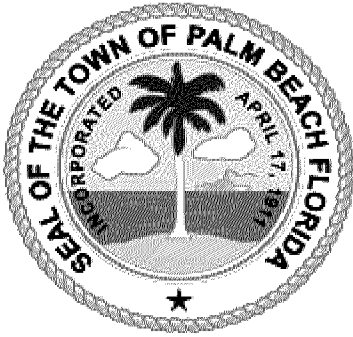




TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

**MAY 28, 2014
9:00 A.M.**

The progress of this meeting may be 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
Kenn Karakul, Member
Ann L. Vanneck, 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. ELECTION OF VICE CHAIRMAN:

V. APPROVAL OF THE MINUTES FROM THE APRIL 23, 2014 MEETING:

VI. APPROVAL OF THE AGENDA:

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

VIII. OTHER BUSINESS:

375 S. County Road - Bricktop's
Comments relative to sample awning lighting

IX. PROJECT REVIEW:

A. MAJOR PROJECTS-OLD BUSINESS:

B - 009 - 2014 New Residence

Address: 167 Seagate Road

Applicant: Mads Thomsen

Architect: Mitchell O'Neill

Project Description: New single family home, landscape design, hardscape design (preliminary)

At the March meeting, the project was not heard and was deferred to the May meeting at the request of the applicant.

Call for disclosure of ex parte communication

B - 027 - 2014 New Residence

Address: 266 Fairview Road

Applicant: William and Judith Cooley

Architect: Jeffrey Ray, Architect

Project Description: Construction of a new single family residence with landscape and hardscape approval requested. Two-story; Building Color - Beige; Roof - Tan Cement Tile; Trim - White

At the March meeting, the project was heard, and a motion carried to defer the project to the April meeting for further study. At the April meeting, the project was not heard and was deferred to the May meeting at the applicant's request.

Call for disclosure of ex parte communication.

B - 032 - 2014 Addition

Address: 1930 S. Ocean Blvd.

Applicant: Lloyd Miller

Architect: Backen Gillam Kroeger Architects/Cristof Eigelberger

Project Description: A proposed two (2) story addition to the existing residence at 1930 S. Ocean Blvd. The proposed addition occurs at the northeast portion of the building with access from S. County Road from an existing driveway. The proposed building will have additional parking for the residence.

At the April meeting, the project was heard and then deferred to the May meeting.

Call for disclosure of ex parte communication

B - 036 – 2014 Landscape/Hardscape

Address: 1840 S. Ocean Boulevard

Applicant: Dr. Ernst and Nataly Langner

Architect: Mario Niervera

Project Description: Proposed complete hardscape and landscape plans

At the April meeting, this project was approved as presented, except for the gates which need to come back, along with an elevation.

Call for disclosure of ex parte communication

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

B - 038 - 2014 Modifications

Address: 249 S. Woods Road

Applicant: Charles and Sara Fabrikant

Architect: Design Phase Architecture, LLC

Project Description: Proposed modifications to existing one story guesthouse: Proposed first floor modifications to interior layout and associated fenestration, proposed second story "Bunkroom" addition (Bedroom, bath, closet - 365 sq. ft.) All new fenestration to be impact rated. Associated landscape and hardscape modifications.

Call for disclosure of ex parte communication

B - 039 - 2014 Demolition and New Residence

Address: 245 Atlantic Avenue

Applicant: Mr. and Mrs. Elvio DelZotto

Architect: Bonilla Torregroza Architecture LLC/Carlos A. Bonilla AIA

Project Description: Demolition of existing two-story apartment building (with 4 units);

Construction of a new 4,977 sq. ft. two-story single family residence with pool, hardscape and landscape. Roof - Flat cement tile roof in light (moss) green; Building Color - Off-white; Trim - White; Shutters - Celedon Green

Call for disclosure of ex parte communication

B - 040 - 2014 Partial Demolition and Additions

Address: 315 Eden Road

Applicant: Reinhard Brandner & Claudia M. Brandner

Architect: Jason P. Drobot, R.A.

Project Description: The project includes the removal of 1,909 square feet of the existing residential structure located at the west side of the property which currently encroaches into the side yard setback by two feet. The structure to be removed consists of a 380 square foot carport, a sub-level two car garage with laundry room and staff room, and the removal of two existing bedrooms and two existing baths. The 1,978 square foot addition which will comply with the current side yard setback requirements shall include a new two car garage, laundry room, kitchen, butler pantry, three bedrooms and three baths at the west side of the property. The finished floor elevation of the new livable space shall match the finished floor elevation of the existing residence to remain. Existing hardscape and landscape shall be removed to accommodate the new addition.

Call for disclosure of ex parte communication

B - 041 - 2014 Demolition

Address: Lot 52 Sunset Avenue, 214 Sunset Avenue, 216 Sunset Avenue, and 231 Royal Poinciana Way

Applicant: T3 Family Investments, LLC

Architect: Parker-Yannette Design Group

Project Description: Demolition of all existing improvements, outbuildings and appurtenances and landscaping removal

Call for disclosure of ex parte communication

B - 042 - 2014 New Residence

Address: 1475 N. Lake Way

Applicant: Nicholas Coleman

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Construction of a new one-story residence, landscape, hardscape and pool. Metal Roof; Building and Trim Color - White

Call for disclosure of ex parte communication

B - 043 -2014 Demolition and New Residence

Address: 198 Via Linda

Applicant: Mr. and Mrs. Jyrki Salminen

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Demolition and construction of new 2-story residence; landscape; hardscape and pool. Roof: Grey Cement Tile; Building Color - Off-White; Trim Color - White

Call for disclosure of ex parte communication

B - 044 -2014 Demolition

Address: 20 Blossom Way

Applicant: Black Calabash Family Holdings, LLC

Architect: Smith Architectural Group Inc.

Project Description: Complete demolition of the existing residence, structure, driveway, hardscape and landscape material removal as reflected on the survey

Call for disclosure of ex parte communication

B - 045 -2014 Demolition

Address: 30 Blossom Way

Applicant: Black Calabash Family Holdings LLC

Architect: Smith Architectural Group, Inc.

Project Description: Complete demolition of the existing residence, structure, pool, driveway, hardscape and landscape material removal as reflected on the survey

Call for disclosure of ex parte communication

B - 046 - 2014 Demolition

Address: 619 Island Drive

Applicant: Ray and Kim Celedinas

Architect: Smith Architectural Group, Inc.

Project Description: Complete demolition of the existing residence, structure, pool, driveway, hardscape and landscape material removal as reflected on the survey

Call for disclosure of ex parte communication

B - 047 - 2014 Demolition

Address: 152 Dolphin Road

Applicant: Kathryn F. McDonald

Architect: Robert L. Bell/Architect PA

Project Description: Demolition of single story residence - variously called Bermuda or Ranch regarding style of architecture

Call for disclosure of ex parte communication

B - 048 -2014 Demolition of Cabana and New Cabana

Address: 1331 N. Ocean Blvd.

Applicant: Ocean Terrace Beach Club Inc.

Architect: Thomas M. Kirchhoff, AIA, P.A.

Project Description: Demolition of existing one-story cabana. New one-story Bermuda style cabana with landscape and hardscape

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

B - 049 - 2014 Storefront modifications

Address: 205 Worth Avenue

Applicant: LenDan LLC

Architect: Jerome Baumohl, AIA, NCARB

Project Description: We propose to change the profile of the existing awning structures to relate architecturally to the existing building profile; change the color of the awning fabric and a new paint color scheme for the building. To uniform all the signage to a brass finish and to provide a tile finish on the existing round column at the southeast corner of the building.

Call for disclosure of ex parte communication

B - 050 - 2014 Renovation and Addition

Address: 170 Everglade Avenue

Applicant: AKAC PB LLC

Architect: Kevin Asbacher, KTA Architects, Inc.

Project Description: Renovation and addition to an existing one-story residence designed in 1971 by Ames Bennett. New windows, doors, and exterior stucco detailing. Modify existing concrete tile roof with copper accents. New garage relocated 15'-4" to the south to accommodate an additional third bedroom and two new baths.

Call for disclosure of ex parte communication

B - 052 - 2014 New Residence

Address: 167 Everglade Avenue

Applicant: Christopher and Susan Pappas

Architect: Thomas M, Kirchhoff, AIA, P.A.

Project Description: New 2-story Mediterranean style residence, landscape, hardscape and pool.

Roof: Clay barrel tile

Call for disclosure of ex parte communication

B - 053 - 2014 Addition

Address: 202 Garden Road

Applicant: Narang Family Partnership

Architect: James C. Paine Jr.

Project Description: Addition at 2nd floor of 544 sq. ft. bedroom, bath and closet and 310 sq. ft. covered porch over existing roof terrace. Addition of pitched roof over all flat roof areas.

Call for disclosure of ex parte communication

B - 054 - 2014 Addition

Address: 211 Orange Grove Road

Applicant: Mr. and Mrs. Timothy (Chris) Mara

Architect: MP Design & Architecture

Project Description: Loggia addition with partial second floor addition to existing two-story residence. All finishes to match existing.

Call for disclosure of ex parte communication

B - 055 - 2014 Addition

Address: 200 El Brillo Way

Applicant: Kathleen Tropin

Architect: MP Design & Architecture Inc.

Project Description: One story addition consisting of kitchen and breakfast room, garage-new garage doors. Window and door changes as presented. New details and finishes to match existing.

Please be advised that the property owner has requested that this project be withdrawn.

B - 056 - 2014 Additions and Renovations

Address: 134 Australian Avenue

Applicant: Anne C. Petry

Architect: MP Design & Architecture Inc.

Project Description: Additions and renovations to existing one story residence; final landscape, hardscape and pool

Call for disclosure of ex parte communication

B - 057 - 2014 Addition and Renovation

Address: 102 Flagler Drive

Applicant: Kenneth and Janet Himmel

Architect: Thomas M. Kirchhoff, AIA, P.A.

Project Description: Renovation of existing residence including new windows and doors. Small one story addition.

Call for disclosure of ex parte communication

B - 058 -2014 New Garage/Guest House

Address: 1400 North Lake Way

Applicant: Sterling Kenan

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

Project Description: New two-story garage and guest house to be approximately 2,600 square feet. Structure will consist of two car garage, living room, kitchenette and loggia on main floor and two bedrooms, two bathrooms and balcony on second floor. Materials and colors of new structure shall match existing house. Final landscape and hardscape will also be included.

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

B - 059 - 2014 Additions

Address: 225 Mockingbird Trail

Applicant: Michael Peacock

Architect: John M. Melhorn, AIA

Project Description: Second story addition at rear of existing one story residence. New entry element at existing front entry. Additional architectural detailing for Bermuda style.

Call for disclosure of ex parte communication

B - 060 - 2014 Modifications to Garage and Site

Address: 234 Kenlyn Road

Applicant: Mr. and Mrs. Jebb McCracken

Architect: MP Design & Architecture

Project Description: Relocate garage doors to North elevation. New driveway and landscape

Call for disclosure of ex parte communication

B - 061 - 2014 New Beach House

Address: 1900 S. Ocean Blvd.

Applicant: Keith Frankel

Architect: Bridges, Marsh & Associates

Project Description: One story Bermuda style beach house with patio, spa and landscaping. Roof-white flat concrete tiles; Building Color-Seashell Buff; Trim-White

Call for disclosure of ex parte communication

B - 062 - 2014 New Residence

Address: 308 Cocoanut Row

Applicant: George E. Marucci Jr.

Architect: Smith and Moore Architects, Inc.

Project Description: Construction of a new 3,880 square foot, two-story, Bermuda style residence with pool, final hardscape and landscape. Building and Trim Color-White; Shutters-mahogany/natural

Call for disclosure of ex parte communication

B - 063 -2014 New Residence

Address: 8 Golfview Road

Applicant: Dr. and Mrs. Roush

Architect: Gramatan Corporation

Project Description: A new two-story Mediterranean Revival house on a 21,000 square foot lot on Golfview Road. Site to include landscape, hardscape, pool and 2-car garage. Roof-Terra Cotta Barrel Tile; Building Color-Cream; Trim-Cast Stone

Call for disclosure of ex parte communication

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

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

A - 009 - 2014 Entry Portico

Address: 159 Via Del Lago

Applicant: William and Norma Tiefel

Architect: Design Phase Architecture LLC

Project Description: Proposed new one-story entry portico at existing front door. New portico shall be constructed on existing cast stone landing and shall not require hardscape or landscape changes

Call for disclosure of ex parte communication

A - 021 - 2014 Facade Modification

Address: 286 Jamaica Lane

Applicant: Elizabeth Raese

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Update to entry (south) facade

Call for disclosure of ex parte communication

A - 023 - 2014 Addition

Address: 960 N. Ocean Blvd.

Applicant: Mr. & Mrs. Alan Bleznak

Architect: MP Design & Architecture

Project Description: New extension to existing garage with new mansard roof. All finishes to match existing.

Call for disclosure of ex parte communication

A - 024 -2014 Modifications

Address: 228 Nightingale Trail

Applicant: Winston and Allison Wren

Architect: Stephen Roy, Mesa Architecture

Project Description: Modifications to an existing ARCOM application to include new chimney cap, new entry door design, raise loggia roof 12", change roof material to flat concrete tile and re-design of the side garden gates.

Call for disclosure of ex parte communication

A - 025 - 2014 Re-roof

Address: 201 Angler Avenue

Applicant: Matthew Maggio

Contractor: All Phase Roofing

Project Description: Complete re-roof including underlayment and wall flashings (copper). Improve from clips to new straps. All existing tile will be removed. Roof will be same color (Ralph Lauren white) using Davinci Bellaforte material. The roof will look the same or better than the current concrete white tile. (Lengthy test results and specifications listed on ARCOM application)

Call for disclosure of ex parte communication

A - 026 -2014 Building and Site Modifications

Address: 140 Atlantic Avenue

Applicant: Frances Frisbie & Kristin Frisbie

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Proposed new garage door, new entry door/sidelights, new casement windows in existing openings. Stucco cap and base detail at existing entry pilasters. Revised landscape, driveway, walk, curb cut, existing site wall, addition of pedestrian gate and arbor, coral stone pavers

Call for disclosure of ex parte communication

A - 027 - 2014 Facade modifications

Address: 225 Worth Avenue

Applicant: LCI Holdings c/o Kate Spade LLC

Architect: TPG Architecture

Project Description: Minor cosmetic finish changes to facade

Call for disclosure of ex parte communication

A - 028 - 2014 Site Modifications

Address: 1464 Laurie lane

Applicant: Tracy Brent Huntington

Architect: Dustin Mizell/Environment Design Group

Project Description: This proposal includes revising the front driveway and adjusting the planting accordingly. The existing circular drive will be removed and replaced with a motor court paving grid with lawn joints.

Call for disclosure of ex parte communication

A - 029 -2014 Modifications

Address: 250 Angler Avenue

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Stephen Roy, Mesa Architecture

Project Description: Modifications to an existing ARCOM application to include new site wall along the east and west property lines; re-design of the garage doors.

Call for disclosure of ex parte communication

A - 030 - 2014 Additions and Renovations

Address: 233 Southland Road

Applicant: Chris Condon

Architect: Smith Architectural Group

Project Description: Install new bay windows on north and south side of residence. Remove & install new impact rated fixed and/or casement windows in existing openings. Remove and block up east and west window openings in the den. Add an extension to guest bedroom. Add an addition to rear of residence for a family room, cabana and laundry. Add an addition to east side of the residence for extra closet space.

Call for disclosure of ex parte communication

XI. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):

XII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT:

XIII. 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.