



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**ARCHITECTURAL COMMISSION
360 SOUTH COUNTY ROAD
2ND FLOOR, TOWN COUNCIL CHAMBERS
360 S. COUNTY ROAD, PALM BEACH, FL**

JANUARY 22, 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 DECEMBER 12, 2013 MEETING:

V. APPROVAL OF THE AGENDA:

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

VII. OTHER BUSINESS:

Staff update relative to demolitions

VIII. PROJECT REVIEW:

A. MAJOR PROJECTS-OLD BUSINESS:

B - 036 - 2013 New Residence

Address: 270 El Bravo Way

Applicant: Mr. & Mrs. Gary L. Schottenstein

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: New two-story residence with 11,395 air conditioned square feet with pool, hardscape, landscape and site lighting. Building: Coral; Trim: Coral; Roof: Terra Cotta

This project was not heard at the May meeting, but was deferred to the June meeting. It is now a "combo" project. At the June meeting, a motion carried "to defer to next month with clarification on all of these very important details and ornamentation so that we can understand what we are looking at and if it's architecturally suitable, and also look at reducing some of the massing to the north." At the July meeting, a motion carried for approval of the architecture as presented, with a re-study of the chimney cap. Another motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. There was a third motion which carried, for deferral of the landscaping to the August meeting, after meetings with Mr. Vila and Mrs. Vanneck, and taking into account the recommendations that were made. At the August meeting, the project was deferred to the September meeting for substantial re-study. At the September meeting, the project was not heard, and the landscape was deferred to the December meeting.

At the December meeting, there was a motion for "approval of the concept as presented with a few exceptions and to come back with a full set of plans prior to the January meeting for approval by Mr. Vila, Mr. Sammons and myself (Mrs. Vanneck). We will be removing the wall to the northeast; we will review (Mr. Vila and Mrs. Vanneck) the north elevation landscaping to reduce it but add 5 palms; we are going to replicate on El Bravo, on the west side, we will replicate the existing trash gate that is on the other side, and the chimney cap total details are to be acceptable to Mr. Sammons." That motion was clarified and re-stated by the Chairman "that this is an approval of the project, as presented, with the exception of these 5 items, which are to be brought back to us at next month's meeting."

Call for disclosure of ex parte communication

B - 097 - 2013 New Residence

Address: 516 S Ocean Boulevard

Applicant: Mr. and Mrs. Chris Sinclair

Architect: MP Design & Architecture Inc.

Project Description: New two-story residence, pool, landscape & hardscape

At the October meeting, a motion carried to approve the project subject to re-visiting the details next month (November) of the east elevation, soffit and cornice details, the pool house and the north side at the main entry door. At the November meeting, the project was not heard and was deferred to the December meeting at the request of the architect. At the December meeting, the project was deferred to the January meeting "having received all sorts of information from the panel".

Call for disclosure of ex parte communication

B - 101 - 2013 New residence

Address: 167 Dunbar Road

Applicant: Laura Andrassy

Architect: Roger P. Janssen

Project Description: New 2-story residence, pool, hardscape and landscape. Roof-wood shingles; Building and trim color-off white

At the November meeting, this project was not heard, and was deferred to the December meeting at the request of the architect. At the December meeting, a motion carried to defer the architecture and the landscaping to the January meeting.

Call for disclosure of ex parte communication

B - 102 - 2013 Demolition and New Residence

Address: 310 Australian Avenue

Applicant: 310 Australian Avenue, LLC

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

Project Description: New two-story Mediterranean style home to be approximately 4500 sq. ft. Home will consist of three bedrooms, four and one-half bathrooms, living room, dining room, family room, kitchen, loggia, cabana bath and two car garage with guest bedroom and guest bathroom above. Final landscape and hardscape will also be included. Demolition of existing one-story residence, demolition of two-story garage/guest house and demolition of one-story carriage house. Roof-terracotta clay barrel tile; Building color-white; Trim-cast stone

At the November meeting, this project was not heard, and was deferred to the December meeting at the request of the attorney for the applicant. At the December meeting, a motion carried for approval of the demolition. A second motion carried for deferral (of the new project) to the January meeting.

Call for disclosure of ex parte communication

B - 107 - 2013 Demolition and New Residence

Address: 134 Seagate Road

Applicant: John Andrica

Architect: Rick Gonzalez, AIA

Project Description: Demolition of an existing two-story residence with a pool, hardscape and landscape. Construction of a new 4,300 sq. ft. two-story residence with a pool, hardscape and landscape. Building Color - Tan; Trim Color - Bone; Roof - Charcoal Cement Tile

At the December meeting, a motion carried for approval of the demolition with the typical caveats. A second motion carried for deferral of the architecture and the landscaping for the new project to the January meeting for re-study.

Call for disclosure of ex parte communication

B - 110 - 2013 New Residence

Address: 1475 North Lake Way

Applicant: Mr. and Mrs. Nicholas Coleman

Architect: MP Design & Architecture Inc.

Project Description: New two-story residence, pool, landscape and hardscape. Building and Trim

Color - white; Roof - grey standing seam

Call for disclosure of ex parte communication

B. MAJOR PROJECTS-NEW BUSINESS:

B - 001 -2014 Addition and Renovation

Address: 257 Atlantic Avenue

Applicant: Linda Lawrence

Architect: Michael J. Johnson

Project Description: Renovation of existing one-story 3861 sq. ft. residence; new 442 sq. ft. addition at front of house; demolition of existing 103 sq. ft. room at back of house; complete re-design of exterior elevations including new windows, stucco and stone finishes, new wood garage doors and new roof; relocation of existing pool; new landscaping.

Call for disclosure of ex parte communication

B - 002 -2014 Gate/Piers/Wall

Address: 230 Chilean Avenue

Applicant: Mr. and Mrs. R. Celedinas

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construct new entry gate, piers and wall

Call for disclosure of ex parte communication

B - 003 - 2014 Awning

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 114 Clarke Avenue

Applicant: Roger A. and Melanie K. Lawson

Architect: Smith and Moore Architects, Inc.

Project Description: Addition of a 379 sq. ft. canvas awning

Call for disclosure of ex parte communication

B - 004 -2014 Demolition and New Residence

Address: 256 Palmo Way

Applicant: PB Housing Investment III, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of an existing one-story residence and the construction of a new two-story residence with pool, landscape and hardscape Building and Trim Color-White; Roof-Terra Cotta; Shutters-Black

Call for disclosure of ex parte communication

B - 005 -2014 Demolition and New Residence

Address: 1269 N. Lake Way

Applicant: PB Housing Investment II, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of an existing one-story residence and the construction of a new two-story residence with pool, landscape and hardscape Building and Trim Color - White; Roof-Terra Cotta; Shutters-Black

Call for disclosure of ex parte communication

B - 006 - 2014 New Residence

Address: 6 Ocean Lane

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Benjamin Schreier, Affiniti Architects

Project Description: New two-story home and one-story guest house totaling 12,988 sq. ft. and associated landscaping and swimming pools Building Colors-White, Stone and Brown; Trim-Brown; Roof-flat concrete tiles

Call for disclosure of ex parte communication

B - 007 - 2014 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 219 Indian Road

Applicant: 219 Indian Road, LLC

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Demolition of existing residence; Construction of new 11,447 sq. ft. two-story residence with pool, hardscape and landscape Building and Trim Color-White; Roof-Red Cement Tile

Call for disclosure of ex parte communication

B - 008 - 2014 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 225 Indian Road

Applicant: 225 Indian Road, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of existing residence; Construction of new 12,106 sq. ft. two-story residence with pool, hardscape and landscape

Please be advised that the applicant requests approval of the demolition only at the January meeting, but has requested deferral of the remainder of the project to the February meeting.

Call for disclosure of ex parte communication

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

D. MINOR PROJECTS - NEW BUSINESS:

A - 001 -2014 Roof modification

Address: 234 Via Las Brisas

Applicant: 234 VLB LLC

Architect: Oliver Cope

Project Description: To replace a canvas covering over an existing loggia with a permanent roof to match the existing residence

Call for disclosure of ex parte communication

A - 002 -2014 Modifications

Address: 375 S. County Road

Applicant: Bricktops

Architect: Paul Slattery

Project Description: Proposed changes to: Decorative railing at patio, awning. Add: Nana windows at patio/bar, signage, exterior light fixtures, coquina stone around front door

Call for disclosure of ex parte communication

A - 003 -2014 Modifications

Address: 140 Australian Avenue

Applicant: Elizabeth Rad and Steven Elghananyan

Architect: Patrick W. Segraves, SKA Architect + Planner

Project Description: Revision to courtyard wall and gate. Revision to front entry surround.

Deletion of windows on north elevation. Revision to south balcony railing. Project (B-076-2012) was previously approved at October 24, 2012 ARCOM meeting.

Call for disclosure of ex parte communication

A - 004 - 2014 Fenestration Changes

Address: 390 North Lake Way

Applicant: 390 North Lake Way, LLC

Architect: Carlos Martin

Project Description: Change of fenestration from that previously approved (ARCOM #B-028-2013); Elimination of three (3) windows; additional glass added in doors and windows; reduction of muntins in existing doors and windows; and, change window in garage to door (north elevation).

Call for disclosure of ex parte communication

A - 005 - 2014 Carport Awning

Address: 690 Island Drive

Applicant: Robert Vila

Contractor: American Awning Company

Project Description: Install freestanding carport awning for 1 car, 20'x10', A-Frame design. Awning will be approximately 132' from street; color to be emerald green.

Please be advised that Mr. Vila has a voting conflict with respect to this project.

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.