



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

SEPTEMBER 25, 2012

9:00 A.M.

The progress of this meeting maybe monitored by visiting the Town's web site. (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
Dr. Martin Phillips, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE AUGUST 22, 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.

Please be advised that the applicant's attorney has requested deferral of the remaining issues to the October meeting.

B - 066 - 2012 Demolition and New Residence

Address: 1017 N. Lake Way (note: change of address requested for 342 Garden Road)

Applicant: 1017 North Lake Way, LLC

Architect: Dailey Janssen Architects, Roger P. Janssen

Project Description: Demolition of existing single story residence and hardscape. Proposed CBS construction of new 2-story residence with 5,405 air conditioned square feet with pool, landscape, hardscape and site lighting. Roof: Red flat cement tiles; Building and Trim Color: White

Please note that this project was reviewed at the August meeting, and was deferred to the September meeting to permit re-noticing to include demolition of the existing residence.

Call for disclosure of ex parte communication

B - 067 - 2012 New Residence

Address: 1840 S. Ocean Boulevard

Applicant: Guy Rabideau as Trustee of the 1840 South Ocean Land Trust U/A/D May 21, 2012

Architect: Dailey Janssen Architects

Project Description: New two-story oceanfront island Classical style home with a covered pool and detached pool house. Roof: Grey Hanson Victorian Concrete Tile; Building and Trim Color: Off-White

At the August meeting, this project was reviewed and deferred to the September meeting for further study.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

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

Call for disclosure of ex parte communication

B - 075 - 2012 New Residence

Address: 2266 Ibis Isle Road West

Applicant: Bruce W. and Tamara Watkins

Architect: Clemens Bruns Schaub

Project Description: A new tropical modern style lakefront home with courtyard pool. It is mostly ground floor with covered open air breezeways, dining and living areas. The second floor consists of an office, studio and full bath. Roof: Weathered Grey wood shingles; Building color: Vanilla Marblecote; Trim color: White

Call for disclosure of ex parte communication

B - 077 - 2012 New Residence

Address: 127 Reef Road

Applicant: Casa de Playa, LLC

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

Project Description: New 2-story Bermuda styled home on existing vacant lot. Final landscape and hardscape. Roof: White thick butt concrete tile; Building and Trim Color: White; Shutter color: Grey Blue

Call for disclosure of ex parte communication

B - 078 - 2012 Modifications

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

Address: 191 Bradley Place

Applicant: Mr. Nelson Fox

Architect: Smith and Moore Architects Inc.

Project Description: Addition of wall height and gable end barrel tile roof to existing north wing dining area, window and door replacement and reconfiguration. *Variance for height and overall height requested.*

Call for disclosure of ex parte communication

B - 079 - 2012 Additions

Address: 2250 Ibis Isle Road East

Applicant: Terry and Beth Levine

Architect: The Pandula Architects, Inc.

Project Description: Approximately 64 sq. ft. powder room addition at front elevation of existing residence, located under existing roof of entry porch; approximately 250 sq. ft. master sitting room addition at rear elevation (southwest corner) of existing residence; existing one story building height, hip roof and roof pitch to match existing; All finishes, colors and textures are to match existing.

Call for disclosure of ex parte communication

B - 080 -2012 Demolition

Address: 305 Mediterranean Road

Applicant: Stephen Murray

Architect: Environment Design Group

Project Description: Demolition of existing one-story residence. Removal of existing vegetation on site. Addition of new perimeter hedge to screen lot.

Call for disclosure of ex parte communication

B - 081 - 2012 Demolition

Address: 1510 North Lake Way

Architect: Environment Design Group

Project Description: Demolition of existing one-story residence. Removal of existing vegetation on site. Addition of new perimeter hedge to screen lot. Demolition of swimming pool.

Call for disclosure of ex parte communication

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

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

A - 037 - 2012 Exterior Improvements

Applicant: JP Morgan Chase Bank (Corey Lenga)

Address: 411 S. County Road

Architect: BDG Architects

Project Description: Pressure wash, repair cracks and repaint exterior building finish, pressure wash and repaint exterior banding and trim, and remove existing fabric on awnings and re-skin with "Chase Blue" fabric. The existing windows will be removed and replaced with high impact and glazing and will match existing window style.

Call for disclosure of ex parte communication

A - 038 - 2012 Exterior improvements

Applicant: Mr. and Mrs. Ron Silverman

Address: 1440 North Ocean Way

Architect: Timothy Hulihan

Project Description: Change roof material from flat concrete tile to standing seam metal.

Restoration of the house's original Caribbean roof edge detailing is also proposed. The exterior is to be repainted.

Call for disclosure of ex parte communication

A - 039 - 2012 Carport

Address: 340 Polmer Park

Applicant: Robert Fromer

Contractor: American Awning Co., Joseph Mattei

Project Description: Install 3-car parking shelter (Carport); color to be green; North exposure will be covered by hedges

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.