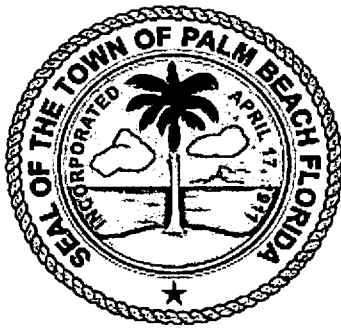




# TOWN OF PALM BEACH

**TENTATIVE AGENDA:  
SUBJECT TO REVISION**

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

**JUNE 26, 2013**

**9:00 A.M.**

The progress of this meeting maybe monitored by visiting the Town's web site. ([www.townofpalmbeach.com](http://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 MAY 22, 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 - 028 - 2013 New Residence

Address: 390 North Lake Way

Applicant: 390 North Lake Way LLC

Architect: Carlos Martin

Project Description: Proposed new two-story residence. Building Color: Lt. Cream; Trim Color: White; Shutter Color: Eggplant; Roof: Flat Concrete Dark Roof

Call for disclosure of ex parte communication

Please note that this project was heard at the April meeting, but was deferred to the May meeting for further study. At the May meeting, the project was reviewed, but was deferred for further study.

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 Sq. 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. *Please note that the applicant has requested deferred to the July meeting.*

B - 035 - 2013 Addition

Address: 2800 South Ocean Boulevard

Applicant: JV Associates

Architect: Alan Strassler Architects Inc.

Project Description: Expansion of existing Gift Shop over existing electrical room. Approximately 1,020 square feet located in building service area

At the May meeting, a motion carried for deferral (to the June meeting) asking for "a better presentation with cross sections, which would illustrate where a potential shopper, standing in this space, is located in this space. We are concerned about the look of an ugly blank wall, and missing the opportunity to give an ocean view to whoever is inside the space and to give a hint of gift shopping opportunities to whoever is outside the space."

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.

Call for disclosure of ex parte communication

B - 041 - 2013 Additions

\*ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE\*

Address: 1260 N. Lake Way

Applicant: Robert S. Cuillo

Architect: David E. Miller, A.I.A.

Project Description: The project includes enlarging the existing garage, adding a second floor mother-in-law suite above the reconfigured garage, adding a screened emergency generator, and other associated site improvements.

Please note that this project was not heard at the May meeting, and was deferred to the June meeting at the request of the applicant.

Call for disclosure of ex parte communication

B - 042 - 2013 New Residence

Address: 264 Country Club Road

Applicant: JDM Investments LLC

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

Project Description: New two-story British West Indies style home. Home will consist of four bedrooms, five baths and one half-bath, living room, dining room, family room, kitchen, library, laundry room and a two-car garage. Final landscape and hardscape will also be included.

After hearing this project at the May meeting, the project was deferred to the June meeting.

Call for disclosure of ex parte communication

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

B - 044 - 2013 Demolition

Address: 264 Bahama Lane

Applicant: BOAG

Architect: (none listed)

Project Description: Demolition of existing residence, including slab and footers to 2 ft. below grade, removal of paved driveway, disconnect electric and gas, cap water and sewer, and re-sod and irrigate.

Call for disclosure of ex parte communication

B - 045 - 2013 Additions and Landscape/Hardscape

Address: 261 Miraflores Drive

Applicant: Fernanda Niven

Architect: Mario Nievera

Project Description: New entry addition, new garage addition, driveway alignment with associated landscape changes

Call for disclosure of ex parte communication

B - 046 - 2013 Demolition

Address: 1465 N. Ocean Boulevard

Applicant: Leonard Riggio and Louise Riggio

Architect: Dustin Mizell, Landscape Architect

Project Description: Demolition of house. Land will be graded; irrigation installed; sod installed; trees and shrubs installed per vegetation plan.

Call for disclosure of ex parte communication

B - 047 - 2013 Demolition and New Construction

Address: 250 Angler Avenue (previous address -1355 N. Lake Way)

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Stephen M. Roy, Mesa Architecture Inc.

Project Description: Demolition of existing one-story residence and selective vegetation.

Construction of new two-story residence (Colonial Revival), landscape and hardscape. Building: White, Trim: White; Shutters: Green; Roof: White concrete tile

Call for disclosure of ex parte communication

B - 048 - 2013 Roadway Improvements 400 Block Peruvian Avenue

Address: 400 Block Peruvian Avenue

Applicant: Town of Palm Beach

Architect: Bridges and Marsh, Sanchez and Maddux

Project Description: Roadway improvements to the 400 block of Peruvian Avenue to include: narrowing of roadway to coincide with widths on the residential sections of Chileand and Australian Avenues, roadway resurfacing, drainage modifications, addition of landscape strips on both sides of roadway, street lighting, and new sidewalks.

Call for disclosure of ex parte communication

B - 050 - 2013 Demolition and New Construction

Address: 630 Island Drive

Applicant: Dr. Steven Gottlieb

Architect: Roger Janssen

Project Description: Demolition of existing two-story residence, hardscape and landscape; and, construction of new two-story Mediterranean style residence with new hardscape, landscape, pool, pool deck and dock. Building and Trim: Off-white; Roof: Terra Cotta

Call for disclosure of ex parte communication

B - 051 - 2013 Additions and Renovation

Address: 66 Middle Road

Applicant: Robert Bishop

Architect: Smith Architectural Group

Project Description: Remove existing breezeway and add new connection between main house and guest house. Replace doors and windows. New roof shape at entry. Raise roof at living room of guest house. Addition to family room. Remove sliding glass doors at loggia.

Call for disclosure of ex parte communication

B - 053 - 2013 Addition and Renovation

Address: 2283 Ibis Isle Road

Applicant: Mr. and Mrs. Jeff Alderton

Architect: MP Design & Architecture Inc.

Project Description: One story addition and renovation of an existing two-story residence. New landscape and hardscape.

Call for disclosure of ex parte communication

B - 054 - 2013 Demolition

Address: 324 Eden Road

Applicant: Greg and Mardi Hayt

Architect: Smith and Moore Architects, Peter Papadopoulos

Project Description: Demolition of a one-story residence and pool

Call for disclosure of ex parte communication

B - 055 - 2013 New Residence

Address: 235 Eden Road

Applicant: 235 Eden Road LLC

Architect: Smith and Moore Architects Inc.

Project Description: Construction of a two-story single family residence with pool. Final hardscape and landscape. Building, Trim, Shutters, and Roof: White

Call for disclosure of ex parte communication

B - 056 - 2013 Addition

Address: 101 Jungle Road

Applicant: Elaine Schuster

Architect: Smith and Moore Architects. Inc.

Project Description: One story loggia addition and second floor door replacement

Call for disclosure of ex parte communication

B - 057 - 2013 Addition

Address: 242 Jungle Road

Applicant: K. Prescott Low and Susan Low

Architect: Robert L. Bell Architect P.A.

Project Description: 3,220 sq. ft. one story addition to existing two-story residence. Architectural style, roof and construction materials are to match the color and type used in existing residence.

Call for disclosure of ex parte communication

B - 058 - 2013 Modifications

Address: 312 Cherry Lane

Applicant: Mr. and Mrs. Peter Gottsegen

Architect: The Pandula Architects

Project Description: Miscellaneous exterior repairs and modifications. 1) At all wood clad steel pipe columns, remove deteriorated wood cladding and replace with new cast stone finish; 2) Repair existing wood trellis at north side of dining room hallway; 3) At second floor of main entry, enlarge existing window to reflect entry door below; 4) Replace existing wood main entry doors with new ornamental metal and glass entry doors; 5) At living room, remove existing fireplace and chimney and install pair of French doors to match adjacent existing units; 6) At living room northwest corner, remove portion of west wall and install pair of French doors to match adjacent existing units; 7) At master bedroom, remove existing fireplace and chimney and install pair of French doors to match adjacent existing units; and 8) At master bedroom, remove portion of existing lower level roof so that master bedroom terrace may be extended to west edge of building. Install terra cotta tile deck to match existing. Install ornamental metal railing on west terrace edge, finish and design to match existing railings on residence.

Call for disclosure of ex parte communication

B - 059 - 2013 Addition

Address: 760 Island Drive

Applicant: Mr. and Mrs. Nasser Kazeminy

Architect: The Pandula Architects, Inc.

Project Description: One story addition/expansion to master suite of approx. 300 sq. ft. with two landscape pavilions of approx. 90 sq. ft. each. Finishes, colors, textures and details to match existing residence.

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.

*Please note that the architect has requested deferral to the July meeting.*

C. MINOR PROJECTS - OLD BUSINESS:

D. MINOR PROJECTS - NEW BUSINESS

A - 021 - 2013 Modify Storefront

Address: 226B Worth Avenue

Applicant: The Swatch Group US

Architect: Gruen Associates, Ashok Vanmali

Project Description: Revise exterior storefront, canopy and signage. New paint and stone surround. Interior tenant improvement.

Call for disclosure of ex parte communication

A - 022 - 2013 Renovation

Address: 211 Kenlyn Road

Applicant: 211 Kenlyn Road LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Renovation including new doors & window openings, facade (stucco), landscape, hardscape and interiors

Call for disclosure of ex parte communication

A - 023 - 2013 Landscape/Hardscape

Address: 528 Island Drive

Applicant: Linda Hickox

Architect: Mario Nievera

Project Description: Landscape plan, garden gate, walkways and terraces

Call for disclosure of ex parte communication

A - 024 - 2013 Landscape/Hardscape

Address: 220 Ocean Terrace

Applicant: John Cassidy

Architect: Mario Nievera

Project Description: Proposed new drive and landscaping at front entrance

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.