



# TOWN OF PALM BEACH

**TENTATIVE AGENDA:  
SUBJECT TO REVISION**

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

**NOVEMBER 28, 2012**

**9:00 A.M.**

The progress of this meeting maybe monitored by visiting the Town's web site. ([www.townofpalmbeach.com](http://www.townofpalmbeach.com)) and selecting "Audio (Live and Archived)" under the "Your Government" tab. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

**I. CALL TO ORDER:**

**II. ROLL CALL:**

Robert J. Vila, Chairman  
Nikita Zukov, Vice Chairman  
Kenn Karakul, Member  
Ann L. Vanneck, Member  
Henry Homes III, Member  
Richard Sammons, Member  
Peter I. C. Knowles II, Member  
Martin D. Gruss, Alternate Member  
Alexander C. Ives, Alternate Member

**III. PLEDGE OF ALLEGIANCE:**

**IV. APPROVAL OF THE MINUTES FROM THE OCTOBER 24, 2012 MEETING:**

**V. APPROVAL OF THE AGENDA :**

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

## VII. OTHER BUSINESS:

## VIII. PROJECT REVIEW

### A. MAJOR PROJECTS-OLD BUSINESS

#### B - 047 - 2012 Revisions to previous approval

\*ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)\*

Address: 160 Royal Palm Way

Applicant: 160 Royal Palm LLC (Glenn F. Straub, Manager)

Architect: Rafael A. Rodriguez

Project Description: The subject condominium hotel is currently under renovation pursuant to Town Council in May 2007. The site building has been modified from the original plan which requires approval from ARCOM. The following is a list of proposed changes to the approved plan: 1. Elimination of 2 pool structures and relocation of a pool structure 2. Elimination of mansard roof on the east elevation and addition of mansard roof on north elevation and east guest awning elevation 3. Redesign of landscaping, cabanas and pool terrace area 4. Addition of interior floor above lobby to total 1,486 of which 500 square feet is dining area 5. Addition of parapet to connect east and west stair towers 6. Addition of roof deck lounge on existing roof top of hotel 7. Addition of elevators to be shown on roof plans of function room where previously not shown 8. Elevators #2 and #5 up to roof deck 9. Third floor unit #3 exterior wall shown where previously not shown 10. Entrance stair balustrade changed to cast stone 11. Elevator penthouse #7 now shown where previously not shown 12. Front door design has been redesigned 13. Water table and rustication has been removed 14. New cast stone balustrade at function room parapet wall 15. New pergola at south dining terrace 16. New revised west elevation at function room 17. Exterior balconies extended 3'-6" beyond face of building on North, West courtyard and South courtyard elevations. Variances requested for height and overall height, parking spaces, and to allow construction to be phased

Revised Project Description: The subject condominium hotel is currently under renovation pursuant to the approval of the Town Council in May 2007. The site plan has been modified from the original plan which requires approval from the Town Council and ARCOM. The following is a list of the proposed changes to the approved plan: Elimination of two pool structures and relocation of a pool structure which includes service bar. Relocation of pool restrooms to inside of Function Room Elimination of the mansard roof on the east elevation and keep the existing mansard on the east guest wing elevation in lieu of the parapet that was previously shown on the plans and approved. Relocation of pool equipment and storage to under pool service building. Approval of landscaping, cabanas and pool terrace for the entire site. Addition of plunge pools to the pool terrace area. Addition of interior floor above lobby to total 1,486 square feet of which 500 square feet is dining area (#7 not under ARCOM jurisdiction) Addition of parapet to connect east stair tower to existing approved parapet. Addition of elevator to be shown on roof plan of Function Room roof where previously not shown. Replace solid parapet on Function Room with balustrade railing. Increase height of doors in main lobby overlooking pool deck by 3 feet. Add a breezeway from the main lobby to Function Room. Add a 7 foot tall hedge with a 42 inch rail on south side of proposed swimming pool to run length of pool deck area. Add pergola on south elevation and extend balconies on north, south and east elevations. Addition of service corridors and expansion of kitchen and laundry room which totals approximately 3,625 square feet. (#15 not under ARCOM jurisdiction) Shift location of approved Function Room 25 feet to the east and add back the 4 of the 6 parking spaces that are lost. The size of the spa facility is decreased from 7,325 square feet to 5,948 square feet which eliminates the need for 2 parking spaces that were lost. Net effect is zero loss of parking spaces. Replace solid concrete railing on stairway on south side of west wing fire escape with precast balustrade railing.

*At the June meeting, there was a motion to defer and see each one of these individual requests come in with the approved plans, pictures of existing conditions, and requested changes with supporting information. At the July meeting, there were a series of motions for approval and/or deferral to the August meeting. Deferred items include: The front elevation (porte cochere) which*

*is to be re-designed with piers or double columns and then brought back to ARCOM; the Landscape plan is to return to ARCOM after obtaining final site plan approval from the Town Council; and, detailing of the breezeway from the main lobby to the Function Room to return to ARCOM. At the August meeting, there was a motion to approve, as presented, the southern wall exposure boundary line with the addition of doubling up the number of 14 ft. Traveler Palms that are from the Function Room east, adding Confederate Jasmine of a minimum height of 12 ft. to that wall, and that immediately, the eastern hedge perimeter be treated, fertilized, at least once a week, and be allowed to grow to a height of 16-18 feet, and that all these Traveler Palms are under perpetual maintenance, and the whole property should be under perpetual maintenance, and that it is our recommendation that the Medjool Palms be replaced with Coconuts. There was a second motion relative to the front porte cochere to make these four columns square piers, and that the piers are to align with the wall above, and the applicant is to return next month (Sept.) with a drawing of the piers (effectively a deferral). There was a third motion relative to the south stairs on the west wing, to remain with the original design of the exits, i.e., to not replace the cement with aluminum. The applicant was also asked to address the issue of noise from the A/C equipment at the September meeting. At the September meeting, without hearing the project further, the project was deferred to the October meeting at the applicant's request. At the October meeting, without hearing the project further, the project was deferred to the November meeting at the applicant's request.*

Call for disclosure of ex parte communication

B - 072 - 2012 Park Garden

Address: 224, 226, 234 Seminole Avenue

Applicant: Temple Emanu El of Palm Beach, Inc.

Architect: Cotleur & Hearing, Inc.

Project Description: Passive park garden that includes a walking path with benches and a pergola

At the August meeting, without hearing the project, a motion carried for deferral to the October meeting. At the October meeting, a motion carried approving the landscape plans and deferring the pergola to the November meeting.

Call for disclosure of ex parte communication

B - 073 - 2012 Demolition and New Residence

Address: 200 Eden Road

Applicant: Act II Properties, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves, AIA

Project Description: Demolition of existing two-story home. Construction of new two-story British West Indies style home to be approximately 6,600 square feet. Home will consist of four bedrooms, 5.5 baths, living room, family room, dining room, kitchen library, loggia and a three-car garage. Final landscape will also be included. Roof: Patina green flat concrete tile; Building color: Cream; Trim color: White; Shutter color: Dark Green

At the September meeting, demolition was approved with the typical caveats for sodding and irrigating. A second motion approved the architecture, but the applicant was to return with the final landscape (effectively a deferral to October), with the comments that were made including a new location for the generator, and revisions to the landscape along North Ocean Boulevard. At the October meeting, without hearing the project further, the project was deferred to the November meeting at the request of the applicant.

Call for disclosure of ex parte communication

B - 085 - 2012 Demolition

Address: 8 Golfview Road

Applicant: Dana Landry and Bill Moody (Contract Purchasers)

Architect: James C. Paine Jr.

Project Description: Demolish existing residence

At the October meeting, the project was deferred for a better presentation.

Call for disclosure of ex parte communication

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

B - 087 - 2012 New Pool Cabana

\*ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)\*

Address: 320 Polmer Park

Applicant: Fred Latsko

Architect: Robert L. Bell

Project Description: Construction of a 520 sq. ft. single story pool cabana including open porch

Call for disclosure of ex parte communication

B - 090 - 2012 Landscape/Hardscape

Address: 1480 North Lake Way

Applicant: 1480 N Lake Way LLC

Architect: John Lang, Lang Design Group

Project Description: Previously approved hardscape driveway material changes and final landscape

Call for disclosure of ex parte communication

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

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

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

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

**XI. ADJOURNMENT:**

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

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