



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

DECEMBER 17, 2010

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 NOVEMBER 19, 2010 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 - 049 - 2010 Facade

Address: 225 Worth Avenue

Applicant: Retail Brand Alliance Inc.

Architect: Mark Dillenberg, NCARB

Project Description: Interior remodeling with Worth Avenue facade modifications

This project was heard at the October meeting was deferred to the November meeting, and then deferred again at the November meeting to the December meeting at the request of the applicant.

Call for disclosure of ex parte communication

B - 035 - 2010 New Commercial Building

Address: 2880 South Ocean Boulevard

Applicant: HOJO Partners, LLC

Architect: The Lawrence Group Architects

Project Description: A one-story office building with a combination of flat and pitched roofs and the demolition of the existing one-story building

At the September meeting, there was a motion for approval of the demolition with the typical provisions for sodding and irrigating. There was a second motion for deferral of the project to the October meeting for re-study. (It was clarified, for the applicant, that the commission would like to see a hint of Phase II and Phase III.) At the October meeting, the project was deferred for re-study (and the architect is to return with materials). At the November meeting, the project was deferred to the December meeting at the request of the architect.

Please be advised that the architect has withdrawn the project.

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.

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.

Please be advised that the architect has requested a deferral to the January meeting.

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.

Please be advised that the architect has requested deferral to the January 2011 meeting.

B. MAJOR PROJECTS - NEW BUSINESS

B - 062- 2010 Renovations and new construction

Address: 656 North County Road

Applicant: Villa Artemis, LLC

Architect: Ferguson & Shamamian Architects, LLP

Project Description: Renovations and alterations of the existing 2 story single family residence, including raising the roof and parapet walls of the Northwest wing to match the height of the main block and reconfiguring a portion of the west facade and the adjacent exterior staircase. Renovations and alterations to the existing pool house. Construction of a new 1 story guesthouse. Renovations and alterations to the landscape and hardscape.

Call for disclosure of ex parte communication

B -065 - 2010 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE REQUEST

Address: 221 Ocean Terrace

Applicant: Robert and Hellen Ficalora

Architect: MP Design & Architecture, Inc.

A one & two story addition consisting of a master suite, guest bedroom/office with bath and enlarging the dining room and family room

A variance to allow a point of measurement of 10.97 feet National Geodetical Vertical Datum mean sea level ("NGVD") for cubic content ratio in lieu of the 8.63 feet NGVD maximum allowed to construct a 510 square foot one story addition and a 1,342 square foot second story addition. The allowable cubic content ratio ("CCR") for the lot is 3.98. If this calculation is taken from the Town's point of measurement, which is 18 inches above the road, the proposed CCR would be 4.15.

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.

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

Call for disclosure of ex parte communication

B - 068 - 2010 Landscape/Hardscape

Address: 225 Nightingale Trail

Applicant: Michael Lospinuso

Architect: Mario Nievera

Project Description: Proposed final hardscape and landscape designs

Call for disclosure of ex parte communication

B - 069 - 2010 Covered Parking

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE REQUEST

Address: 240 North County Road

Applicant: French Villas Association, Inc.

Architect: Michael J. Miller, Miller Land Surveying

Project Description: Add 200 sq. ft. of covered parking area in a pre-existing parking lot

A variance to add 360 square feet of covered parking with a rear setback of 2.4 feet in lieu of 10.4 existing which is less than the 15 ft. required; A variance to add 200 sq. ft. of covered parking which would increase lot coverage from 32.13% existing to 32.75% in lieu of 30% required.

Call for disclosure of ex parte communication

B - 070 - 2010 Exterior modifications

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

Address: 150 Worth Avenue

Applicant: Worth Avenue Associates Ltd.

Architect: Jerome Baumohl, AIA, NCARB

Project Description: Ground level exterior modifications shall include the addition of individual retail tenant signage to be mounted along the existing covered walkway's North facade. All new signage will be pin mounted, matte black finish metal lettering with font/copy to be provided by existing retail tenants. For Suite 107 (Louis Vuitton), we propose to modify the center arched opening to accommodate the proposed new signage, incorporating existing architectural reveals with finish to match existing. For Suite 109 (Pucci), Suite 111 (Christofle) and Suite 113 (Vilebrequin), we propose lowering the existing openings approximately 20" to align with existing architectural reveal with finish to match existing. For Suites 115A (Lacoste), Suite 125 (Tory Burch), and Suite 131 (Gucci), we propose to mount the signage to the existing building and with no modifications. Second level exterior modifications shall be for Suite 235 (Vacant) and include the replacement of three (3) existing faux French doors with new casement windows with finish to match existing. We are proposing the addition of two (2) new casement windows centered on existing empty arched openings at existing veranda to balance and match existing adjacent casement windows.

A variance is requested to allow signs to be erected within the right-of-way of Worth Avenue which is not permitted by Code; A variance is requested to allow an exceedence of allowable sign area for Gucci. All of Gucci's signs will total 28.92 square feet, while the Code allows a maximum of 20 square feet

Call for disclosure of ex parte communication

B - 071 - 2010 Gates

Address: 770 South County Road

Applicant: 770 South County Road, L.P.

Architect: John Lang, Lang Design Group

Project Description: Refinements to previously approved gates

Call for disclosure of ex parte communication

B - 072 - 2010 Additions

Address: 333 Pendleton Lane

Applicant: Alison Beimler

Architect: SKA Architect & Planner, Patrick W. Segraves, AIA

Project Description: Addition of breakfast room in rear of home, two story addition at northeast corner of home to include Florida room on first floor and sitting room and master bath on second floor

Call for disclosure of ex parte communication

C. **MINOR PROJECTS - OLD BUSINESS**

A - 009 - 2010 Balustrade & site wall

Address: 300 Dunbar Road

Applicant: Dean O'Hare c/o M.Timothy Hanlon

Architect: T & L Architecture Inc.

Project Description: Addition of ornamental balustrade on top of existing parapet. Also, addition of new site wall at entry points of driveway, replace existing site wall at pool and related landscaping

Please note that at the July meeting, there was a motion for approval of the project, with the proviso that the two piers be added as recommended, that there is a solid wall by the swimming pool area, and, that the applicant returns with details of the design of the front door. Please note that at the August meeting, the architect requested deferral of the front door design to the September meeting, and a motion was made to that effect. At the September meeting, there was a motion for deferral to the October meeting at the request of the applicant. At the October meeting, after hearing the project, the project was deferred to the November meeting. At the November meeting, the project was deferred to December at the request of the architect.

Call for disclosure of ex parte communication

D. **MINOR PROJECTS - NEW 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.

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.