



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

OCTOBER 27, 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:**
- III. **PLEDGE OF ALLEGIANCE:**
- IV. **APPROVAL OF THE MINUTES FROM THE SEPTEMBER 22, 2010 MEETING:**
- V. **APPROVAL OF THE AGENDA :**
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
- VII. **OTHER BUSINESS:**
Informal Review: Design of Worth Avenue Holiday Tree Base (Paul Brazil, Director of Public Works)

VIII. **PROJECT REVIEW**

- A. **MAJOR PROJECTS - NEW BUSINESS** (placed early on agenda due to time constraints associated with air travel)

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

Call for disclosure of ex parte communication

B - 050 - 2010 Single Family Dwelling

Address: 2228 Ibis Isle Road West

Applicant: Kelly Klein

Architect: Smith and Moore Architects

Project Description: New 1-story (13' 2" tall) single family detached dwelling on vacant site. Final landscape and hardscape will be presented.

Call for disclosure of ex parte communication

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

B - 037 - 2010 New conservatory

Address: 286 Jamaica Lane

Applicant: Elizabeth Raese

Architect: Harvey E. Koehnen

Project Description: Remove existing 6x8 dollhouse and replace with new 14x15 glass conservatory (white aluminum)

Please note that at the August meeting, there was a motion for deferral of the project so the applicant can show proper landscaping screening which protects the neighbor's view and the views from the road. At the September meeting, the project was deferred to the October meeting at the request of the applicant.

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.)

Call for disclosure of ex parte communication

B - 044 - 2010 New Single Family Home

Address: 225 Nightingale Trail

Applicant: Dr. and Mrs. Michael and Ellen Lospinuso

Architect: SKA Architects/Patrick W. Segraves

Project Description: New two-story (CBS) island style home to be approximately 4,000 square feet. Colors: Building-tan; roof-white; trim-white; shutters-white

Please note that at the September meeting, after hearing the project, there was a motion for deferral of this project to the October meeting.

Call for disclosure of ex parte communication

B - 045 - 2010 Landscape

Address: 333 Peruvian Avenue

Applicant: Donna Lloyd George

Architect: KVL A Design LLC, Steve Kvarnberg and Alan Stopek, Efflorescence, Inc.

Project Description: Final landscape plan

Please note that at the September meeting, after hearing the project, there was a motion for deferral of the project to the October meeting.

Call for disclosure of ex parte communication

B - 046 - 2010 New Single Family Home

Address: 207 Via Tortuga

Applicant: Addison Construction Corp.

Architect: Alfred A. Cilcius

Project Description: New two-story (CBS) residence. Colors: Building-Off White; Roof-Natural Clay (barrel tile); Trim-Natural Stone

Please note that at the September meeting, without hearing a presentation, there was a motion for deferral to the October meeting, as recommended by staff.

Call for disclosure of ex parte communication

B - 048 - 2010 Landscape/Hardscape

Address: 208 Barton Avenue

Applicant: Barry Snyder

Architect: Parker-Yannette Design Group (Steve Parker)

Project Description: Final landscape/hardscape plan

Please note that at the September meeting, after hearing the project, there was a motion for deferral of the project to the October meeting.

Call for disclosure of ex parte communication

C. MAJOR PROJECTS - NEW BUSINESS:

B - 051 - 2010 Demolition

Address: 45 Cocoanut Row

Applicant: Breakers Palm Beach Inc.

Architect: Tercilla Courtemanche Architects Inc.

Project Description: The old golf clubhouse building and parking lot will be demolished, to be replaced by sod and landscaping.

Call for disclosure of ex parte communication

B - 052 - 2010 Demolition and New Construction

ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCE

Address: 131 Barton Avenue

Applicant: Stephen F. and Camilla T. Brauer

Architect: Thomas M. Kirchhoff, AIA, P.A.

Project Description: Demolition of existing garage/guest house and pool. New two-story garage/guest house and pool.

Variance: A variance to allow construction of a 2,926 square foot two story guest house/garage addition with a cubic content ratio ("CCR") of 4.84 in lieu of the 3.99 existing and the 4.07 maximum allowed in the R-B Zoning District

Call for disclosure of ex parte communication

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)

Call for disclosure of ex parte communication

B - 054 - 2010 Re-design pump station

Address: 1060 North Lake Way

Applicant: Town of Palm Beach

Architect: Kimley Horn & Associates; and, Bridges Marsh & Associates

Project Description: Re-design the D-10 storm water pump station by raising the height of a portion of the existing building

Call for disclosure of ex parte communication

B - 055 - 2010 Additions

Address: 180 East Inlet Drive

Applicant: Mr. and Mrs. Kevin McGann

Architect: MP Design and Architecture Inc.

Project Description: Second floor addition of 550 square feet consisting of two children's bedrooms and a bath; covered entry/terrace extension, new chimney, door and window changes

Call for disclosure of ex parte communication

B - 057 - 2010 Demolition

Address: 237 "C" Brazilian Avenue

Applicant: Florida Capital Management LLC

Architect: None

Project Description: Demolition of Apartment Building C (2 units)

Call for disclosure of ex parte communication

B - 058 - 2010 Storefront changes

Address: 221 Worth Avenue

Applicant: Love LLC

Architect: James C. Paine

Project Description: Replace existing storefront and awning with new black storefront, entry door and white awning. Remove planter.

Call for disclosure of ex parte communication

D. 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.

Call for disclosure of ex parte communication

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

IX. **COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):**

X. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT:**

STATUS REPORT: Ordinance, Rules and Standards Committee review of Chapter 66 (landscaping permit requirement and other provisions)

STAFF COMMENTS REGARDING:

- A. Dish Antennas
- B. Site visits/inspections by ARCOM members
- C. Shutters/impact windows

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.