



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

MARCH 25, 2015

09:00 A.M.

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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. ELECTION OF OFFICERS:

V. APPROVAL OF THE MINUTES FROM THE FEBRUARY 25, 2015 MEETING:

VI. APPROVAL OF THE AGENDA:

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

VIII. **OTHER BUSINESS:**

IX. **PROJECT REVIEW:**

MAJOR PROJECTS – OLD BUSINESS AND NEW BUSINESS:

B - 028 - 2015 Generator

Address: 271 Plantation Road

Applicant: Anderson J. Arnold, as Trustee of the Anderson J. Arnold Revocable Trust dated July 27, 1999 and Helen G. Arnold, as Trustee of the Helen Gill Arnold Trust dated June 4, 1999

Architect: Dario C. Giacomelli

Project Description: Installation of a 36 kw generator to be placed in the street side yard along North Lake Way with a setback of 15.33 feet in lieu of the 25 ft. minimum required and other associated items. Color of wall enclosure to match existing residence.

Call for disclosure of ex parte communication

B - 009 - 2015 New Residence

Address: 530 S. Ocean Boulevard

Applicant: Mr. Ken Parker/530 South Ocean Boulevard, LLC c/o Gregory Young

Architect: Smith and Moore Architects, Inc., Harold Smith

Project Description: New two-story residence with partial basement and pool. Final hardscape and landscape. Building and Trim Color - Cream; Roof - Grey

At the January meeting, a motion carried to defer the architecture for re-study and defer the landscaping, both to the February meeting. At the February meeting, a motion carried for approval of the footprint and landscaping, but the detailing is to return in March, especially on the east elevation.

Call for disclosure of ex parte communication

B - 029 - 2015 Cabana and Pergola

Address: 101 Indian Road

Applicant: Fair Dinkum Construction

Architect: Smith and Moore Architects, Inc., Harold Smith

Project Description: Pergola and Pool Cabana

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-OLD BUSINESS:

B - 108 - 2014 New Mixed Use Condominium/Commercial

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 221 & 231 Royal Poinciana Way, Sunset Avenue, 214 Sunset Avenue, 214 Sunset Avenue, 216 Sunset Avenue

Applicant: T3 Family Investments, LLC

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. As such, a motion carried for deferral to the March meeting.

Please be advised that the applicant has requested deferral to the May meeting due to being deferred at the Town Council.

B - 125 - 2014 New Residence

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Affiniti Architects, Benjamin Schreier

Address: 1330 S. Ocean Boulevard (formerly known as 1300 S. Ocean Blvd. Lot 2 Casa Apava)

~~Project Description: Two-story West Indies influenced home totaling 15,240 sq. ft., swimming pool and associated landscaping. Building and Trim Color White; Roof Brown Concrete Roof Tiles; Shutter Color Blue~~

Revised Project Description: New two-story single family residence with "Italianate/Mediterranean" style. House is 13,510 sq. ft. plus 2,739 sq. ft. in outdoor covered space. Revised landscape plans and details. Roof-Dark Red Barrel Tile; Building Color-White; Shutter Color-Forest Green

At the November meeting, after hearing the project, a motion carried to defer the project to the December meeting for re-study. At the December meeting, after review of the project, a motion carried to defer to January for re-study. At the January meeting, a motion carried to approve the architecture of the house, subject to returning with the detail from the front door, studying the front door, studying the use of stone on the front entrance, and studying the balcony on the northwest side of the second floor, and the landscape must come back (deferred to February) and be presented. It was clarified that the applicant is to return with the re-study of the named issues as well as with the landscaping. At the February meeting, a motion carried to defer to the March meeting, as the record shows the enumerated criticisms, and there is a need for samples, details, figures, and, improve the scale of the landscaping.

Call for disclosure of ex parte communication

B - 002 - 2015 Demolition and New Residence

Address: 257 Sandpiper Drive

Applicant: G.W. Purucker Homes J.V.

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Demolition of an existing one story residence, hardscape, landscape and pool. Construction of new two-story residence including new hardscape, landscape and pool. Building Color - Off-white; Roof - White cement tile; Trim - White; Shutters - Blue/Green

At the January meeting, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating. A second motion carried to defer the architecture for further study (to February) so the building is more harmonious to the surrounding neighborhood in the areas of its architectural design, its massing, scale, rhythm, and the way it greets the street. At the February meeting, a motion carried to defer to March "because there doesn't seem to have been a lot of care given to the design...I'm very skeptical that this is going to be something that we want. Come back with better details, a little more study...please think about the neighbors...they want one-story houses. You can get the program into a one-story house."

Call for disclosure of ex parte communication

B - 007 - 2015 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 275 N. County Road

Applicant: Franklyn DeMarco

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Demolition of existing two-story Bermuda style home. Construction of new two-story Classical style home to be approximately 5,500 square feet including a two-car garage with guest suite above. Final landscaping will also be included. Building Color - White; Trim - Stucco; Roof - Slate Grey concrete tile

At the January meeting, a motion carried to approve the demolition with the typical caveats for sodding and irrigating. 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 defer the project to the February meeting for re-study of the elevations and landscaping based on the comments made. At the February meeting, a motion carried to approve, with the proviso that you come back next month with revised balcony placement, eave detail, lintel detail, a simplification of the gate design, and portico, and awning.

Call for disclosure of ex parte communication

B - 010 - 2015 Gate

Address: 475 N. County Road

Applicant: Christopher and Vicki Kellogg

Architect: Ralph Cantin, AIA

Project Description: New black anodized aluminum gate on service driveway

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

Call for disclosure of ex parte communication

B - 012 - 2015 New Residence

Address: 208 Angler Avenue

Applicant: Edward P. Grace III and Holly Grace

Architect: Jeffrey Gapster, Architectural Design Assoc.

Project Description: New single family home: One story, totaling 4471 sq. ft., with white stucco lap siding, white trim, grey shutters, grey cement tile roof. New pool, associated hardscape, landscape and landscape lighting.

At the February meeting, a motion carried to defer to March for re-study of the fenestration and dormer details and avoid the front loading garage, and noting that we want to see something unique and studied to the place.

Call for disclosure of ex parte communication

C. **MAJOR PROJECTS-NEW 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.

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

Call for disclosure of ex parte communication

B - 021 - 2015 Modifications

Address: 1338 North Lake Way

Applicant: Sailfish Club of Palm Beach

Architect: Glidden Spina + Partners, Keith Spina

Project Description: Modifications to the site landscape and hardscape and minor modifications to the building.

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

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

Call for disclosure of ex parte communication

B - 025 - 2015 Renovation/Reconstruction/Addition

Address: 232 Emerald Lane

Applicant: Charles and Donna Ward

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Selective demolition, renovation, reconstruction, and addition to existing two-story home of approximately 12,000 square feet. Work will include living room, dining room, Florida room, library, kitchen, butler's pantry, family room, breakfast room, laundry room, powder room, pool cabana and bath, five bedrooms, five bathrooms, master suite including her office, exercise room, his and her closets and his and her bathrooms, master bedroom and master bedroom balcony, and guest suite over garage and balcony. Final landscape and hardscape will also be included.

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.

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

Call for disclosure of ex parte communication

B - 030 - 2015 New Residence

Address: 176 Canterbury Lane

Applicant: Mr. and Mrs. Troy Maschmeyer

Architect: Smith and Moore Architects, Peter Papadopoulos

Project Description: New two-story Bermuda styled home on existing vacant lot. Final landscape and hardscape. Roof-thick butt white concrete tile; Building and Trim Color-White; Shutter Color-Hunter Green

Call for disclosure of ex parte communication

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

A - 004 - 2015 Modifications to Previous Approval

Address: 710 S. County Road

Applicant: Joan Granlund

Architect: Bridges Marsh Architects, Mark Marsh

Project Description: Modifications to previously approved design to include a one-story addition on the northwest corner, changes to fenestration and miscellaneous finish changes.

At the January meeting, this project was not heard and was deferred to the February meeting at the request of the applicant/architect. At the February meeting, the project was not heard, and a motion carried for deferral to the March meeting at the request of the architect.

Call for disclosure of ex parte communication

A - 008 - 2015 Extend Garage

Address: 215 Onondaga Avenue

Applicant: Maria Drelich

Architect: H. John Griffin II, P.E.

Project Description: Extension of the undersized one-car garage

At the January meeting, this project was not heard and was deferred to the February meeting at the request of the applicant/architect. At the February meeting, the project was not heard, and was deferred to the March meeting at the request of the applicant.

Call for disclosure of ex parte communication

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

A - 020 - 2015 Balcony Railings

Address: 224 Atlantic Avenue

Applicant: 224 Atlantic LLC

Architect: Roger Hansrote

Project Description: Removal of existing balcony railings (black aluminum picket with white wood cap) and installation of new white aluminum and clear glass balcony railings on front and rear of structure.

Call for disclosure of ex parte communication

A - 021 - 2015 Landscape/Hardscape

Address: 101 El Bravo Way

Applicant: Thomas O'Malley

Architect: Manuel Angles

Project Description: The scope of work is to reduce the size of the existing motor court paving area, replace with and increase green areas, extend along El Bravo way the existing privacy wall utilizing the same wall, pilaster design and landscaping motif currently in place in order to provide more privacy from the street. There will be no changes to the house facade.

Call for disclosure of ex parte communication

A - 022 - 2015 Landscape/Hardscape

Address: 225 Mockingbird Trail

Applicant: Mike Peacock

Architect: Todd MacLean

Project Description: Proposed landscape and hardscape changes

Call for disclosure of ex parte communication

A - 023 -2015 Landscape/Hardscape

Address: 180 East Inlet Drive

Applicant: Kevin McGann

Architect: Dustin Mizell, Environment Design Group

Project Description: Reduce the size of the existing drive to accommodate a pedestrian courtyard with an entry fountain, a low site all, and a pedestrian gate. Landscaping will be modified accordingly.

Call for disclosure of ex parte communication

X. **COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):**

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

XII. **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.