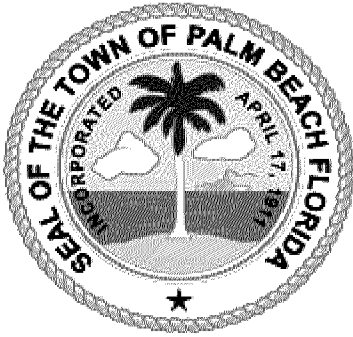




TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

OCTOBER 22, 2014

09:00 A.M.

The progress of this meeting may be 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
Alicia "Maisie" Grace, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 19, 2014 MEETING:

V. APPROVAL OF THE AGENDA:

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

VII. OTHER BUSINESS:

Informal Review: Add Spotlights to the Par 3 Clubhouse

VIII. PROJECT REVIEW:

A. MAJOR PROJECTS-OLD BUSINESS:

B - 027 - 2014 New Residence

Address: 266 Fairview Road

Applicant: William and Judith Cooley

Architect: Eugene Pandula, The Pandula Architects

Project Description: Construction of a new single family residence with landscape and hardscape approval requested. Two-story; Building Color-Beige; Roof-Tan Cement Tile; Trim-White

At the March meeting, the project was heard, and a motion carried to defer the project to the April meeting for further study. At the April meeting, the project was not heard and was deferred to the May meeting at the applicant's request. At the May meeting, a motion carried for approval, as presented, with the caveat that further detailing and landscaping is to return to the commission for approval. At the June meeting, a motion carried for approval as presented and defer the landscape to the July meeting. At the July meeting, a motion carried to defer the landscape to the September meeting at the request of the applicant. A second motion carried to approve the architecture as presented with the comments made by Mr. Gruss, Mr. Vila and Mr. Knowles regarding the railing throughout the property. At the September meeting, a motion carried for deferral to next month "with our comments, and get all four sides of the landscaping in elevation, which is what is required."

Please be advised that the property owner requests that the landscape/hardscape portion of this application be withdrawn at this time. The owner will re-apply in the future.

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. At the August meeting, a motion carried to defer (to September) for re-study. 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 the architecture (the wall and window colors) and the landscape to next month to see a sample of the material and most importantly, for color added to the landscaping. The applicant was advised to bring material samples.

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.

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

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 is a proposed spa deck and parapet and elevator...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.

Please be advised that the applicant's attorney has requested deferral to the December meeting.

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

Call for disclosure of ex parte communication

At the September meeting, after review of the project, a motion carried for deferral to the October meeting.

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

Call for disclosure of ex parte communication

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 have been discussed today.

B. MAJOR PROJECTS-NEW BUSINESS:

B - 094 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 210 Orange Grove Road

Applicant: Mrs. Alice Ruth & Mr. Ron Alvarez

Architect: MP Design & Architecture Inc.

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

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

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

Call for disclosure of ex parte communication

B - 114 - 2014 Generator

Address: 132 El Brillo Way

Applicant: Chandler C. Mashek

Architect: Thomas M. Kirchhoff

Project Description: New generator

Call for disclosure of ex parte communication

B - 114A - 2014 Demolition

Address: 211 Caribbean Road

Applicant: Ocean Way Properties, LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Demolition of existing 3,300 sq. ft. one-story residence designed by Ames Bennett for Dr. and Mrs. James R. Thompson in 1965 and associated swimming pool and paved areas.

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

Call for disclosure of ex parte communication

B - 117 - 2014 Demolition

Address: 1232 N. Ocean Way

Applicant: Mrs. Margaret Duriez

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing residence

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

Call for disclosure of ex parte communication

B - 118 - 2014 Alterations

Address: 109 Ocean Terrace

Applicant: Vickie Scheuer

Architect: Jonathan Moore, Smith and Moore Architects, Inc.

Project Description: Alterations to enhance architectural style including: Replacing existing doors and windows with clad wood impact units; extending existing second floor deck; and revising doors and windows as shown on elevations.

Call for disclosure of ex parte communication

B - 119 - 2014 Demolition

Address: 120 Algoma Road

Applicant: Big Bear Capital, LLC, Walter Nollmann, Mgr.

Architect: Peter Papadopoulos, Smith & Moore Architects, Inc.

Project Description: Demolition of residence, garage building, pool and all hardscaping and driveways. Irrigated grass per town code.

Call for disclosure of ex parte communication

B - 120 - 2014 Demolition and New Residence

Address: 215 Seabreeze Avenue

Applicant: Mark and Nancy Kozak

Architect: Bridges, Marsh & Associates

Project Description: Demolition of existing two-story structure and hardscape. Construction of new two-story Neo-Classical/Anglo Caribbean house with new landscape and hardscape. Building Color-Grey; Trim Color-White; Shutter Color-Dark Blue; Roof-Terra Cotta flat clay tile

Call for disclosure of ex parte communication

C. MINOR PROJECTS - OLD BUSINESS:

A - 042 -2014 Lighting for Sign

Address: 241 Royal Palm Way

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

~~Architect: YJ, Inc.~~

Architect: Glidden Spina

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.

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

A - 047 - 2014 Modifications to Previous Approval

Address: 225 Mockingbird Trail

Applicant: Michael Peacock

Architect: John M. Melhorn, AIA

Project Description: The second story addition to the existing residence and entry lantern were approved in May. This application for modifications to the original submission include: a third bedroom and bath on the second floor at the rear. Additional revisions were made to entry lantern size and stair tower.

After hearing the project at the September meeting, a motion carried for deferral to the October meeting. ***Please be advised that the architect has requested that this project be withdrawn.***

Call for disclosure of ex parte communication

A - 048 - 2014 Modifications to Previous Approval

Address: 1520 South Ocean Boulevard

Architect: Peter Pennoyer Architects

Applicant: Il Sogno PB LLC, a Delaware limited liability company

Project Description: To amend ARCOM approvals granted to Application B - 078 - 2013 as follows:

1. Change entry door from glazed bronze to solid wood - dark stained cypress.
2. Add additional copper gutters and leaders
3. Add fixed window at north elevation
4. Revert to breezeway design as originally approved
5. Revise glazed door opening to become window at east and west elevations
6. Revise bronze doors to painted wood at east, south and west elevations
7. Revise loggia roof at west elevation
8. Add awnings to west elevation

At the September meeting, this project was not heard, and a motion carried for deferral to the October meeting at the request of the applicant.

Call for disclosure of ex parte communication

D. **MINOR PROJECTS - NEW 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

Call for disclosure of ex parte communication

A - 050 - 2014 Elevation as built

Address: 109 Jungle Road

Applicant: Casa PB, LLC

Architect: Bridges, Marsh & Associates

Project Description: As built elevation for final review

Call for disclosure of ex parte communication

A - 051 - 2014 Modifications to Front Facade

Address: 265 Atlantic Avenue

Applicant: Lisa Swats

Architect: John M. Nossal

Project Description: Minor modifications to the front facade: New entry with iron and glass door, metal eyebrow roof feature, stone stoop, quatrefoil window, stucco above windows to imitate lintels, chimney hood, and reduced height of parapet at single story roof.

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.