



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

JULY 27, 2011

9:00 A.M.

WELCOME!

The progress of this meeting maybe 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 JUNE 22, 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 - 028 - 2011 Parking lot lighting

Address: 2840 S. Ocean Boulevard

Applicant: Royal Saxon

Contractor: Sullivan Electric & Pump Inc.

Project Description: Parking lot lighting changing from fluorescent light bulbs to metal halide and changing from 150 watts to 250 watts. The increase of lighting will help in security reasons.

Please note that at the May meeting, after hearing this project, it was deferred to the June meeting. At the June meeting, after further presentation, the project was deferred to the July meeting.

Call for disclosure of ex parte communication

B - 034 - 2011 Demolition and New residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 760 North Ocean Boulevard

Applicant: Palm Beach Country Club

Applicant: Palm Beach Country Club

Architect: Youchak & Youchak, Inc.

Project Description: Demolition of an existing two-story 1,500 sq. ft. house (a/k/a 851 North Lake Way) and replace with a new 5,581 sq. ft. two-story house with pool and landscaping. New house roof: Cedar Shingle; Building Color: Sage; Trim Color: White/Sage. Demolition to commence after approval and issuance of permit

Variance information: Applicant requests a front yard setback/building height plan setback variance and an angle of vision variance.

Please note that at the May meeting, after hearing the project, there was a motion for approval to demolish the house with the caveat for sodding, and providing that all the required photographs are provided for the archives. There was a second motion for deferral to the June meeting advising the applicant to return with the landscape plan. At the June meeting, after hearing the project, there was a motion for deferral to the July meeting.

Call for disclosure of ex parte communication

B - 045 - 2011 New Residence

Address: 228 Seabreeze Avenue

Applicant: Roberto Haberfeld (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. **PLEASE BE ADVISED THAT THE LANDSCAPE ARCHITECT HAS REQUESTED DEFERRAL TO THE AUGUST MEETING.**

B - 040 - 2011 Demolition and New Residence

Address: 111 Seaview Avenue

Applicant: Joseph Mimran

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing residence; New 2 story residence, pool, landscape and hardscape. Roof material: White flat; Building Color: White; Trim Color: Stone Teak

At the June meeting, there was a motion for approval of the demolition (with the typical provisions for sodding and irrigating). There was also a motion for approval as presented, with the chimney wall raised and the stainless steel chimney reduced in size, and return next month with the landscaping and another material choice other than granite.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS - NEW BUSINESS:

B - 042 - 2011 Storefront changes

Address: 150 Worth Avenue #115A

Applicant: Worth Avenue Association LTD

Architect: Keith Spina, GSP

Project Description: Revise storefront elevation and interiors

Call for disclosure of ex parte communication

B - 046 - 2011 Storefront changes

Address: 150 Worth Avenue, Suite 115B

Applicant: Worth Ave Association LTD

Architect: Keith Spina, GSP

Project Description: Revise storefront elevation and interiors

Call for disclosure of ex parte communication

B - 047 - 2011 Awning

Address: 300 South Ocean Boulevard, Penthouse A

Applicant: Mr. and Mrs. Andrew Hall

Architect: Glen P. Harris, A.I.A.

Project Description: Proposed new canvas awning over portion of existing East facing exterior patio

Variance information: Site Plan Review, Special Exception, and variances for front yard setback, side yard setback, and a variance to install awning on the 6th floor of a building in a district that allows 5-story buildings by special exception

Call for disclosure of ex parte communication

B - 049 - 2011 Pool House/Guest House

Address: 70 Blossom Way

Applicant: David and Tracy Markin

Architect: Carlos Vilaca

Contractor: Nick Bessenroth

Project Description: New 1600 sq. ft. pool house/guest house

Call for disclosure of ex parte communication

B - 050 - 2011 Gates

Address: 260 Dunbar Road

Applicant: Ben and Elizabeth Gordon

Architect: Smith and Moore Architects, Inc.

Project Description: New Aluminum vehicle gates and pedestrian access gate

Call for disclosure of ex parte communication

B - 051 - 2011 Demolition

Address: 127 Reef Road

Applicant: Casa de Playa, LLC

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

Project Description: Demolition of existing one-story residence

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: Yellow; Trim Color: White; Shutter Color: Black

Call for disclosure of ex parte communication

B - 054 - 2011 Final Landscape

Address: 212 Caribbean Road

Applicant: Douglas Buck and Bobbie Lindsey

Architect: Hilda Gilchrist, ASLA

Project Description: Final landscape approval

Call for disclosure of ex parte communication

B - 048- 2011 New Residence

Address: 240 Kawama Lane

Applicant: Mr. and Mrs. Paul Efron

Architect: Smith and Moore Architects, Inc.

Project Description: Construction of a two-story single family residence with cabana, pool, final landscape and hardscape

Call for disclosure of ex parte communication

B - 052 - 2011 Gate

Address: 134 Chilean Avenue

Applicant: Gustavo Mirabal

Architect: Mario Nievera

Project Description: Proposed new entry gate

Call for disclosure of ex parte communication

C. **MINOR PROJECTS - OLD BUSINESS**

A - 010 - 2011 Addition

Address: 725 North Lake Way

Applicant: Howard Sosin

Architect: Randolph Hansen: Interplan Inc.

Project Description: Addition of copper canopies over exterior doors and BBQ area on first floor at interior yard; 39 sq. ft. addition to breakfast area

Please note that at the June meeting, after hearing this project, there was a motion for deferral to the July meeting.

D. **MINOR PROJECTS - NEW BUSINESS**

A - 015 - 2011 Australian Pines

Address: 3440 South Ocean Boulevard

Applicant: Halcyon of Palm Beach

Architect: Environment Design Group/Dustin Mizell

Project Description: Application to preserve Australian Pines on site

Call for disclosure of ex parte communication

A - 016 - 2011 Landscaping

Address: 1480 North Lake Way

Applicant: Gregory L. Wilson

Architect: Mario Nievera

Project Description: Adding Coconuts and landscaping west of seawall

Call for disclosure of ex parte communication

A - 017 - 2011 Garage

Address: 276 Jamaica Lane

Applicant: Philip Strathy

Architect: James C. Paine Jr.

Project Description: Conversion of partially walled carport with awning into fully enclosed permanent one story single car garage structure

Call for disclosure of ex parte communication

A - 018 - 2011 Garage Bay Addition

Address: 252 Seaspray Avenue

Applicant: Mr. and Mrs. David McDermott

Architect: Bridges Marsh & Associates

Project Description: One story garage bay addition on North side of existing garage. New exterior stair to existing to be remodeled second story space above garage

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.