TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

THURSDAY, DECEMBER 11, 2014

09:00 A.M.

The progress of this meeting maybe monitored by visiting townofpalmbeach.com and click on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

I. **CALL TO ORDER:**

II. **ROLL CALL:**
Robert J. Vila, Chairman
Ann L. Vanneck, Vice Chairman
Kenn Karakul, Member
Richard Sammons, Member
Peter I. C. Knowles II, Member
Martin D. Gruss, Member
Robert N. Garrison, Member
Alexander C. Ives, Alternate Member
Michael B. Small, Alternate Member
Maisie Grace, Alternate Member

III. **PLEDGE OF ALLEGIANCE:**

IV. **APPROVAL OF THE MINUTES FROM THE NOVEMBER 14, 2014 MEETING**:

V. **APPROVAL OF THE AGENDA:**

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**

VII. **OTHER BUSINESS:**

A. Informal Review: 201 Angler Avenue:
Request use of galvanized steel windows with small U-PVC covering the steel

VIII. **PROJECT REVIEW:**

A. **MAJOR PROJECTS-OLD BUSINESS:**
B - 093 -2014 New Residence
Address: 152 Dolphin Road
Applicant: Dr. Josef Huainigg
Architect: Michael Johnson
Project Description: New two-story single family residence, updated Dutch Colonial style. White stucco finish with light grey metal shutters and light grey cement tile roof. New landscape and hardscape.

At the August meeting, a motion carried for deferral to the September meeting for complete re-design and re-study. At the September meeting, a motion carried for deferral to the November meeting. The architect has changed. At the November meeting, a motion carried to approve the architecture as presented with the exception of the gable which is to be re-studied and returned in December; and, defer the landscaping for further study, with larger presentations, also to the December meeting.

Call for disclosure of ex parte communication

B - 095 - 2014 Addition
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 120 Jungle Road
Applicant: Jungle Road LLC (Mr. and Mrs. Leo Vecellio Jr.)
Architect: MP Design & Architecture, Inc.
Project Description: Existing tower terrace consisting of 200 square feet to be enclosed as part of existing tower.

At the August meeting, at the request of the applicant's representatives, a motion carried to defer to the September meeting with the strong suggestion that this does not come back in this form. At the September meeting, the project was not heard, and a motion carried for deferral to the October meeting at the request of the applicant. At the October meeting, a motion carried for deferral to the November meeting at the request of the architect. At the November meeting, the project was not heard, but a motion carried for deferral to the December meeting at the request of the architect.

Call for disclosure of ex parte communication

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.

At the August meeting, a motion carried that implementation of the proposed variances (related to the architecture) will not cause negative architectural impacts to the subject property. A second motion carried to defer the landscaping to the September meeting, until the front is resolved. A third motion carried to "approve the architecture with what would be the southeast corner where (there) is a proposed spa deck and parapet and elevator...(with) that one section and area to be deferred (to September) and re-studied." At the September meeting, the project was not heard, and a motion carried for deferral to the October meeting at the request of the applicant. At the October meeting, a motion carried for deferral to the December meeting at the request of the attorney for the applicant.

No new and/or revised plans have been submitted to the Town subsequent to the Council's October 15 meeting. The Council denied the request for Special Exception, Site Plan Review and Variances, although several items (pool configuration, awning, front door, east elevation corridor enclosure and paint color) were indefinitely deferred. Because there are no new and/or revised plans, staff recommends that this business item be removed from the agenda.

B - 108 - 2014 New Mixed Use Condominium/Commercial
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 221 & 231 Royal Poinciana Way, Sunset Avenue, 214 Sunset Avenue, 214 Sunset Avenue, 216 Sunset Avenue
Applicant: T3 Family Investments, LLC
Architect: Dailey Janssen Architects, Roger Janssen
Project Description: Construction of a 120,525 square foot, two (2) story mixed use condominium structure with 100 underground parking spaces, 26,204 square feet of commercial space on the first floor and six (6) residential units on the second floor totaling 36,179 square feet (34,618 square feet under air). Building Color-Off White; Roof-Terra Cotta Clay Barrel tile; Trim-Terra Cotta

At the September meeting, after review of the project, a motion carried for deferral to the October meeting. At the October meeting, after review of the project, a motion carried for deferral to the November meeting. At the November meeting, after review of the project, a motion carried for deferral of the architecture and a second motion carried for deferral of the landscaping.

Call for disclosure of ex parte communication

B - 115 - 2014 New Residence
Address: 1340 South Ocean Boulevard (f/k/a 1300 South Ocean Boulevard - Lot 3)
Applicant: Mark Pulte, Mark Timothy Luxury Homes
Architect: Affiniti Architects, Benjamin Schreier
Project Description: Two-story Georgian influenced home totaling 16,665 sq. ft., swimming pool and associated landscaping. Building and Trim Color-White; Roof-Red concrete tile

At the October meeting, after hearing the project, a motion carried to defer to November for re-study. At the November meeting, after hearing the project, a motion carried for deferral to the December meeting.

Call for disclosure of ex parte communication

B - 125 - 2014 New Residence
Address: 1330 S. Ocean Boulevard (formerly known as 1300 S. Ocean Blvd. Lot 2 Casa Apava)
Applicant: Mark Pulte, Mark Timothy Luxury Homes
Architect: Affiniti Architects, Benjamin Schreier
Project Description: Two-story West Indies influenced home totaling 15,240 sq. ft., swimming pool and associated landscaping. Building and Trim Color-White; Roof-Brown Concrete Roof Tiles; Shutter Color-Blue

At the November meeting, after hearing the project, a motion carried to defer the project to the December meeting for re-study.

Call for disclosure of ex parte communication

B - 131 - 2014 Landscape/Hardscape
Address: 176 Sunset Avenue
Applicant: 176 Sunset Avenue LLC
Architect: KVLA Design, LLC - Landscape Architects
Project Description: Final hardscape, landscape and landscape lighting plan for the new construction of a townhouse with two residences

At the November meeting, after hearing the project, a motion carried to defer for re-study, and resolve the issues with the neighbors, and re-study the back wall so there is increased wall protection between the properties to the south. ***Please be advised that the landscape architect has requested deferral to the January meeting.***

B. **MAJOR PROJECTS-NEW BUSINESS:**

B - 122 - 2014 Alterations and Landscape/Hardscape
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 208 Sandpiper Drive
Applicant: Mr. Stephen Livaditis
Architect: Roger P. Janssen
Project Description: 1. Alterations to existing entry portico. 2. Replace existing doors and windows. 3. New hardscape and landscape (1,2,& 3 relate to 208 Sandpiper Drive) Review of the existing landscaped open space which will be non-compliant with the Code if split from the Vacant Lot 24 on Sandpiper Drive.

Call for disclosure of ex parte communication

B - 133 - 2014 New Residence
Address: 249 Orange Grove Road
Applicant: Ocean Way Properties, LLC
Architect: Design Phase Architecture, LLC
Project Description: Construction of a new single family residence with associated landscape and hardscape approval requested. Two-story home; Building and Trim Color-White; Shutter Color-Silver/Gray; Roof-White Concrete Tile

Call for disclosure of ex parte communication

B - 134 - 2014 Signage
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 350 Royal Palm Way
Applicant: Jones, Foster, Johnson & Stubbs, P.A.
Contractor: Ferrin Signs
Project Description: Allow a 5.7 square foot sign "JONES FOSTER" on the street frontage of the building. The lettering will be flat cut out aluminum plate letters, prime coated and painted in dark bronze.

Call for disclosure of ex parte communication

C. **MINOR PROJECTS - OLD BUSINESS**:

A - 042 - 2014 Exterior Lighting
Address: 241 Royal Palm Way
Applicant: Frederick J. Keitell III, FJK Tee Jay Ltd.
Architect: Glidden Spina & Partners
Project Description: Add lighting to exterior sign reading "First Republic Bank Building" - existing sign

At the August meeting, a motion carried to defer (to September) advising the applicant to (1) come with information regarding any other lit signs, and (2) to re-select another light. Please be advised that the architect has changed for this project. At the September meeting, a motion carried for deferral to the October meeting at the request of the architect. At the October meeting, the project was not heard, and was deferred to the December meeting at the request of the architect. ***Please be advised that the architect has requested that this project be withdrawn.***

A - 049 - 2014 Alterations
Address: 257 Atlantic Avenue
Applicant: Luciano Tauro and Michele Mele
Architect: Ralph Cantin AIA
Project Description: Removal of front terra cotta screen walls, trellis and faux outriggers; new impact windows; incidental hardscape and landscape

At the October meeting, after hearing the project, a motion carried to approve the renovations with a deferral to November for the landscape. At the November meeting, the project was not heard, but was deferred to the December meeting at the request of the architect

Call for disclosure of ex parte communication

D. **MINOR PROJECTS-NEW BUSINESS:**

A - 055 - 2014 Landscape/Hardscape
Address: 127 Reef Road
Applicant: Casa De Playa, LLC
Architect: Mario Nievera/Keith Williams
Project Description: Proposed landscape and hardscape changes

Call for disclosure of ex parte communication

A - 056 - 2014 Signage
Address: 313B Worth Avenue
Applicant: Blesk Jewelers
Engineer: John Holt
Contractor: Fast Signs, Ken Baxter
Project Description: Business sign for Blesk Jewelry in breezeway. Hanging dimensional sandblaster sign for name of business.

Call for disclosure of ex parte communication

IX. **COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):**

X. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT:**

XI. **ADJOURNMENT:**

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: A disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.