TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

MAY 27, 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 APRIL 22, 2015 MEETING:**

V. **APPROVAL OF THE AGENDA:**

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIF**Y:

VII. **OTHER BUSINESS:**

VIII. **PROJECT REVIEW:**

A. **MAJOR PROJECTS-OLD BUSINESS:**

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
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.

Call for disclosure of ex parte communication

B - 022 - 2015 New Residence
Address: 488 Island Drive
Applicant: Gertrud Turklitz 482 Island Dr AG by Achim Turklitz Attorney-in-Fact
Architect: Roger P. Janssen, Dailey Janssen Architects
Project Description: New two story residence, pool, hardscape and landscape. Roof-white cement tile; Building and Trim Color-White; Shutter Color-Blue

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting. At the April meeting, a motion carried to defer the architecture to the next meeting and come back with Elevation B (the alternate design) as a part of the house, and re-study the west elevation, and add porches per Mr. Karakul's suggestion, and re-study the garage dormers. A second motion carried to defer the landscape to May.

Call for disclosure of ex parte communication

B - 026 - 2015 New Residence
Address: 253 Jamaica Lane
Applicant: 253 Jamaica Lane, LLC
Architect: SKA Architect + Planner/Patrick W Segraves
Project Description: New two-story home to be approximately 4,500 square feet. Home will consist of four bedrooms, five bathrooms, 1 half bathroom, living room, dining room, family room, kitchen , library, loggia(s) and two-car garage. Final landscape and hardscape will also be included. Demolition of existing one-story home.

At the March meeting, a motion carried for approval of the demolition with the typical caveats. A second motion carried for the approval of the architecture with the following caveats: That the height be reduced by 2 feet, and that the driveway be reduced to a maximum of 13 feet (12 ft. preferred), and that the landscaping be deferred to next month. At the April meeting, a motion carried to defer the landscape to the May meeting considering the comments made.

Call for disclosure of ex parte communication

B - 027 - 2015 New Residence
Address: 156 Seagate Road
Applicant: Mr. and Mrs. Mark Saur
Architect: Roger P. Janssen/Dailey Janssen Architects
Project Description: Construction of a new two-story residence with new landscape, hardscape and pool. Roof-White Flat Concrete Tile; Building and Trim Color-White

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting. At the April meeting, a motion carried to defer for re-study based on the comments that the proportions between the one story and the two story need to be re-studied and re-presented based on the comments of the Commission.

Call for disclosure of ex parte communication

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

B - 032 - 2015 New Residence
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 320 Dunbar Road
Applicant: Peter May
Architect: Mark Ferguson, Ferguson & Shamamian Architects
Project Description: New construction of a two story Mediterranean style house totaling 4,897 square feet, including pool, spa, and associated hardscape and landscaping Building Color-Peach; Trim Color-Limestone; Roof-Terra Cotta Barrel Tile

Call for disclosure of ex parte communication

B - 041 - 2015 New Residence
Address: 257 Sandpiper Drive
Applicant: G.W. Purucker Homes J.V
Architect: Roger Janssen, Dailey Janssen Architects
Project Description: Construction of new one-story residence including new hardscape, landscape and pool. Building Color-Off White; Trim Color-White; Roof-White Cement Tile

Call for disclosure of ex parte communication

B - 042 -2015 Time extension
Address: 198 Via Linda
Applicant: Mr. and Mrs. Jyrki Salminen
Architect: Roger Janssen, Dailey Janssen Architects
Project Description: Time extension request for construction of new two-story residence, landscape, hardscape and pool

Call for disclosure of ex parte communication

B - 043 - 2015 Storefront Modifications
Address: 209-B Worth Avenue
Applicant: Premier North America Inc. (Tenant: TRESOR-RARE)
Architect: Victor Elias Eisenstein
Project Description: The removal and replacement of the existing exterior aluminum/glass access door and display windows including a new exterior store signage, as well as the replacement of the existing interior floor finish, demolition of cabinetry and the update of the existing restroom to comply with ADA code.

Call for disclosure of ex parte communication

B - 044 - 2015 Time Extension
Address: 30 Blossom Way
Applicant: Black Calabash Family Holdings LLC
Architect: Smith Architectural Group, Inc.
Project Description: A time extension for a period of one year of the approval of 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 - 045 - 2015 Gates
Address: 1564 S. Ocean Boulevard
Applicant: A. Richard and Carolyn Sloane
Architect: SMI Landscape Architecture
Project Description: Proposing two (2) vehicular gates that enter the property from Lagomar Road

Call for disclosure of ex parte communication

B - 046 - 2015 Demolition
Address: 243 Ocean Terrace
Applicant: 243 Ocean Terrace LLC
Architect: Kirchhoff & Associates Architects
Project Description: Demolition of existing one-story residence, pool, landscape and hardscape

Call for disclosure of ex parte communication

B - 047 - 2015 Demolition and New Residence
Address: 204 Jamaica Lane
Applicant: Lc Palm Beach Holdings LLC
Architect: Affiniti Architects, Benjamin Schreier
Project Description: Demolition of an existing residence constructed in 1955; and, construction of new two story 5,070 sq. ft. residence with swimming pool and associated landscaping. Building Color-White; Trim Color-Dark Green; Shutter Color-Dark Green; Roof-White Concrete Roof Tiles

Call for disclosure of ex parte communication

B - 048 - 2015 Landscape/Hardscape
Address: 550 Island Drive
Applicant: Richard and Cornelia Thornburgh
Architect: Efflorescence, Inc.
Project Description: Landscape/Hardscape plans

Call for disclosure of ex parte communication

B - 050 - 2015 Addition and Renovation
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 137 E. Inlet Drive
Applicant: Mr. and Mrs. Roy Furman
Architect: Daniel Kahan, Smith and Moore Architects Inc.
Project Description: Renovation of the existing two-story residence to include: the creation of a one-car garage within the existing building envelope; complete door and window replacement; and a loggia addition on the ocean facade. Replace existing pool, landscape and hardscape.

Call for disclosure of ex parte communication

B - 051 - 2015 Gates
Address: 101 Via Marina
Applicant: 540 South Ocean Boulevard LLP
Architect: Mario Nievera
Project Description: Proposed entry gates, service entry gate and utility gates

Call for disclosure of ex parte communication

B - 052 -2015 Addition and Renovation
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 155 Root Trail
Applicant: John D. Brady
Architect: Mark Maresca, Maresca & Associates, Architects, Inc. and Michael J. Johnson, Architect, P.A., Associate Architect
Project Description: Combining two simple Root Trail cottages with a small, understated hyphen. Replacing/adding windows, with an emphasis on maintaining character of existing facades, and continuing the rhythm of the street.

Call for disclosure of ex parte communication

B - 053 - 2015 Demolition and New Construction
ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)
Address: 444 Chilean Avenue
Applicant: Walde Trust, LLC
Architect: SKA Architect + Planner, Patrick W. Segraves
Project Description: Demolition of existing two-story home. Construction of new two-story Mediterranean Revival style home to be approximately 3,600 sq. ft. including a two-car garage with guest suite above. Final landscaping will also be included. Building Color-Off White; Trim-Cast stone; Roof-Terra Cotta Barrel Tile

Call for disclosure of ex parte communication

B - 055 - 2015 Addition/Landscape & Hardscape
Address: 135 Seagate Road
Applicant: Nicholas and Caroline Rafferty
Architect: Peter Papadopoulos, Smith and Moore Architects, Inc.
Project Description: Addition with style change to existing two-story home. Final landscape and hardscape.

Call for disclosure of ex parte communication

B - 056 - 2015 Demolition and New Residence
Address: 250 Palmo Way
Applicant: Mrs. Margaret Duriez
Architect: MP Design & Architecture Inc.
Project Description: Demolition of existing residence. New two-story residence, pool, landscape and hardscape

Call for disclosure of ex parte communication

B - 057 - 2015 Time Extension
Address: 211 Orange Grove Road
Applicant: Mr. and Mrs. Timothy (Chris) Mara
Architect: MP Design & Architecture
Project Description: Extension of one year to ARCOM approved 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 - 060 - 2015 Time Extension
Address: 234 Kenlyn Road
Applicant: Mr. & Mrs. Jebb McCracken
Architect: MP Design & Architecture
Project Description: One year extension to previously approved garage door relocation to north elevation with new driveway and landscape

Call for disclosure of ex parte communication

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

A - 018 - 2015 Gates and Columns
Address: 219 Chilean Avenue
Applicant: C. Dean Metropoulos
Contractor: Glenn Simmons
Project Description: Raise existing columns 16"; fabricate and install new drive gates, replacing previous drive gates

At the April meeting, the project was not heard, and a motion carried to defer the project to the May meeting at the request of the applicant.

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

A - 025 - 2015 Alterations/Landscape/Hardscape
Address: 742 Slope Trail
Applicant: Mr. and Mrs. Marcelo Dorea
Architect: MP Design & Architecture
Project Description: Alterations to facade of existing one-story house to include new windows, front door, railing and other associated changes as presented. New hardscape and landscape.

Call for disclosure of ex parte communication

A - 028 - 2015 Re-Roof
Address: 226 Via Las Brisas
Applicant: Lewis M. Schott
Architect: Jason P. Drobot
Project Description: A re-roof of the existing 1,026 sq. ft. cottage located at the northeast corner of the property. The owner wishes to use Spanish S clay tile in lieu of clay barrel tile in order to match the existing roof finish of the main residence. The main residence had Spanish S clay tile installed in 2006.

Call for disclosure of ex parte communication

A - 029 - 2015 Fenestration
Address: 304 Atlantic Avenue
Applicant: James Ireland
Architect: H. John Griffin II, P.E.
Project Description: Remove existing window (second floor, above front door) and install a new door in its place

Call for disclosure of ex parte communication

A - 030 - 2015 Landscape/Hardscape
Address: 130 Chilean Avenue
Applicant: 130 Chilean, LLC (Keith Johnson)
Architect: Mario Nievera
Project Description: Final landscape and hardscape improvements. Front lot hardscape changes include the addition of low site walls, pedestrian gate, columns and realigned driveway; rear lot enhancements to the existing pool and adjacent terraces.

Call for disclosure of ex parte communication

A - 031 - 2015 Doors
Address: 1574 S. Ocean Boulevard
Applicant: Martin Gruss
Architect: Michael Mark Marsh
Project Description: Provide glass with metal fretwork doors to air condition existing entry portico

Please note that this project represents a voting conflict for Mr. Gruss

Call for disclosure of ex parte communication

A – 033 – 2015 Modifications
Address: 215 Onondaga Avenue
Applicant: Maria Drelich
Architect: Deborah Nichols
Project Description: After staff revision of the proposed plans the small portion of the addition where hot water heater was put into was removed so to comply with the zoning code

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:**

A. Discussion relative to agreeing upon a Chairman and Vice Chairman for the June meeting:

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.