



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

APRIL 22, 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 MARCH 25, 2015 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 - 019 - 2015 Gates

Address: 760 N. Ocean Blvd.

Applicant: Palm Beach Country Club

Architect: Tom Youchak

Project Description: Installation of three (3) aluminum swinging gates (black finish) that will be set back from the edge of N. Ocean Blvd. 22.5 feet and will open inwards. As a minor addition to this application, a 600 kw generator in the maintenance yard not visible from anywhere has been added.

At the March meeting, a motion carried to approve the generator as presented, and to defer the gates for re-study. ***Please note that the applicant has submitted a letter advising that the gates have been withdrawn from the project at this time.***

Call for disclosure of ex parte communication

B - 020 - 2015 New Residence

Address: 657 Island Drive

Applicant: 657 Island LLC

Architect: Kirchhoff & Associates Architects

Project Description: New two-story residence in the Island Colonial style. New hardscape and landscape. Roof: Wood shingle

At the March meeting, a motion carried to approve the architecture, and defer the landscaping (to April).

Call for disclosure of ex parte communication

B - 022 - 2015 New Residence

Address: 488 Island Drive

Applicant: Gertrud Turkclitz 482 Island Dr AG by Achim Turkclitz 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.

Call for disclosure of ex parte communication

B - 023 - 2015 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 240 Atlantic Avenue

Applicant: William H. Sned III

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Demolition of existing structure, hardscape and landscape; Construction of new two-story residence with hardscape, landscape and pool. Roof-Terra Cotta Barrel Tile; Building Color-Off White; Trim Color-White

At the March meeting, a motion carried for approval of the demolition as presented, with the typical caveats. A second motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A third motion carried to approve the house and the landscaping, except for the front door, chimney, and windows which are to be re-studied and deferred to April. The applicant was instructed to bring a stucco sample and to include scale figures in the plans.

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.

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.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 024 - 2015 Landscape/Hardscape

Address: 142 Via Palma

Applicant: Mrs. Marisa E. Neckles

Architect: Paradelo & Fleck Design

Project Description: Alterations to existing hardscape and landscape in front yard; adding driveway to front entry and steps leading to front door

Call for disclosure of ex parte communication

B - 031 - 2015 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 315 Eden Road

Applicant: Reinhard Brandner

Architect: Jason P. Drobot, Brasseur & Drobot

Project Description: The project includes a 185 sq. ft. addition to the existing master bedroom located at the southeast corner of the existing residence. Existing landscape will be removed to accommodate the new addition.

Call for disclosure of ex parte communication

B - 033 - 2015 Time Extension

Address: 214-216 Sunset Avenue and 219-231 Royal Poinciana Way

Applicant: T3 Family Investments, LLC

Architect: Parker Yannette Design Group

Project Description: Time extension request for demolition of all existing improvements, outbuildings and appurtenances and landscaping removal

Call for disclosure of ex parte communication

B - 035 - 2015 Demolition

Address: 218 La Puerta Way

Applicant: Champion Venture Holdings LLC

Architect: Manuel D. Fernandez

Project Description: Demolition of existing residence inclusive of all landscaping

Call for disclosure of ex parte communication

B - 036 - 2015 Landscape/Hardscape

Address: 184 Bradley Place

Applicant: Jay Denger, Parc Regent Condo Association

Architect: Mario Nievera

Project Description: New maintenance equipment ramp. New driveway with grade and material modifications. New fountain feature. Landscape beautification.

Call for disclosure of ex parte communication

B - 037 - 2015 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 230 S. Ocean Boulevard

Applicant: John Cerialle

Architect: Jose A. Gonzalez, Gonzalez Architects

Project Description: A 135 sq. ft. extension of an existing non-conforming rear porch to match existing home

Call for disclosure of ex parte communication

B - 038 - 2015 Landscape/Hardscape

Address: 476 S. Ocean Boulevard

Applicant: Janina Radtke Trust

Architect: John Lang, Lang Design Group

Project Description: Final landscape and hardscape

Call for disclosure of ex parte communication

B - 039 - 2015 Addition and Modifications

Address: 218 List Road

Applicant: Austin Willis

Architect: Michael J. Johnson

Project Description: Proposed demolition of a recent addition at the south side of the house. Addition of a new master bedroom on the northeast corner of the house. Reconfiguration of existing windows. Restoration of front terrace and 2nd floor rear terrace, with new railing designs. Replacing existing shutters and cladding the house in brick veneer.

Call for disclosure of ex parte communication

B - 040 - 2015 Modifications

Address: 157 Everglade Avenue

Applicant: Mr. and Mrs. James Clark

Architect: MP Design & Architecture

Project Description: Relocate garage doors to the original location. Door and window changes at south, east and west elevations and associated changes as presented on these drawings.

Call for disclosure of ex parte communication

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

D. **MINOR PROJECTS-NEW 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

Call for disclosure of ex parte communication

A - 024 - 2015 Signage

Address: 2875 S. Ocean Blvd. #208

Applicant: Bethesda Health Physician Group, Inc.

Architect: John Holt

Project Description: Install Bethesda Health Physician Group on exterior of building

Call for disclosure of ex parte communication

A - 026 - 2015 Landscape/Hardscape

Address: 335 Crescent Drive

Applicant: John Thorndike

Architect: Lewis & Associates

Project Description: Install a rear yard 6 ft. site wall on property with new 4 ft. Clusia Guttifera hedge to be planted along wall

Call for disclosure of ex parte communication

A - 027 - 2015 Addition & Modifications

Address: 1350 N. Ocean Boulevard

Applicant: Bill Bryan

Architect: Jacqueline Albarran, Architect P.A. (SKA Architect + Planner)

Project Description: 19 sq. ft. first floor extension under an existing second floor. Replace single French door with a pair of French doors to match existing on same facade. Remove existing non-operable fake shutters.

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.