



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

JULY 22, 2015

09:00 A.M.

The progress of this meeting maybe 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
Maisie Grace, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE JUNE 24, 2015 MEETING:

V. APPROVAL OF THE AGENDA:

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

VII. OTHER BUSINESS:

- A. Discussion Item: 230 South Ocean Boulevard - Landscaping

VIII. PROJECT REVIEW:

A. MAJOR PROJECTS-OLD BUSINESS:

B - 068 - 2015 Pump Station

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1060 N. Lake Way

Applicant: Town of Palm Beach

Architect: Kimley-Horn and Associates, Inc.

Project Description: Re-design the D-10 storm water pump station by raising the height of a portion of the existing building.

At the June 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 for further study of the beautification of the facade.

Call for disclosure of ex parte communication

B - 054 - 2015 Landscape/Hardscape

Address: 300 S. Ocean Boulevard

Applicant: 300 South Ocean Boulevard Apartments Inc.

Architect: Paradelo & Fleck Design

Project Description: Reconfiguration of pedestrian entry to south building entrance; addition of new parking lot column features; and renovation of landscaping for affected area.

At the June meeting, a motion carried to defer to the July meeting for re-study of the columns and entry pedestals to be more cohesive with the architecture of the building and have a greater relationship to the north side entry, and bring material samples.

Call for disclosure of ex parte communication

B - 058 - 2015 New Residence

Address: 304 Garden Road

Applicant: Palm Beach Housing Investment, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story residence, pool, landscape and hardscape. Building and Trim Color-White; Shutters-Dark Blue; Roof-Flat Grey concrete tile

At the June meeting, a motion carried to defer the architecture to July for further study of the north facade, interior courtyard and details. A second motion carried to defer the landscape to July.

Call for disclosure of ex parte communication

B - 059 - 2015 New Residence

Address: 216 Sandpiper Drive

Applicant: LC Homes of South Florida, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of new one-story residence, pool, landscape and hardscape.

Building Color-Off White; Trim-White; Shutters-Blue/Black; Roof-Off White Cement Tile

At the June meeting, a motion carried to defer the architecture and landscape to July.

Call for disclosure of ex parte communication

B - 062 - 2015 New Residence

Address: 200 S. Ocean Boulevard

Applicant: 200 South Ocean Blvd. 2014 LLC

Architect: Peter D. Moor, Moor & Associates, Architects, P.A.

Project Description: The proposed project includes a new 5817 sq. ft. two-story residence, pool and landscaping. No improvements to the beach parcel at this time. The Bermuda style lends itself to localized symmetries, both formal and informal, to address its corner location at South Ocean Boulevard and Seabreeze Avenue. Walls are pale pink stucco, white slurry over concrete roof tile, Essex Green wood shutters, white trim and brick hardscapes.

At the June meeting, motions carried to defer the architecture and the landscape to the July meeting.

Call for disclosure of ex parte communication

B - 108 - 2014 New Mixed Use Condominium/Commercial

Address: 221 & 231 Royal Poinciana Way, Sunset Avenue, 214 Sunset Avenue, 214 Sunset Avenue, 216 Sunset Avenue

Applicant: T3 Family Investments, LLC

Architect: Roger Janssen, Dailey Janssen Architects

Original 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

At the September meeting, after review of the project, a motion carried for deferral to the October meeting. At the October meeting, after review of the project, a motion carried for deferral to the November meeting. At the November meeting, after review of the project, a motion carried for deferral of the architecture and a second motion carried for deferral of the landscaping. At the December 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 send this to the Town Council approving the schematic plan of this project and that it is deferred for the final architecture to February so that in February the applicant can come back with all of the requirements shown from the variances that were granted or not granted and the details and materials presentation of each building, and then in February, that we take this up." At the February meeting, staff recommended deferral to the March meeting, due to the deferral at the Town Council level. At the March meeting, a motion carried for deferral to the May meeting as requested by the applicant, but ARCOM noted that was the final deferral. At the May meeting, a motion carried to

approve the site plan as presented, but to come back in July with the details as discussed. A second motion carried to defer the landscape to July.

Call for disclosure of ex parte communication

B. **MAJOR PROJECTS-NEW BUSINESS:**

B - 069 - 2015 New Residence

Address: 207 Via Tortuga

Applicant: Mr. and Mrs. Richard Crystal

Architect: Alfred A. Cilcius

Project Description: New single family one story residence with a Regency influence. Cement tile roof, stucco quoins, double hung Anderson windows, French doors, stone trim, and an open pool and spa. Building and Trim Color-White; Roof and Shutters-Grey

Call for disclosure of ex parte communication

B - 070 - 2015 Demolition and New Residence

Address: 310 Dunbar Road

Applicant: Mr. Peter May, c/o Kochman and Ziska

Architect: Mark Ferguson, Ferguson & Shamamian Architects

Project Description: Demolition of an existing residence constructed in 1959; architect unknown. New construction of a one story Mediterranean style house totaling 3992 square feet, pool, spa, and associated hardscape and landscaping. Building Color-Peach; Trim-limestone; Roof-terra cotta barrel tile

Call for disclosure of ex parte communication

B - 071 - 2015 Storefront Renovation

Address: 206 Worth Avenue

Applicant: Max Mara Retail, Ltd.

Architect: Telesco Associates

Project Description: Removal of existing storefront display window, entry door, sign and awning. Replace existing with new burnished metal/glass display window and door. New metal sign. The project also proposes new interior fittings, cabinetry and finishes.

Call for disclosure of ex parte communication

B - 072 - 2015 Carport

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 429 Australian Avenue

Applicant: Rick Hallett (Property Manager)

Architect: Jason P. Drobot, Brasseur & Drobot Architects

Project Description: The project consists of an addition of a 2,160 square foot carport to be located at the northeast corner of the property.

Call for disclosure of ex parte communication

B - 073 -2015 Landscape/Hardscape

Address: 1930 S. Ocean Boulevard

Applicant: Lloyd Miller

Architect: Wirtz Inc., Thomas Harten

Project Description: Proposed landscape development to an approved two story addition at 1930 S. Ocean Boulevard. Landscape to consist of hardscapes, driveway, entry gate, lighting and plantings.

Call for disclosure of ex parte communication

B - 074 -2015 New Residence

Address: 167 Seagate Road

Applicant: Mrs. Adele Merck

Architect: Gramatan Corporation

Project Description: Project for a new 5,370 square foot house on a corner lot across from the Sailfish Club. The Jamaican inspired Classical Revival house is white stucco with a pale grey slate roof and blue shutters. Care was given to set the building back from the street and break the volume into an "H" plan.

Call for disclosure of ex parte communication

B - 075 -2015 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 8 Golfview Road

Applicant: 8 Golfview Road, LLC c/o Maura Ziska, Esq.

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story residence, pool, landscape and hardscape. Building and Trim Color-Off White; Roof-Terra Cotta Barrel Tile

Call for disclosure of ex parte communication

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

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

A - 036 - 2015 Doors/Windows

Address: 109 Royal Palm Way

Applicant: Tudor Investments Corporation

Architect: A. T. Franco Architectural Associates, P.A.

Project Description: The project consists of the replacement of the existing exterior door and windows with new code compliant impact windows and doors. These new units will be metal and finished in white to match existing.

Call for disclosure of ex parte communication

A - 039 - 2015 (Minor with Notice) Site Wall and Landscaping

Address: 176 Sunset Avenue

Applicant: 176 Sunset Avenue, LLC

Architect: KVLA Design, LLC

Project Description: Proposed new location for a site wall and landscaping along the southern property line for a townhouse with 2 residences.

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

A - 040 - 2015 (Minor with Notice) Landscape/Hardscape

Address: 135 Gulfstream Road

Applicant: Michael Bickford

Architect: SMI Landscape Architecture

Project Description: Landscape and hardscape renovation of entire property to include: curb cut and driveway approach relocation, planting removal and replacement, paving renovations and pool resurfacing

Call for disclosure of ex parte communication

A - 041 -2015 Landscape

Address: 201 Ocean Terrace

Applicant: 201 Ocean Terrace LLC

Architect: Nievera Williams Design

Project Description: Removal of perimeter hedging and re-sodding lot

Call for disclosure of ex parte communication

A - 042 - 2015 Landscape

Address: 211 Ocean Terrace

Applicant: 211 Ocean Terrace LLC

Architect: Nievera Williams Design

Project Description: Removal of perimeter hedging and re-sodding lot

Call for disclosure of ex parte communication

A - 044 -2015 Landscape

Address: 226 Via Linda

Applicant: Andrew Thomka-Gazdik

Architect: Todd Maclean/Ralph Rodriguez

Project Description: Minor changes to previously approved landscaping

Call for disclosure of ex parte communication

E. **MAJOR PROJECTS - OLD BUSINESS (CONTINUED):**

B - 066 - 2015 Demolition and New Residence

Address: 110 Indian Road

Applicant: G.W. Purucker Homes JV

Architect: MP Design & Architecture

Project Description: Demolition of existing residence; New two-story residence, pool, landscape and hardscape. Building Color-Beige; Trim and Shutters-White; Roof-White Cement Tile

At the June meeting, a motion carried for approval of the demolition with the usual caveats for sodding and irrigating within 30 days. A second motion carried for approval with the comment that you take out 6" to 12" (floor to floor), and the comments about the columns, and the curb cut as shown on the revised plans. A third motion carried to defer the landscaping for further study, and show the new driveway, and increase the height of the landscaping, and bring samples. ***Please note that this project was placed last on the agenda at the request of the landscape architect.***

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.