



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

JANUARY 28, 2015

09:00 A.M.

The progress of this meeting may be 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 DECEMBER 11, 2014 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 - 095 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 120 Jungle Road

Applicant: Jungle Road LLC (Mr. and Mrs. Leo Vecellio Jr.)

Architect: MP Design & Architecture, Inc.

Project Description: Existing tower terrace consisting of 200 square feet to be enclosed as part of existing tower.

*At the August meeting, at the request of the applicant's representatives, a motion carried to defer to the September meeting with the strong suggestion that this does not come back in this form. At the September meeting, the project was not heard, and a motion carried for deferral to the October meeting at the request of the applicant. At the October meeting, a motion carried for deferral to the November meeting at the request of the architect. At the November meeting, the project was not heard, but a motion carried for deferral to the December meeting at the request of the architect. At the December meeting, a motion carried that implementation of the proposed variance will cause negative architectural impacts to the subject property. A second motion carried to defer the project to January. **Please be advised that the applicant's attorney submitted a request that this project be withdrawn.***

B - 115 - 2014 New Residence

Address: 1340 South Ocean Boulevard (f/k/a 1300 South Ocean Boulevard - Lot 3)

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Two-story Georgian influenced home totaling 16,665 sq. ft., swimming pool and associated landscaping. Building and Trim Color-White; Roof-Red concrete tile

At the October meeting, after hearing the project, a motion carried to defer to November for re-study. At the November meeting, after hearing the project, a motion carried for deferral to the December meeting. At the December meeting, after review of the project, a motion carried for deferral to the January meeting.

Call for disclosure of ex parte communication

B - 125 - 2014 New Residence

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

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Affiniti Architects, Benjamin Schreier

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.

Call for disclosure of ex parte communication

B - 131 - 2014 Landscape/Hardscape

Address: 176 Sunset Avenue

Applicant: 176 Sunset Avenue LLC

Architect: KVL A Design, LLC - Landscape Architects

Project Description: Final hardscape, landscape and landscape lighting plan for the new construction of a townhouse with two residences

At the November meeting, after hearing the project, a motion carried to defer for re-study, and resolve the issues with the neighbors, and re-study the back wall so there is increased wall protection between the properties to the south. At the December meeting, the project was not heard, but a motion carried to defer the project to the January meeting at the request of the landscape architect.

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.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 001 - 2015 New Residence

Address: 535 S. County Road

Applicant: 535 South County Road, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of a new 9,636 sq. ft. single story, Garden home. Final landscape, hardscape and pool. Building Colors: Grey stone, stained dark wood; Shutters: Stained dark wood

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

Call for disclosure of ex parte communication

B - 004 - 2015 New beach house, tunnel, and solar panels

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1906 S. Ocean Boulevard

Applicant: 1902-1906 South Ocean Boulevard, LLC, Stuart Kapp, Manager

Architect: Christopher Stone

Project Description: Proposed one story beach house and deck within the footprint and boundaries of the existing beach house and deck. Proposed rooftop solar panels on a previously approved two-story single family house. Proposed beach tunnel under South Ocean Boulevard connecting the previously approved house and property east of South Ocean Boulevard

Call for disclosure of ex parte communication

B - 005 - 2015 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 101 El Mirasol

Applicant: Jeffrey Blidner and Howard Carr, Trustees of JORAL 2014 PROPERTY TRUST

Architect: Smith and Moore Architects, Peter Papadopoulos

Project Description: Demolition of an existing two-story residence with pool. Construction of a new two-story Neoclassical home with pool. Final landscape and hardscape, together with associated and related improvements. Building and Trim Color - White; Roof - Warm Grey concrete tile

Call for disclosure of ex parte communication

B - 006 - 2015 Additions and Modifications

Address: 550 Island Drive

Applicant: Richard and Cornelia Thornburgh

Architect: Jacqueline Albarran, Architect P.A.

Project Description: Raise and extend existing second floor above kitchen and garage. Modify front entry and living room roof. Small infill addition. Extend dining room and add new covered terrace. Replace all existing doors and windows with new impact. New roof material and all detailing to match existing. Rework existing pool and rear patio. All existing landscaping remains as is.

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

Call for disclosure of ex parte communication

B - 008 - 2015 Re-approval of New Residence

Address: 2299 Ibis Isle Road East

Applicant: Riemann LLC (JRIO Ltd.)

Architect: Studio K Architects (Krsto Stamatovski)

Project Description: New single family residence (re-approval requested from prior approval of B-016-2012)

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

Call for disclosure of ex parte communication

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

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

A - 001 - 2015 Modifications

Address: 223 Southland Road

Applicant: Mrs. Cristina Condon

Architect: Smith Architectural Group

Project Description: Remove existing awning at front door, new front door and covered porch, new raised planters, new louvered garage door, change building color to linen white and associated changes

Call for disclosure of ex parte communication

A - 002 - 2015 Renovations to Residence

Address: 211 Caribbean Road

Applicant: Ocean Way Properties, LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Renovation of existing one-story residence

Call for disclosure of ex parte communication

A - 003 - 2015 Landscaping Revision

Address: 126 Seaview Avenue

Applicant: Dana Barsky and David Gottlieb

Architect: Environment Design Group, Dustin Mizell

Project Description: Revise the east property line vegetation from previous ARCOM approval

Call for disclosure of ex parte communication

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.

Call for disclosure of ex parte communication

A - 005 - 2015 Driveway, Landscape and Lighting

Address: 215 Angler Avenue

Applicant: Sherman Chao

Architect: Parker Yannette, Stephen Parker

Project Description: Expand existing Old Chicago brick driveway to create a circular driveway with new entry walk. Install new tumbled marble patios and renovate existing landscape and landscape lighting.

Call for disclosure of ex parte communication

A - 006 - 2015 Changes to Building Elevations

Address: 1480 N. Lake Way

Applicant: Lawrence A. Moens

Architect: Smith and Moore Architects/Lang Design Group

Project Description: Minor changes to building elevations: balcony railing simplifications; final selection of exterior lighting fixtures; addition of outdoor shower; elimination of shutters; change one door to a window; final changes to previously approved landscape and hardscape.

Call for disclosure of ex parte communication

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.

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

Call for disclosure of ex parte communication

A - 009 - 2015 Addition with Landscaping

Address: 200 El Brillo Way

Applicant: Kathleen Tropin

Architect: Brooks and Falotico Associates, Vincent Falotico

Project Description: Courtyard addition and landscape renovation

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.