



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

SEPTEMBER 22, 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 AUGUST 25, 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 - 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. Please be advised that the applicant has requested a deferral to the October meeting.

B - 038 - 2010 Demolition

Address: 255 Nightingale Trail

Applicant: Laurence Austin

Architect: SKA Architects/Patrick W. Segraves

Project Description: Demolition of existing two-story wood frame home

Please note that at the August meeting, there was a motion for deferral to the September meeting. The architect is to indicate, on the plans, which trees and landscaping are to remain.

Call for disclosure of ex parte communication

B. **MAJOR PROJECTS - NEW BUSINESS**

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.

Call for disclosure of ex parte communication

B - 043 - 2010 Awning/roof deck lounge

ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCE(S)

Address: 324 Royal Palm Way

Applicant: RP/SR RPW LLC (Matt Mitchell, GP)

Architect: GS&P Architects, Keith Spina

Project Description: Install new fabric awning structure for 20 covered parking spaces on south side of existing parking lot. Create new outdoor employee lounge on second floor roof deck with new fabric awning structure, planters and pavers.

In conjunction with: SITE PLAN REVIEW #9-2010 WITH SPECIAL EXCEPTION AND VARIANCE The application of RP/RS Royal Palm Way, LLC (Matt Mitchell, GP); relative to property commonly known as 324 Royal Palm Way; described as Lots 44 and 45, Block D, Revised Map of ROYAL PARK ADDITION to the Town of Palm Beach, Florida, according to the plat thereof as recorded in Plat Book 4, Page 1, Public Records of Palm Beach County, Florida; located in the C-OPI Zoning District. The applicant is requesting a Site Plan Review to: (i) construct 1,411 square foot roof terrace on the third floor of the existing building; and (ii) construct twenty (20) carports/awnings to provide covered parking on the south side of the existing parking lot. Special Exception request to allow a roof terrace which would create a third story addition onto an existing partial three story commercial building in the C-OPI Zoning District; a Variance to allow lot coverage for the carport/awnings to be 39% in lieu of the 29% existing and the 25% maximum allowed in the C-OPI Zoning District. [Attorney: Maura A. Ziska]

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

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, Efforescence, Inc.

Project Description: Final landscape plan

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

Call for disclosure of ex parte communication

B - 047 - 2010 Antenna

Address: 2774 South Ocean Boulevard

Applicant: Town of Palm Beach/Ambassador South

Architect: None .

Project description: Mounting of a stealth antenna to an existing condominium building to provide critical and essential fire and police communication coverage/services

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

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.

Call for disclosure of ex parte communication

D. **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:**

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.