



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

JULY 25, 2012

9:00 A.M.

WELCOME!

The progress of this meeting maybe monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Live Meeting Audio" 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 JUNE 27, 2012 MEETING:

V. APPROVAL OF THE AGENDA :

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

VII. OTHER BUSINESS:

- A. Discussion related to possible rescheduling of September ARCOM meeting

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

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.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 052 - 2012 Storefront renovations

Address: 125 Worth Avenue, Suite 110

Applicant: CP 125 Worth Avenue LLC/Ferrettigroup of America LLC

Architect: Jerome Baumohl, AIA

Project Description: The exterior architectural improvements on the Worth Avenue elevation will include the removal of two single storefront doors and replace with a pair of new storefront doors centered on the existing arched opening with finish to match existing. We propose to remove four existing small arched top grilles and replace with two arched openings with pre-cast columns and stone surrounds to match existing building elevation and include signage at arched opening. The improvements on the East building elevation, recessed under the covered parking area, will consist of the addition of two fixed storefront windows and a NanaWall storefront system with finish and height to match existing storefront.

Call for disclosure of ex parte communication

B - 053 - 2012 Awning

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 300 South Ocean Boulevard, PH-C

Applicant: Mr. Thomas Maier

Architect: Glen P. Harris, A.I.A.

Project Description: Proposed new canvas awning over East facing existing patio. *Variances requested for front yard setback, side yard setback, and for an awning on the 6th floor.*

Call for disclosure of ex parte communication

B - 054 - 2012 Demolition

Address: 1840 S. Ocean Boulevard

Applicant: 1840 South Ocean Land Trust U/A/D May 21, 2012

Architect: Dailey Janssen Architects

Project Description: Demolition of existing two-story residence and out-buildings, tennis court and pool

Call for disclosure of ex parte communication

B - 055 - 2012 Revisions to previous approval

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 760 N. Ocean Boulevard (Caretaker's House)

Applicant: Palm Beach Country Club

Architect/Engineer: Youchak & Youchak, Inc.

Project Description: Remove second floor from previously permitted two-story house (B-11-19903) now under construction and revise slope of roof pitch from 10/12 to 6/12 throughout thereby lowering the roof peak of the main house 8 ft., reducing the area of the house to 3,552 square feet with hot tub and landscaping, and revise the previously approved pool to a hot tub. The previously approved footprint of the house will remain the same. *No new variances required. Variance requests are now lesser variances.*

B - 056 - 2012 Awning

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 170 N. Ocean Boulevard, #702

Applicant: Mr. and Mrs. Phillip Crowe

Architect: Michael J. Johnson-Architect, P.A.

Project Description: New retractable awning *Variances requested for height, overall height, street side yard setback, front yard setback, and to allow an awning on the 7th floor*

Call for disclosure of ex parte communication

B - 057 - 2012 Landscape/hardscape modifications

Address: 249/251 Royal Palm Way

Applicant: Peabey Associates by ACP Florida Holdings, Inc. c/o American Continental Properties

Architect: Glidden Spina & Partners, Keith Spina

Project Description: Replace existing asphalt driveway with pavers; add code compliant ADA ramp; and, modify landscaping.

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

Call for disclosure of ex parte communication

B - 059 - 2012 Demolition and New Residence

Address: 670 Island Drive

Applicant: Mr. and Mrs. Paul Shiverick

Architect: Richard F. Sammons, Fairfax and Sammons Architects

Project Description: Demolition of existing residence and construction of a new two-story house, proposed landscape and hardscape designs. Roof: Green clay barrel tile; Building color: Cream; Trim: Stone; Shutters: Messel Green

Please note that this project represents a Voting Conflict for Mr. Sammons

Call for disclosure of ex parte communication

B - 060 - 2012 Addition and Renovation

Address: 980 North Lake Way

Applicant: Mr. and Mrs. Abe and Giovanna Haruvi

Architect: SKA Architect + Planner/Patrick W. Segraves, AIA

Project Description: Renovation of first and second floors on north and south sides; two-story addition to north and south sides to match existing; removal of glass atrium and fountain on south side and removal of slat house on north side.

Call for disclosure of ex parte communication

B - 061 - 2012 Demolition and New Residence

Address: 321 North Lake Way

Applicant: Mr. and Mrs. Edwin and Linda Phelps

Architect: SKA Architect+Planner/ Patrick W. Segraves, AIA

Project Description: Demolition of existing one-story home. Construction of new two-story Classical style home to be approximately 7,200 square feet including main house, three car garage, guest suite above garage, covered entry and loggia. Roof: Slate grey concrete tile; Building color: Taupe; Trim Color: Taupe; Shutter Color: Charcoal Grey

Call for disclosure of ex parte communication

B - 062 - 2012 New Beach Cabana

Address: 102 Seaview Avenue

Applicant: Mr. and Mrs. Mark & Lisa Saur

Architect: Dailey Janssen Architects, Roger P. Janssen

Project Description: This project involves the construction of a new one-story, 10 ft. x 20 ft. beach cabana, pool, hardscape and landscape on the beach parcel east of Ocean Boulevard

Call for disclosure of ex parte communication

B - 063 - 2012 Landscape and Site Lighting

Address: 2880 S. Ocean Boulevard

Applicant: Hojo Partners LLC

Architect: John Lang, Lang Design Group

Project Description: Landscape and site lighting & minor revisions to existing

Call for disclosure of ex parte communication

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

D. **MINOR PROJECTS - NEW BUSINESS**

A - 022 - 2012 Roof & stairs

Address: 5 Golfview Road

Applicant: David and Jill Gilmour

Architect: Smith and Moore Architects, Inc., Daniel Kahan

Project Description: Replacement of the existing clay barrel tile roof with a flat red clay tile roof; the addition of a new uncovered exterior stairway on the west facade - treads to be coquina; risers and parapet walls to be painted stucco to match existing.

Call for disclosure of ex parte communication

A - 023 -2012 Revisions to previous approval

Address: 221 Jamaica Lane

Applicant: Lee and Dory Cruz

Architect: Dailey Janssen Architects

Project Description: Changes to previously approved project May 2011 as follows: 1) Change cement tile roof color (earth tones in lieu of white); 2) Copper gutters in lieu of painting white; 3) Shutter color change (pale blue in lieu of black/green); 4) Sliding doors in lieu of folding doors at covered loggia (at dining and family rooms, located at rear elevation); 5) Eliminate pergola at rear elevation; and 6) Eliminate window at bed wall in guest bedroom #3 (2nd floor east elevation)

Call for disclosure of ex parte communication

A - 025 -2012 Addition

Address: 1 South County Road, Spray Cottage

Applicant: The Breakers Palm Beach Inc.

Architect: Tercilla Courtemanche Architects, Inc.

Project Description: Breakfast room addition

Call for disclosure of ex parte communication

A - 027 - 2012 Roof and Railing

Address: 212 Worth Avenue

Applicant: 212 Worth Avenue, LLC - Property Owner: Roslyn H. Masters

Architect: John M. Melhorn, AIA

Project Description: Repair and replacement of failing second floor roof deck. Includes new deck material, new railing updated for code, replacement of failing second floor door and windows (not on main street elevation)

Call for disclosure of ex parte communication

A - 028 - 2012 Storefront renovation

Address: 150 Worth Avenue, # 161

Applicant: Worth Avenue Associates Ltd.

Architect: Simon Architectural Group

Project Description: New storefront aluminum (windows and doors) and exterior signage for Edward Beiner Purveyor of Fine Eyewear

Call for disclosure of ex parte communication

A - 029 - 2012 Awning color change

Address: 175 Worth Avenue

Applicant: Tourneau

Architect: MP Design & Architecture Inc.

Project Description: Change existing awning color from black to brown

Call for disclosure of ex parte communication

A - 030 - 2012 Roof color change

Address: 1030 North Lake Way

Applicant: Mr. and Mrs. Fischer

Architect: Glidden Spina & Partners

Project Description: Change existing white concrete roof tile to a blended grey concrete roof tile in all locations

Call for disclosure of ex parte communication

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

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.