



# TOWN OF PALM BEACH

**TENTATIVE AGENDA:  
SUBJECT TO REVISION**

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

**FEBRUARY 25, 2015**

**09:00 A.M.**

The progress of this meeting may be monitored by visiting [townofpalmbeach.com](http://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 JANUARY 28, 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 - 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."

***Please be advised that staff recommends deferral to the March meeting due to the deferral at the Town Council level.***

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

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.

Call for disclosure of ex parte communication

B - 122 - 2014 Alterations and Landscape/Hardscape

\*ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)\*

Address: 208 Sandpiper Drive

Applicant: Mr. Stephen Livaditis

Architect: Roger P. Janssen

Project Description: 1. Alterations to existing entry portico. 2. Replace existing doors and windows. 3. New hardscape and landscape (1,2,& 3 relate to 208 Sandpiper Drive) Review of the existing landscaped open space which will be non-compliant with the Code if split from the Vacant Lot 24 on Sandpiper Drive.

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 defer the architecture to the January meeting. A third motion carried to defer the landscape to the January meeting. At the January meeting, a motion carried to approve the architectural changes as presented, and defer the landscape to February.

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.

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.

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.

Call for disclosure of ex parte communication

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

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

Call for disclosure of ex parte communication

B - 011 - 2015 Storefront

Address: 225 Worth Avenue, Suite "B"

Applicant: JMcLaughlin/Tenant; Burton Handelsman, Mgr. of Love is Next Door, LLC/Landlord

Architect: Stephen L. Griss, AIA

Project Description: The project includes the exterior storefront and facade renovation of the portion of the building in front of Suite "B" for the new tenant, JMcLaughlin, fine clothing retail store.

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.

Call for disclosure of ex parte communication

B - 014 - 2015 Final Landscape and Hardscape

Address: 1290 N. Ocean Boulevard

Applicant: 1290 Investments

Architect: Environment Design Group/Dustin Mizell

Project Description: Final hardscape and landscape plan for the revised pool garden and motor court entry with an auto gate proposed. New fence applications and site wall are included.

Landscaping will be revised accordingly. A new design for the beachfront property is also included in this application.

Call for disclosure of ex parte communication

B - 015 - 2015 Pool/Deck/Bar/Awning

Address: 755 N. County Road

Applicant: The Beach Club

Architect: Peacock & Lewis, Architects and Planners, LLC

Project Description: New pool and deck area to replace existing. Removal of southeast area of building to be replaced with new bar and supporting existing facilities. New planting and paving to replace existing. New covered awning structures to replace existing awning structures and associated changes as presented.

***Please be advised that the architect has requested that this project be withdrawn.***

B - 016 - 2015 Demolition

Address: 156 Seagate Road

Applicant: Mr. and Mrs. Mark Saur

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Demolition of current residence, landscape and hardscape

Call for disclosure of ex parte communication

B - 017 - 2015 Roof Changes

Address: 139 Everglade Avenue

Applicant: Douglas Haddad

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

Project Description: Raise existing top of beam by 24" to accommodate two new pergolas at front facade. Change the slope of the roof from 4 in 12 to 6 in 12. Revise existing copper roof at bay window to adjust to roof change. All detailing to match existing.

Call for disclosure of ex parte communication

B - 018 - 2015 Final Landscape/Hardscape

Address: 1695 N. Ocean Way

Applicant: 1695 NOW, LLC

Architect: Joe M. Peterson

Project Description: Final landscape and hardscape plan approval

Call for disclosure of ex parte communication

C. **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.

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

A - 007 - 2015 Chiller with Screening

Address: 1045 S. Ocean Boulevard

Applicant: Michelle Borislow

Architect: Brasseur & Drobot, Jeffrey D. Brasseur

Project Description: The project includes the addition of a 40 square foot, 25 ton air cooled chiller at the northwest corner of the residence and landscape screening.

At the January meeting, a motion carried for deferral (to Feb.) and that the approval of the chiller in this location is subject to a landscaping plan which includes landscaping in the driveway area, and landscaping and hardscape, including a wall around this chiller.

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.

*Staff recommends deferral to the March meeting.*

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

A - 010 - 2015 Awning

Address: 155 Hammon Avenue

Applicant: Colony Hotel

Architect: None

Project Description: Recover existing awning over Polo Room door with red awning fabric. Previously approved white.

Call for disclosure of ex parte communication

A - 011 - 2015 Modifications

Address: 66 Middle Road

Applicant: Mr. and Mrs. Robert Bishop

Architect: Smith Architectural Group, Jeffery W. Smith

Project Description: Minor changes to the east facade which are further described as: Revision of the garage doors to closed louver design and eased arch top, stucco detailing added, revised design of pedestrian gate to courtyard, copper plume finials at entry roof and courtyard piers, change of exterior house color from yellow to Benjamin Moore "Perfect Peach" and other associated changes as presented

Call for disclosure of ex parte communication

A - 012 - 2015 Doors/Windows/Shutters

Address: 357 North Lake Way

Applicant: Erik Waldin

Architect: MP Design & Architecture

Project Description: Replace entry door and adjacent windows with new wood door and windows. Shutters to be returned and placed in original locations.

Call for disclosure of ex parte communication

A - 013 - 2015 Windows/Doors/Exterior/Pool

Address: 417 Seaview Avenue

Applicant: Mr. and Mrs. Todd Carlson

Architect: MP Design & Architecture

Project Description: New windows and doors. Replacing existing siding with stucco finish. New pool.

Call for disclosure of ex parte communication

A - 014 - 2015 Loggia/Pool/Door

Address: 210 Orange Grove Road

Applicant: Mrs. Alice Ruth and Mr. Ron Alvarez

Architect: MP Design & Architecture

Project Description: Enclosure of existing loggia and addition of new loggia. Replace existing pool with new pool. All finishes to match existing house. Replace existing front door with new door.

Call for disclosure of ex parte communication

A - 015 - 2015 Landscape/Hardscape/Gate

Address: 589 N. County Road

Applicant: Christine & Robert Stiller

Architect: Keith Williams, Nievera Williams Design

Project Description: Proposed hardscape and landscape and entry gate.

Call for disclosure of ex parte communication

A - 016 - 2015 Doors

Address: 167 Dunbar Road

Applicant: Laura Andrassy

Architect: Roger Janssen

Project Description: Modification to entry door and interior courtyard French doors

Call for disclosure of ex parte communication

A - 019 - 2015 Modifications

Address: 1740 S. Ocean Boulevard

Applicant: 149 Brazilian, LLC

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

Project Description: Remove existing doors and windows and replace with impact doors and windows, raise window and door head height to 8'-0" above finished floor, remove existing entry columns and entry roof and replace with new (east elevation)

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.