



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

DECEMBER 16, 2011

9:00 A.M.

WELCOME!

The progress of this meeting may be monitored by visiting the Town's web site. (www.townofpalmbeach.com) and selecting "Live Meeting Audio" under the "Your Government" tab. 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:

Jeffery W. Smith, Chairman
Robert J. Vila, Vice Chairman
Kenn Karakul, Member
Nikita Zukov, Member
Ann L. Vanneck, Member
Henry Homes III, Member
Martin D. Gruss, Alternate Member
Peter I. C. Knowles II, Alternate Member
Alexander C. Ives, Alternate Member
Dr. Martin Phillips, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 18, 2011 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 - 074 - 2011 Exterior Improvements

Address: 2560 S. Ocean Boulevard

Applicant: 2560 S. Ocean Boulevard Condominium Association Inc.

Architect: Douglas Root Architects Inc.

Project Description: Landscaping and exterior improvements to enhance the property's aesthetic design, sense of arrival and curb appeal by adding architectural lobby design, replacing balcony rails and making landscape improvements

Please note that at the October meeting, this project was not heard, but was deferred to the November meeting. At the November meeting, the project was heard, but was deferred to the December meeting.

Call for disclosure of ex parte communication

B - 079 - 0211 Demolition and New Residence; Guest house alterations

Address: 111 El Brillo Way

Applicant: Ryan Brant

Architect: Smith and Moore Architects Inc.

Project Description: Demolition of an existing two story residence. Construction of a new two-story residence, hardscape and landscape. Alterations to an existing one-story guest house

Please note that at the November meeting, there was a motion for approval of the demolition with the typical caveats for sodding and irrigating, and with the condition to remove all ficus that is in poor condition, and to seek other plant alternatives for replacement. There was also a motion for deferral to the December meeting (for the remainder of the project).

Call for disclosure of ex parte communication

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

B - 081 - 2011 New Residence

Address: 217 Emerald Lane

Applicant: Mr. and Mrs. Donald Gulbrandsen

Architect: MP Design & Architecture, Inc.

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

Call for disclosure of ex parte communication

B - 082 - 2011 Demolition and New Residence

Address: 256 Mockingbird Trail

Applicant: E.Douglas Carton

Architect: Smith and Moore Architects, Inc., Peter Papadopoulos

Project Description: Demolition of existing one-story residence; Construction of new two-story residence, final landscape and hardscape

Call for disclosure of ex parte communication

B - 085 - 2011 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 108 El Mirasol

Applicant: Anand & Neeta Khubani

Architect: Douglas J. Coleman AIA

Project Description: New two-story single family residence: 6 car garage, 9 bedrooms, 10 full baths, 3 half baths. Total living square footage 13,570. Breezeway and pool. *Variances requested for front yard setback, and front yard setback/building height plane for the stair tower and front entry feature*

Call for disclosure of ex parte communication

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

A - 025 - 2011 Awning & Signage

Address: 238 Worth Avenue

Applicant: Property Owner: Burton Handelsman for MacKenzie-Childs (Store Manager: Renee Bakarian)

Architect: Jason P. Drobot, R.A.

Project Description: Addition of a fabric awning and signage

Please note that after hearing this project, it was deferred to the November meeting. At the November meeting, the project was deferred again at the request of the applicant.

A - 029 - 2011 Security Lights

Address: 271 La Puerta Way

Applicant: David and Stephanie Long

Contractor: Castillo Electric LLC

Project Description: Install security lights (4)

Please note that after hearing the project at the November meeting, there was a motion for deferral to the December meeting with the request that the lights be shielded to control light pollution and that their operation is segregated so they do not all come on at once.

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

A - 031 - 2011 Windows & Doors

Address: 1030 N. Lake Way

Applicant: Fischer by Glidden Spina & Partners

Architect: Glidden Spina & Partners, Keith Spina

Project Description: Single family residence window and door replacement/modification at first floor, including west facing French doors with larger "Vitrocsa" sliding glass doors

Call for disclosure of ex parte communication

A - 032 - 2011 Windows/gates

Address: 2228 Ibis Isle Road West

Applicant: Kelly Klein

Architect: 1100 Architect

Project Description: Materials change to previously approved windows and gates

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.