



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

JANUARY 26, 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
William J. Strawbridge, Jr., Vice Chairman
Leslie C. Diver, Member
Samuel M. Boykin, Member
Kenn Karakul, Member
Nikita Zukov, Member
Robert J. Vila, Member
Ann L. Vanneck, Alternate Member
Martin D. Gruss, Alternate Member
Peter I. C. Knowles II, Alternate Member

III. PLEDGE OF ALLEGIANCE:

IV. **APPROVAL OF THE MINUTES FROM THE DECEMBER 17, 2010 MEETING:**

V. **APPROVAL OF THE AGENDA :**

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

VII. **OTHER BUSINESS:**

VIII. **PROJECT REVIEW:**

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A. **MAJOR PROJECTS - OLD BUSINESS:**

B - 053 - 2010 New Single Family Residence

Address: 108 El Mirasol, Lot 7 & 8, El Mirasol

Applicant: Neeta and Anand Khubani

Architect: Roger Hansrote

Project Description: New two-story single family residence with 3 garages, 8 bedrooms, 9 baths, 2 half baths, breezeway, porte cochere and pool (13,869 square ft. air conditioned) Roof Material: Terra Cotta Barrel tile; CBS construction; Color-beige; Trim-cast stone; Shutters-beige (Rolladen)

After hearing the project at the October meeting, the project was deferred to the November meeting. At the November meeting, the project was deferred to December at the request of the attorney for the applicant. At the December meeting, there was a motion for deferral of the project based upon the members' comments made at that meeting.

Call for disclosure of ex parte communication

B - 060 - 2010 Aviary

ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCE

Address: 309 Worth Avenue

Applicant: Trillion Inc., Tatiana Van Zandt

Architect: The Lawrence Group

Project Description: Addition of 65.72 sq. ft. aviary to existing Trillion store

Variance: Variance for rear setback 0 ft. instead of 4.75 ft. existing and 10 ft. required and variance for lot coverage of 76.67% instead of 76.07% existing and 75% permitted

Please note that at the November meeting, there was a motion that implementation of the proposed variance will not cause negative architectural impacts to the subject property. That motion carried 4-3. There was a second motion for deferral of the architecture to the December meeting. At the December meeting this project was not heard. It was deferred to the January meeting at the request of the architect.

B - 061 - 2010 Addition

Address: 1170 North Ocean Boulevard

Applicant: Jan and Tom Moloney

Architect: SKA Architects/Patrick W. Segraves

Project Description: Addition of sunroom at existing west terrace, new pool, new site walls, new roof over existing east terrace

Please note that after reviewing the project at the November meeting, the project was deferred to the December meeting. At the December meeting, the project was not heard, and was deferred to January at the request of the architect.

Call for disclosure of ex parte communication

B - 066 - 2010 Demolition and New Residence

Address: 1240 North Ocean Boulevard

Applicant: Mr. and Mrs. Matt Smith

Architect: MP Design & Architecture, Inc.

Project Description: Demolition of existing residence; New two story shingle style residence, pool, hardscape and landscape; exterior renovation to existing cabana

This project was not heard at the December meeting, but was deferred to January at the request of the architect.

Call for disclosure of ex parte communication

B - 067 - 2010 New Residence

Address: 212 Nightingale Trail

Applicant: Robmar Realty, LLC

Architect: MP Design & Architecture, Inc.

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

After hearing this project at the December meeting, there was a motion for deferral to the January meeting.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS - NEW BUSINESS:

B - 001 - 2011 Generator structure

Address: 420 South Lake Drive

Applicant: Town of Palm Beach

Architect: Mock Roos & Associates, Bridges & Marsh

Project Description: Construction of an 805 square foot structure to house the generator and controls for the D-7 pump station

Call for disclosure of ex parte communication

B - 002 - 2011 Renovation

Address: 168 Seaspray Avenue

Applicant: Mario and Susan Mercurio

Architect: Laberge & Menard Inc.

Project Description: Exterior and interior renovation of existing 2 story residence and garage/guest suite structure

Call for disclosure of ex parte communication

B - 003 - 2011 Demolition and new residence

Address: 269 Pendleton Avenue

Applicant: Mr. and Mrs. Kelly Moore

Architect: Smith Architectural Group, Inc.

Project Description: Demolition of existing structure and construction of new one/two story residence

Call for disclosure of ex parte communication

B - 004 -2011 Additions

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 751 Island Drive

Applicant: Richard and Patsy Johnson

Architect: Thomas Kirchhoff

Project Description: The extension of an existing family room and addition of loggias to the west elevation. The addition of an entry portico to the east elevation.

Variances: 1. Applicant is proposing to convert two patio awnings to permanent loggias, enlarge the family room, and convert the front entry awning into a permanent structure. The proposed additions will require a variance request to allow an increase in the lot coverage to 34.6% in lieu of the 27.3% existing and 30% maximum allowed in the R-B Zoning District; 2. A variance request to allow an existing boat lift to remain in the same location after the reconstruction of the seawall which is currently at 20 feet west of the U.S. Pierhead line and the Town's Bulkhead line in lieu of the 6 foot maximum allowed; 3. A variance request to allow a marginal dock to be 20 feet from the north property line in lieu of the 25 foot minimum required; and, 4. A variance request to allow a marginal dock to be 20 feet from the south property line in lieu of the 25 foot minimum required.

Call for disclosure of ex parte communication

B - 005 - 2011 Existing equipment in setback

Address: 970 North Lake Way

Applicant: Domenica La. Falcione

Architect: The Lawrence Group

Project Description: Existing fully screened air-conditioned equipment in required setbacks

Call for disclosure of ex parte communication

B - 006 - 2011 New Residence with final landscape/hardscape

Address: 255 Nightingale Trail

Applicant: Mr. Laurence Austin

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

Project Description: Ne one and two-story French Caribbean style residence with a pool. Final landscape and hardscape included in presentation. Roof material: Concrete shake style in cedar grey; Building: light grey with green tint; Trim: white; shutters: N/A

Call for disclosure of ex parte communication

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

A - 010 - 2010 Roof Change

Address: 410 North Lake Way

Applicant: Bray Childrens Trust

Architect: MP Design & Architecture, Inc.

Project Description: Change existing roof material from asphalt shingle to standing seam metal. Change existing covered loggia roof to open pergola.

At the December meeting, after hearing this project, there was a motion to defer the project and urge the applicant to consider wood shake as a roof material.

Call for disclosure of ex parte communication

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

A – 001 – 2011 Exterior Modifications

Address: 396 Royal Palm Way

Applicant: Keith Spina, Glidden Spina & Partners

Architect: Keith Spina

Project Description: Remove the existing painted aluminum entry door and arched top transom window and replace with a code compliant painted aluminum entry door and transom window, including a required structural support beam which will be stucco faced to match the adjacent existing stucco; and, reconfigure the stucco faced site planter walls at the north entrance, including the addition of decorative stucco faced pilasters.

Call for disclosure of ex parte communication

E. **MAJOR PROJECTS – REMANDED TO ARCOM BY TOWN COUNCIL**

B – 070 – 2010 Exterior Modifications

Address: 150 Worth Avenue

Applicant: Worth Avenue Associates Ltd.

Architect: Jerome Baumohl, AIA, NCARB

Project Description: Reconsideration of signage and architectural changes to accommodate signage

Call for disclosure of ex parte communication

B – 06 – 2010 ARCOM consideration/comments regarding Mediation Report's revised plans

Address: 1100 North Ocean Boulevard

Applicant: 1100 North Ocean Boulevard Trust

Architect: The Lawrence Group

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:

1. Staff update relative to scheduling of November 2011 ARCOM meeting

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.