



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

AUGUST 24, 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
Alex Hufty Griswold, Member
Martin D. Gruss, Alternate Member
Peter I. C. Knowles II, Alternate Member
Alexander C. Ives, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE JULY 27, 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 - 045 - 2011 New Residence

Address: 228 Seabreeze Avenue

Applicant: Roberto Habermeld (Lemure Seabreeze LLC)

Architect: Smith and Moore Architects, Inc. Daniel Kahan

Project Description: New one-story residence, final landscape and hardscape; Roof Material: Flat white roof; Building Color: White

Please note that at the June meeting, there was a motion for approval of the architecture, but deferral of the landscape to next month. At the July meeting, the landscape was deferred to the August meeting at the request of the applicant.

Call for disclosure of ex parte communication

B - 053 - 2011 Demolition and New Residence

Address: 200 Ocean Terrace

Applicant: Mr. and Mrs. Brock Milstein

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing house. New 2 story residence, pool, landscape and hardscape. Roof Material: Cedar Shake; Building Color: White; Trim Color: White; Shutter Color: Blue

Please note that at the July meeting, there was a motion for approval of the demolition with the typical caveats for sodding and irrigating. There was a second motion for approval of the project as presented, together with a deferral of the front elevation and landscaping as discussed.

Call for disclosure of ex parte communication

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

B - 055- 2011 Awning

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 170 N. Ocean Blvd. #701

Applicant: Joan L. Kalkin and Eugene W. Kalkin as Trustees

Architect: Michael J. Johnson - Architect, P.A.

Project Description: New retractable awning

Call for disclosure of ex parte communication

B - 056 - 2011 Awning

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 170 N. Ocean Blvd. #705

Applicant: Sandra E. Garfunkel as Trustee

Architect: Michael J. Johnson - Architect, P.A.

Project Description: New retractable awning

Call for disclosure of ex parte communication

B - 057 - 2011 Balcony Enclosure

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 146 Seminole Avenue

Applicant: Stephen D. Haymes

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

Project Description: Enclose second floor front balcony and remove existing doors and replace with windows

Call for disclosure of ex parte communication

B - 058 - 2011 Addition & changes to covered entry

Address: 264 Dunbar Road

Applicant: Mr. and Mrs. Frederick Searby

Architect: Daniel Kahan, Smith and Moore Architects, Inc.

Project Description: Facade changes to the existing covered entry; addition of a one-car, one-story garage to create a two-car garage; and replacement of existing windows with impact resistant single-hung windows

Call for disclosure of ex parte communication

B - 059 - 2011 Convert duplex to single family home

Address: 237-239 Oleander Avenue

Applicant: Oleander Development LLC (Alexander Hufty Griswold)

Architect: Michael Johnson

Project Description: Remodeling a 1260 sq. ft. duplex into a single family home. Interior renovations, creation of a front entry hall and second floor balcony within the existing footprint. Impact windows, new paint and new landscape.

Please note that this project represents a Voting Conflict for Mr. Griswold.

Please note that Mr. Griswold has requested deferral to the September meeting.

B - 060 - 2011 Convert duplex to single family home

Address: 231-233 Oleander Avenue

Applicant: Oleander Development LLC (Alexander Hufty Griswold)

Architect: Michael Johnson

Project Description: Remodeling a 1260 sq. ft. duplex into a single family home. Interior renovations, creation of a front entry hall and second floor balcony within the existing footprint. Impact windows, new paint, new landscape.

Please note that this represents a voting conflict for Mr. Griswold.

Please note that Mr. Griswold has requested deferral to the September meeting.

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

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

A - 019 - 2011 Landscape/Hardscape

Address: 1170 North Ocean Boulevard

Applicant: Thomas W. Moloney and Jan M. Salsgiver (husband and wife)

Architect: Jeffery Blakely, Landscape Architect

Project Description: Final landscape plan, hardscape, and lighting plan

Call for disclosure of ex parte communication

A - 020 - 2011 Exterior Changes

Address: 285 Sunrise Avenue

Applicant: J. P. Morgan Chase Bank (Corey Lenga)

Architect: BDG Architects

Project Description: Exterior changes are being proposed to the existing approved site plan for the property for the purpose of bringing the Chase Bank site into compliance with current ADA regulatory criteria. The changes consist of addressing the front entrance, back entrance, ramp and stair finishes and handrails, along with the pedestrian walkway and ramp adjacent to handicap parking area. The proposed revisions will enhance the safety of the public using the site, in addition to reviving the aesthetic appeal.

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.