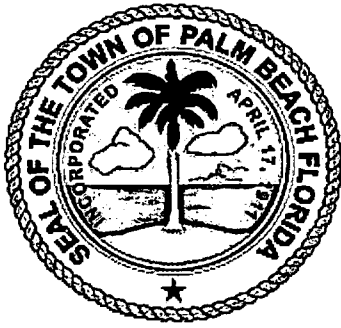




TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

AUGUST 28, 2013

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
Michael B. Small, Alternate Member

III. **PLEDGE OF ALLEGIANCE:**

IV. **APPROVAL OF THE MINUTES FROM THE JULY 24, 2013 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 - 025 - 2013 Exterior Modifications

Address: 389 South Lake Drive

Applicant: 389 Corporation Cooperative

Architect: James C. Paine Jr.

Project Description: Removal of precast concrete screens which extend vertically from bottom to top of existing 6 story structure. Replace master bedroom windows, previously behind screens, with new horizontal sliding impact windows to match, white finish. Provide window guard rail protection at 42" A.F.F.

This project was heard at the April meeting and was deferred to the May meeting. At the May meeting, the project was not heard, but was deferred to the August meeting at the request of the applicant. *Please be advised that the applicant has requested deferral to the November meeting.*

Call for disclosure of ex parte communication

B - 031 - 2013 New Beach Cabana

Address: 230 S. Ocean Boulevard

Applicant: John Ceriale

Architect: Jose Andrew Gonzalez, Gonzalez Architects

Project Description: A new 196 Sw. ft. beach cabana

This project was on the April agenda, but was not heard at that time. It was deferred to the June meeting because Town Council approvals were required. At the June meeting, the project was not heard, and a motion carried for deferral to the July meeting at the request of the applicant. At the July meeting, a motion carried for deferral of the project to the August meeting, pursuant to the direction (for re-design) given by ARCOM.

Call for disclosure of ex parte communication

B - 036 - 2013 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 270 El Bravo Way

Applicant: Mr. and Mrs. Gary L. Schottenstein

Architect: Dailey Janssen Architects, Roger Janssen

Project Description: New two-story residence with 11,395 air conditioned square feet with pool, hardscape, landscape and site lighting. Building: Coral; Trim: Coral; Roof: Terra Cotta

This project was not heard at the May meeting, but was deferred to the June meeting. It is now a "combo" project. At the June meeting, a motion carried "to defer to next month with clarification on all of these very important details and ornamentation so that we can understand what we are looking at and if it's architecturally suitable, and also look at reducing some of the massing to the north." At the July meeting, a motion carried for approval of the architecture as presented, with a re-study of the chimney cap. Another motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. There was a third motion which carried, for deferral of the landscaping to the August meeting, after meetings with Mr. Vila and Mrs. Vanneck, and taking into account the recommendations that were made.

Call for disclosure of ex parte communication

B - 060 -2013 Addition

Address: 2250 Ibis Isle Road East

Applicant: Mr. and Mrs. Terry Levine

Architect: The Pandula Architects, Inc.

Project Description: One-story, approx. 326 sq. ft. guest bedroom expansion at north side of residence. All finishes, colors, textures and details to match existing.

At the June meeting, a motion carried for deferral to the July meeting at the request of the architect. At the July meeting, pursuant to the architect's request, a motion carried for deferral to the August meeting.

Call for disclosure of ex parte communication

B - 064 - 2013 Addition/Renovation

Address: 285 Colonial Lane

Applicant: 285 Colonial Lane LLC

Architect: J-W Engineering, Inc. (James Wesson)

Project Description: Interior renovation of existing house, addition of master bedroom wing, addition of cabana/office, renovation of main house attic into 2nd floor area with dormers, renovation of garage attic into bedroom area with dormer, pool revisions, new hardscape and landscaping (retaining all perimeter landscaping).

At the July meeting, a motion carried to defer the project to the August meeting "for re-study of those elements that we spoke about". This motion was seconded noting that the pool is green and is not secured and must be addressed immediately.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 049 -2013 New Residence

Address: Lots 7 & 8 El Mirasol

Applicant: Mr. Andy and Mrs. Neeta Khubani

Architect: Jeffrey A. Beer, AIA Leed AP

Project Description: Construct a new contemporary style residence in Palm Beach, Florida that consists of 13,502 sq. ft. including the garages and covered porches (10,285 sq. ft. of air conditioned space). The residence will also have a pool, hardscape, and landscape in the design. The home will have 6 bedrooms, maid's room, loggia and a five-car garage. The overarching mood was one of innovation and optimism with great rhythm incorporating a fine balance of elegance and calming. Two stories with Flat red/brown clay tile roof, and coquina stone coloring.

Please note that the attorney for the applicant has requested deferral to the September meeting to allow for revisions to the plans.

B - 070 - 2013 Demolition and New Residence

Address: 340 Garden Road

Applicant: Thomas M. Kirchhoff, AIA, PA

Architect: Thomas M. Kirchhoff Architects, AIA, P.A.

Project Description: Demolition of existing one-story residence. New one-story Bermuda style residence with landscape, hardscape and pool.

Call for disclosure of ex parte communication

B - 071 - 2013 Demolition and New Residence

Address: 325 Garden Road

Applicant: 325 Garden Road LLC

Architect: Thomas M. Kirchhoff Architects, AIA, P.A.

Project Description: Demolition of existing one-story modern house. New two-story contemporary house, hardscape, landscape and pool.

Call for disclosure of ex parte communication

B - 072 - 2013 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 211 Tangier Avenue

Applicant: Mr. and Mrs. Robert Kramer

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Addition of new second floor caretaker suite above existing two-car garage to be approximately 600 square feet.

Call for disclosure of ex parte communication

B - 074 - 2013 Demolition

Address: 50 Blossom Way

Applicant: PBH LLC

Architect: Smith Architectural Group Inc.

Project Description: Complete demolition of existing house structure, pool, decks, driveway and landscape material removal as reflected on the tree survey. Photo documentation.

Call for disclosure of ex parte communication

B - 075 - 2013 Demolition and New Residence

Address: 333 Brazilian Avenue

Applicant: 333 Brazilian Avenue, LLC

Architect: Roger P. Janssen

Project Description: Demolition of existing two-story residence, two-story guesthouse, hardscape and landscape. Construction of a new 5,660 sq. ft. two-story residence with pool, hardscape and landscape. Building/Trim/& Roof Color: White

Call for disclosure of ex parte communication

B - 076 - 2013 New Residence

Address: 149 Brazilian Avenue

Applicant: Mary Louise Campbell, Trust

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: New two-story classic style home to be approximately 6,800 square feet. Home will consist of five bedrooms, six bathrooms, on half bathroom, living room, dining room, family room, library, loggias and a two-car garage. Building Color: Off-white; Roof: Grey Concrete tile; Trim: Taupe

Call for disclosure of ex parte communication

B - 077 - 2013 Alterations to Residence and Site

Address: 7 Lagomar Road

Applicant: Mathieu P. Rosinsky

Architect: Roger Janssen

Project Description: Proposed alterations and renovations to existing two-story residence with site, hardscape, landscape and pool improvements

Call for disclosure of ex parte communication

B - 078 - 2013 Renovation and Addition

Address: 1520 South Ocean Boulevard

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

Architect: Peter Pennoyer Architects

Project Description: Renovation of existing single-family residential structure. Replacement and modification of exterior windows and doors, replacement of exterior roof and stucco. Replacement of exterior balconies and balcony railings. Addition of breezeway totaling 137 sq. ft. Relocation of interior partition walls, and replacement of interior finishes.

Call for disclosure of ex parte communication

B - 079 - 2013 New Residence

Address: 212 Coral Lane

Applicant: Parkwood Trust Company (Tony Beyer)

Architect: Smith and Moore Architects Inc., Daniel Kahan

Project Description: New one-story residence. Final landscape, hardscape and pool.

Call for disclosure of ex parte communication

B - 080 - 2013 Landscape/Hardscape

Address: 233 Barton Avenue

Applicant: William C. Haney

Architect: Environment Design Group, S. Frank Meroney

Project Description: Hardscape, planting and lighting

Call for disclosure of ex parte communication

B - 082 - 2013 Storefront Remodel

Address: 313 Worth Avenue

Applicant: Burton Handelsman (Love, LLC)

Architect: Loop Worx, LLC

Project Description: Storefront remodel: Replace existing glass doors and display windows; Combine interior spaces; New awning material on existing frame, same color; Paint existing building facade; New sign.

Call for disclosure of ex parte communication

C. MINOR PROJECTS - OLD BUSINESS:

D. MINOR PROJECTS - NEW BUSINESS

A - 026 -2013 Landscape/Hardscape

Address: 2283 Ibis Isle Road

Applicant: Jeffrey H. Alderton

Architect: Mario Nievera

Project Description: Landscape and hardscape additions that include a pool, screen wall, fountains and landscape to screen. The project was previously approved by ARCOM without these additions. The project received concurrent Town Council approval for the pool, screen wall and fountains. We now are requesting to add the Town Council approved elements to the ARCOM plan.

Call for disclosure of ex parte communication

A - 027 -2013 Pool and Landscape

Address: 1300 N. Ocean Boulevard

Applicant: Tim Gannon

Architect: Mario Nievera

Project Description: Proposed new pool and planting

Call for disclosure of ex parte communication

A - 028 -2013 Railing and Awning

Address: 2 South County Road, Flagler Steakhouse

Applicant: The Breakers Palm Beach, Inc.

Architect: Steve Pollio, Peacock and Lewis

Project Description: Replacement of second floor railing at back terrace with new railing incorporating glass panels and the addition of an awning at the back terrace, both of which are for rain and wind protection for patrons at the Flagler Steakhouse.

Call for disclosure of ex parte communication

A - 029 - 2013 Door/Railing/Gate

Address: 255 Bahama Lane

Applicant: Paul Maddock

Architect: Glidden Spina & Partners

Project Description: Replace front door with new, replace railing on second floor balcony, and replace gate at driveway

Call for disclosure of ex parte communication

A - 030 - 2013 Gate

Address: 346 Brazilian Avenue

Applicant: Dennis Hammond

Architect: Aaron Chandler

Project Description: Install pecky cypress gate in place of wrought iron gate that matches garage door at entry of home

Call for disclosure of ex parte communication

A - 031 -2013 Doors/Windows

Address: 760 South County Road

Applicant: Bauman Group

Architect: Rafael Rodriguez

Project Description: This project involves the replacement of existing doors and windows. There will be a new 4'0" H x 12'0"L x 8'0" W clerestory in the kitchen. There are also new door and window openings and existing openings to be closed up.

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.