



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

AUGUST 22, 2012

9:00 A.M.

WELCOME!

The progress of this meeting maybe monitored by visiting the Town's web site. (www.townofpalmbeach.com), selecting the "Your Government" tab and clicking on "Audio (Live and Archived)." If you have questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 24 hours after the conclusion of the meeting."

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 JULY 25, 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

Original 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.

Call for disclosure of ex parte communication

B - 058 -2012 New Residence

Address: 229 Ridgeview Drive

Applicant: Dr. and Mrs. Maurice & Deborah Belkin

Architect: Dailey Janssen Architects, Roger Janssen

Project Description: Proposed CBS construction of new two-story residence with 3,992 air-conditioned square feet with pool, landscape, hardscape and site lighting. Roof: Dark grey flat cement tile roof; Building Color: Off White; Trim Color: White

At the July meeting, there was a motion for approval of the house subject to changes to the limestone, along with a deferral of the landscape to the August meeting, emphasizing protection of the adjacent property.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 064 - 2012 Gates

Address: 200 Jungle Road

Applicant: Carl Hewitt

Architect: Mario Nievera, Nievera Williams Design

Project Description: Proposed entry gate and service gate

Call for disclosure of ex parte communication

B - 065 - 2012 Landscape/Hardscape

Address: 331 Australian Avenue

Applicant: Henry Mendler and Suzanne Lawton

Architect: Daryl McCann, Gregory Lombardi Design

Project Description: Improvement to front steps and front landscaping. Replace east stone pavement with natural stone. Minor modification to existing parking court.

Call for disclosure of ex parte communication

B - 066 - 2012 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: 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

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

Call for disclosure of ex parte communication

B - 068 - 2012 Addition

Address: 415 Seaspray Avenue

Applicant: Seaspray Associates

Architect: Jacqueline Albarran, Architect P.A.

Project Description: Addition of a one story family room extension, barbeque area, and pergola. New windows, doors and all detailing to match existing.

Call for disclosure of ex parte communication

B - 069 - 2012 New Clubhouse for Par 3 Golf Course

Address: 2345 South Ocean Boulevard

Applicant: Town of Palm Beach

Architect: Smith & Moore Architects, Inc.

Project Description: Proposed construction of new 3,982 sq. ft. CBS clubhouse for Palm Beach Par 3 Golf course and final landscape plan. Roof: Standing Seam Metal; Building Color: Linen; Trim Color: White; Shutter Color: Hunter Green. Variance requested for point of measurement of 14.98 feet NGVD in lieu of 7.5 feet NGVD required. Also, the applicant proposed as a second stage of construction in the future to convert the existing pro shop building into a golf cart storage facility using the same architectural themes and colors.

Call for disclosure of ex parte communication

B - 070 - 2012 Landscape

Address: 440 Royal Palm Way

Applicant: Marni Propp

Architect: Jeff Blakely, L.A.

Project Description: Installation of property line screen planting (25 ft. Fishtail Palms) to replace hedge removed for building repairs

Call for disclosure of ex parte communication

B - 071 - 2012 Pavilion and Loggia

Address: 202 Indian Road

Applicant: Jerry and Barbara Pearlman

Architect: The Pandula Architects, Inc.

Project Description: One story pool pavilion and loggia: The new pavilion at 202 Indian Road will be located at the west side of the property, coordinating with a new swimming pool currently under construction. The pavilion will be a one story building with gable roof forms at the central portion of the structure flanked by flat roofed areas to each side. The pavilion will be finished with float finish walls and running trim; finishes to match the main residence.

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

Call for disclosure of ex parte communication

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

A - 031 - 2012 Modifications to previous approval

Address: 135 Root Trail

Applicant: Root Ocean Property LLC, John Cerreta, Managing Director

Architect: James C. Paine Jr.

Project Description: West building only, change exterior wall finish from HardiBoard lap siding (recently approved by ARCOM) to smooth stucco; change roof material from wood shakes to fiberglass shingles

At the July meeting, there was a motion to defer the color, but approved the textured stucco; a motion to reject the roof change; and, a motion to approve the textured stucco and a standing seam roof, and to come back in August with the colors.

Call for disclosure of ex parte communication

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

A - 032 - 2012 New Covered Loggia & Fenestration Changes

Address: 141 Brazilian Avenue

Applicant: Gayle/Timothy DeVries

Architect: Bridges, Marsh & Associates

Project Description: Demolish existing lounge and roof deck; replace with new covered loggia; minor fenestration modifications on south, east and north elevations to main house

Call for disclosure of ex parte communication

A - 033 - 2012 Door and Door Surround

Address: 208 Garden Road

Applicant: Geoffrey S. Belsher

Architect: Ralph Cantin, AIA

Project Description: Replace existing cast stone surround and front door with new surround and front door; white house with grey shutters

Call for disclosure of ex parte communication

A - 034 - 2012 Awnings and Patio Wall Changes

Address: 375 South County Road

Applicant: BT Palm Beach

Architect: ACI, Architectural Consultants, Inc.

Project Description: Change of awnings shape and color and addition of decorative metal to existing stucco patio walls and new cap on patio walls

Call for disclosure of ex parte communication

A - 035 - 2012 Water Feature

Address: 355 Hibiscus Avenue

Applicant: Maura Ziska for 355 Hibiscus LLC

Architect: Anthony Minichetti

Project Description: Proposed installation of a garden ornament water feature at pool side on rear yard of property

Call for disclosure of ex parte communication

A - 036 - 2012 Modifications

Address: 1105 North Lake Way

Applicant: Mark Odeen

Architect: James C. Paine Jr.

Project Description: Change existing arches at street side entries (North Lake Way and Monterey Road) from arched to rectangular; raise front door 4"

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.