



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

JUNE 27, 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 May 23, 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 - 029 - 2012 Gate

Address: 300 Dunbar Road

Applicant: Dean O'Hare

Architect: Jim Lucas, ACI Architectural Consultants, Inc.

Project Description: Addition of gate arms to existing gate posts and wall. Gate arms to be 20'-0" in length and will be dark green to match the decorative aluminum used on the front door and main gate of the residence.

After hearing this project at the April meeting, the project was deferred to May for re-study. At the May meeting, the project was deferred to June at the architect's request.

Call for disclosure of ex parte communication

B - 039 - 2012 New Residence

Address: 102 Seaview Avenue

Applicant: Mr. and Mrs. Mark & Lisa Saur

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story single family residence with 6,459 sq. ft. of air conditioned space with pool, spa, landscape and hardscape on the lot west of Ocean Boulevard

Please note that after hearing this project at the May meeting, the project was deferred to the June meeting.

Call for disclosure of ex parte communication

B - 043 -2012 Additions

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 2250 Ibis Isle Road East

Applicant: Terry & Beth Levine

Architect: The Pandula Architects, Inc.

Project Description: One story sitting room addition to the master bedroom, located at the southwest corner of the existing residence; replace existing one car garage with new two-car garage/laundry room addition at the northeast corner of the existing residence. The new construction finished will match adjacent existing materials: float finish stucco walls, light yellow; windows, shutters and trim painted white; and, hipped roof form with white flat cement tile. Variances requested for north side yard setback and angle of vision.

Please note that at the May meeting, without hearing the project, this request was deferred to the June meeting at the request of the applicant's attorney. *Please be advised that the applicant's attorney has requested that this project be withdrawn.*

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS

B - 044 - 2012 Addition

Address: 132 El Brillo Way

Applicant: Chandler C. Mashek

Architect: Thomas M. Kirchhoff, AIA, PA

Project Description: New two story addition at existing open deck

Call for disclosure of ex parte communication

B - 045 - 2012 Additions

Address: 947 N. Ocean Boulevard

Applicant: 1200 South Ocean Boulevard, LLC

Architect: Peter Zimmerman Architects, Inc.

Project Description: Addition of pool in lieu of tennis court; minor fenestration revisions to west loggia; other minor changes at loggia; addition of slat house (2) to house cooling towers and generator; addition of stairwell to basement; landscaping changes to accommodate the foregoing modifications.

Call for disclosure of ex parte communication

B - 046 - 2012 New residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 320 Island Road

Applicant: 320 Island Road Trust

Architect: Thomas M. Kirchhoff, AIA

Project Description: New two story Bermuda style residence with landscape, hardscape and pool.
Variances for building height plane (3), front yard setback and overall height

Call for disclosure of ex parte communication

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

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

Call for disclosure of ex parte communication

B - 048 - 2012 Landscape/Hardscape/Garage Doors

Address: 216 Colonial Lane

Applicant: Karen Egger

Architect: Fernando Wong, Outdoor Living Design

Project Description: Landscape/Hardscape/Garage Doors

Call for disclosure of ex parte communication

B - 049 - 2012 Landscape/hardscape

Address: 109 Jungle Road

Applicant: Casa PB, LLC, Margaret Bilotti

Architect: Keith Williams, Nievera Williams Design

Project Description: New proposed landscape and hardscape

Call for disclosure of ex parte communication

B - 050 -2012 Fence

Address: 760 N. Ocean Boulevard

Applicant: Palm Beach Country Club

Contractor: Bulldog Fence Co.

Project Description: Install 6 ft. black chain link fence around perimeter of property as follows: 892 linear feet on east side; 1073 linear feet on north side; 996 linear feet west side; 2556 linear feet on west and south sides; and 366 linear feet interior. All fencing will be or currently is screened by landscaping.

Call for disclosure of ex parte communication

B - 051 - 2012 Demolition and New Residence

Address: 161 Clarke Avenue

Applicant: Mr. and Mrs. Carlos A. Ferrer

Architect: Richard F. Sammons

Project Description: Demolition of existing residence and construction of a new two story house.

Proposed landscape and hardscape designs. Building Color: White; Roof: White concrete tile;

Trim: White; Shutters: Blue

Please note that this project will result in a voting conflict for Mr. Sammons

Call for disclosure of ex parte communication

C. **MINOR PROJECTS - OLD BUSINESS**

A - 009 - 2012 Awning and signage

Address: 238 Worth Avenue

Applicant: Burton Handelsman, Property Owner, for MacKenzie-Childs (Store Manager: Renee Bakarian)

Architect: Jason P. Drobot, R.A.

Project Description: Addition of a fabric awning and signage

After hearing the project at the March meeting, the project was deferred to the April meeting. At the April meeting the project was deferred again, at the architect's request. At the May meeting, the project was deferred again, at the architect's request.

Call for disclosure of ex parte communication

A - 014 - 2012 Renovation

Address: 232 Angler Avenue

Applicant: Palm Beach Angler LLC

Architect: Affiniti Architects

Project Description: Renovation of existing residence; minor project

Please note that after review of this project at the May meeting, the project was deferred to the June meeting.

Call for disclosure of ex parte communication

A - 015 - 2012 Renovation

Address: 233 List Road

Applicant: Palm Beach List LLC

Architect: Affiniti Architects

Project Description: Renovation of existing two-story residence; minor project

Please note that after review of this project at the May meeting, the project was deferred to the June meeting.

Call for disclosure of ex parte communication

A - 017 - 2012 Revisions to previous approval

Address: 160 Dunbar Road

Applicant: Mr. and Mrs. Robert and Lucia Harvey

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

Project Description: Revisions to previously approved front door and entry wall/gate presented at October 2009 ARCOM meeting (B-073-2009); Clusia hedge to be used in lieu of Ficus hedge as previously presented and approved.

Please note that after reviewing this project at the May meeting, there was a motion for approval of the changes in landscape material (just the hedge); and to defer the two sidelites and the front door, working with staff and the chairman, and to defer the gates and fence, looking for consistency.

Call for disclosure of ex parte communication

D. **MINOR PROJECTS - NEW BUSINESS**

A - 019 - 2012 Change to doors and windows

Address: 1090 North Lake Way

Applicant: 1090 N Lake Way LLC

Architect: Thomas M. Kirchhoff

Project Description: Recently approved cabana: Approve a color change at the windows and French and sliding doors. All metal window frames and French and sliding doors to be coral in color

Call for disclosure of ex parte communication

A - 020 -2012 Windows and Exterior Improvements

Address: 1 N. Breakers Row

Applicant: The Breakers Palm Beach Inc.

Architect: Tercilla Courtemanche Associates

Project Description: Window replacement and exterior improvements

Call for disclosure of ex parte communication

A - 021 - 2012 Windows/Doors/Gate

Address: 226 Kenlyn Road

Applicant: DBS Holding, LLC, contact: Donald Malasky

Architect: Roger Janssen of Dailey Janssen Architects

Project Description: The proposed revision involves the elimination of four (4) windows facing the side property lines, changing to a single garage door, eliminating the front pedestrian gate and piers, providing raised panels in lieu of louvers at entry door, eliminating arches at rear patio doors, changing all windows from casement to single hung and providing hip and ridge caps at roof.

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.