



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

APRIL 23, 2014

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
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 MARCH 26, 2014 MEETING:

V. **APPROVAL OF THE AGENDA:**

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

VII. **OTHER BUSINESS:**

ARCOM annual report update [Nikita Zukov, Vice Chairman]

VIII. **PROJECT REVIEW:**

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

B - 020 - 2014 New Two Family Dwelling

Address: 176 Sunset Avenue

Applicant: 176 Sunset Ave, LLC

Architect: Michael J. Johnson

Project Description: A new two-family, two-story dwelling. CBS construction with stucco exterior finish, cement tile roof, mahogany impact rated doors and windows, new swimming pool and hardscape, preliminary landscape plan. Building Color - white; Roof - Light grey concrete tile; Trim - grey

At the March ARCOM meeting, a motion carried that implementation of the proposed variance will not cause negative architectural impacts to the subject property, and a second motion carried for approval of the architecture as presented, except for the chimney which is to be eliminated. At the April Town Council meeting, however, the Town Council did not approve the variance for the project. This caused the project to be revised. The project now returns to ARCOM for review of the revised project.

Call for disclosure of ex parte communication.

B - 026 -2015 New Townhouses

Address: 215 Brazilian Avenue

Applicant: Capital Development Group International, LLC

Architect: Smith and Moore Architects, Inc.

Project Description: Construction of a four-unit, two-story townhouse building. Final hardscape and landscape.

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting.

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. ***Please be advised that the applicant has requested deferral to the May meeting.***

Call for disclosure of ex parte communication.

B. MAJOR PROJECTS-NEW BUSINESS:

B - 028 - 2014 Window Modification

Address: 100 Royal Palm Way, A-5

Applicant: Joseph and Sharon Muscarelle

Architect: Kirchhoff & Associates Architects, Thomas M. Kirchhoff, AIA, P.A.

Project Description: New window in existing condominium wall. Enlarge existing window in condominium wall.

Call for disclosure of ex parte communication

B - 030 - 2014 Additions

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 234 Ocean Terrace

Applicant: David Lambert

Architect: Kirchhoff & Associates Architects, Thomas M. Kirchhoff, AIA, P.A.

Project Description: Additions and renovations to existing one-story residence including landscape and hardscape. The addition includes a new master bedroom suite and a Florida room. A new 2 car garage replaces the existing one-car garage.

Call for disclosure of ex parte communication

B - 031 - 2014 Remodel/Style Change

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 710 S. County Road

Applicant: Joan Granlund

Architect: Bridges, Marsh & Associates

Project Description: Remodel of existing 1920's Mission style guest house into Island style guest house with pitched roof and terrace.

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.

Call for disclosure of ex parte communication

B - 033 - 2014 Alterations and Landscape/Hardscape

Address: 2323 Ibis Isle Road South

Applicant: 2323 Ibis Isle LLC

Architect: Smith and Moore Architects, Peter Papadopoulos

Project Description: Alterations to existing one-story residence. Final landscape and hardscape.

Call for disclosure of ex parte communication

B - 034 - 2014 Addition

Address: 263 El Pueblo Way

Applicant: Liza Pulitzer and Robert Calhoun

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

Project Description: Addition of new two-car garage to be 462 square feet. New garage will be connected to existing two-car garage and office with a breezeway that will be 120 square feet.

Call for disclosure of ex parte communication

B - 035 - 2014 Front entry/Landscape/Hardscape

Address: 162 East Inlet Drive

Applicant: David and Jill Shulman

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

Project Description: Renovation of existing front entry and entry wall and gates. Final landscape and hardscape will also be included.

Call for disclosure of ex parte communication

B - 036 - 2014 Landscape/Hardscape

Address: 1840 S. Ocean Blvd.

Applicant: Dr. Ernst and Nataly Langner

Architect: Mario Nievera, Nievera Williams Design

Project Description: Proposed complete hardscape and landscape plans

Call for disclosure of ex parte communication

B - 037 - 2014 Demolition

Address: 229 Orange Grove Road

Applicant: Mr. and Mrs. Chris Holbrook

Architect: MP Design & Architecture, Inc., Michael Perry

Project Description: Demolition of existing residence

Call for disclosure of ex parte communication

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

A - 013 - 2014 Fenestration Change

Address: 390 N. Lake Way

Applicant: 390 North Lake Way, LLC

Architect: Carlos Martin

Project Description: Change of fenestration from that previously approved.
(ARCOM #B-028-2013 and ARCOM #A-004-2014)

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting for further study.

Call for disclosure of ex parte communication

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

A - 016 - 2014 Roof modification

Address: 674 Island Drive

Applicant: Rick Holton

Architect: Jacqueline Albarran, Architect P.A.

Project Description: Remove non-original parapet and gabled entry roof. Restore original hip roofs to match existing remaining roofs on sides and rear.

Call for disclosure of ex parte communication

A - 017 - 2014 Landscape/Hardscape Modification

Address: 268 Jamaica Lane

Applicant: Carl Asplundh Jr.

Architect: Environment Design Group/Frank Meroney

Project Description: Revising the existing drive to reduce the amount of existing hardscape. The front yard garden will be increased and planting will be adjusted accordingly.

Call for disclosure of ex parte communication

A - 018 - 2014 Window Modification

Address: 1144 N. Ocean Blvd.

Applicant: Lauren and Clement Mimun

Architect: None listed

Project Description: Request to go to no muntins on newly installed tinted impact windows

Call for disclosure of ex parte communication

A - 020 - 2014 Entry Door Modifications

Address: 241 Mockingbird Trail

Applicant: Scott Johnson

Architect: Glidden Spina + Partners, Keith Spina

Project Description: Shift location of entry door to east to accommodate expanded interior family room. Replace existing entry door with new and add sidelites.

Call for disclosure of ex parte communication

A - 022 - 2014 Modifications

Address: 1900 S. Ocean Blvd.

Applicant: Keith Frankel

Architect: Bridges, Marsh & Associates

Project Description: Minor adjustments to plan due to setbacks, changes to family room roof, and other adjustments per comments from staff.

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.