



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

FRIDAY, NOVEMBER 14, 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 OCTOBER 22, 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
- B. Informal Review: 254 Tangier Avenue
Request use of structurally reinforced cellular PVC for fence and gate along side of home, but will be visible from street

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.

Call for disclosure of ex parte communication

B - 094 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 210 Orange Grove Road

Applicant: Mrs. Alice Ruth and Mr. Ron Alvarez

Architect: MP Design and Architecture Inc.

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

At the October meeting, a motion carried that closing up the garage did not affect the house negatively architecturally. A second motion carried that the proposed project can be designed in an architecturally suitable manner which conforms to our Code of Ordinances without the need for a variance. A third motion carried to defer the architecture to the November 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

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. ***Please be advised that the architect has requested deferral to the December meeting.***

Call for disclosure of ex parte communication

B - 102 -2014 Window Replacements

Address: 2505 South 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.

At the August meeting, upon staff's recommendation, a motion carried for deferral to the November meeting.

Call for disclosure of ex parte communication

B - 106 - 2014 New Residence

Address: 619 Island Drive

Applicant: Mr. and Mrs. Ray Celedinas

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: New construction of a two-story residence with one-story garage, pool and spa, landscape, hardscape and dock. Building Color-Off White; Trim Color-White; Shutter Color-Blue/Black; Roof-Wood Shake

At the October meeting, after hearing the project, a motion carried for deferral to the November meeting.

Call for disclosure of ex parte communication

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, 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.

Call for disclosure of ex parte communication

B - 109 - 2014 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 101 Via Marina f/k/a 540 S. Ocean Boulevard

Applicant: 540 South Ocean Boulevard LLC

Architect: Smith and Moore Architects, Inc.

Project Description: New two-story Palladian residence, with partial basement and two-story guest house; Final hardscape and landscape. Building Color-Beige; Trim Color: Buff; Roof-Terra Cotta Flat Clay Tile

At the September meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried to defer to October with the intent that the applicant re-address some of these details that had been discussed. At the October meeting, a motion carried for deferral to November for re-study of proportions and detailing.

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.

Call for disclosure of ex parte communication

B - 116 - 2014 Demolition and New Residence

Address: 1230 N. Ocean Way

Applicant: Mrs. Margaret Duriez

Architect: MP Design & Architecture

Project Description: Demolition of existing residence. New two-story residence, pool, landscape and hardscape. Building and Trim Color-White; Roof-Wood Shingle

At the October meeting, after hearing the project, a motion carried to approve the demolition with the typical caveats for sodding and irrigating within 30 days. A second motion carried to defer to the November meeting to refine based on the comments of the Commission today and the issue with the gravel on the landscaping.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 096 - 2014 Restroom Structure

Address: 2882 S. Ocean Boulevard

Applicant: PBC Capital Improvements Division, Miradieu Aubourg

Architect: Colome' & Associates Inc., Elizabeth Colome'

Project Description: An existing 755 square foot restroom structure built in 1979 is proposed to be replaced by a new 1,360 square foot structure which will include restrooms and lifeguard office/breakroom and storage. To be constructed in the same general location as the existing structure.

Call for disclosure of ex parte communication

B - 121 - 2014 Demolition

Address: 280 N. County Road

Applicant: 280 N. County Road PB, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Demolition of existing one-story ranch style home

Call for disclosure of ex parte communication

B - 123 - 2014 Service Corridor

Address: 2800 S. Ocean Boulevard

Applicant: JV Associates

Architect: Alan Strassler Architects Inc.

Project Description: New service corridor to Atlantic Bar & Grill. Approximately 200 sq. ft. building area located between south building and Atlantic Bar & Grill

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

Call for disclosure of ex parte communication

B - 126 - 2014 Entry Gates

Address: 947 N. Ocean Boulevard
Applicant: 1200 South Ocean Boulevard LLC
Architect: SMI Landscape Architecture Inc.
Project Description: Addition of vehicular entry gates at north and south driveways

Call for disclosure of ex parte communication

B - 127 - 2014 Landscape/Hardscape

Address: 1564 S. Ocean Boulevard
Applicant: A. Richard Sloane and Carolyn J. Sloane
Architect: SMI Landscape Architecture
Project Description: Development of new gardens including: New driveway, columns, site walls, swimming pool, walkways, terraces, fountain, generator, pedestrian gates, and new plantings

Call for disclosure of ex parte communication

B - 128 - 2014 Landscape/Hardscape

Address: 300 Indian Road
Applicant: Mr. and Mrs. David and Kathy Ferguson
Architect: SMI Landscape Architects Inc.
Project Description: Landscape/Exterior Hardscape

Call for disclosure of ex parte communication

B - 129 - 2014 Landscape/Hardscape

Address: 390 N. Lake Way
Applicant: 390 North Lake Way, LLC, a Florida limited liability company
Architect: Joe M. Peterson
Project Description: Final landscape and hardscape plan approval

Call for disclosure of ex parte communication

B - 130 - 2014 New Residence

Address: 309 Dunbar Road

Applicant: 309 Dunbar Road LLC

Architect: MP Design & Architecture Inc.

Project Description: New two-story residence, pool, landscape and hardscape. Building & Trim Color- Off-White; Roof-Grey Cement Tile

Call for disclosure of ex parte communication

B - 131 - 2014 Landscape/Hardscape

Address: 176 Sunset Avenue

Applicant: 176 Sunset Avenue LLC

Architect: KVL Design, LLC - Landscape Architects

Project Description: Final hardscape, landscape and landscape lighting plan for the new construction of a townhouse with two residences

Call for disclosure of ex parte communication

B - 132 - 2014 Additions and Renovations

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 663 Island Drive

Applicant: Mr. Harold Baxter

Architect: Kirchhoff & Associates Architects

Project Description: New one story additions and renovation to existing one-story house. New pool, landscape, and hardscape. New seawall.

Call for disclosure of ex parte communication

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

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.

Call for disclosure of ex parte communication

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

A - 052 - 2014 Modifications

Address: 230 Sunrise Avenue

Applicant: The Breakers Palm Beach Inc.

Contractor: Artisan Tile & Marble, Inc., Arnold Hess

Project Description: The scope of work includes the replacement of all existing exterior tile in front of the Echo Restaurant and the former adjacent flower shop.

Call for disclosure of ex parte communication

A - 053 - 2014 Pergola

Address: 970 N. Ocean Blvd.

Applicant: Mary Campbell

Architect: Nievera Williams Design, Mario Nievera

Project Description: Proposed new open pergola

Call for disclosure of ex parte communication

A - 054 - 2014 Modifications to previous approval

Address: 240 Garden Road

Applicant: Mr. and Mrs. Louis Polk

Architect: MP Design & Architecture Inc.

Project Description: Changes to ARCOM approved front entry and other associated changes as presented

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.