. Paul Rampell

A New Residence for

1

21407

