

**AGENDA OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, SEPTEMBER 24, 2008 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE**
- IV. APPROVAL OF THE MINUTES FROM THE AUGUST 27, 2008 ARCOM MEETING.**
- V. SWEARING IN PERSONS TESTIFYING.**

Note 1: Disabled persons who need an accommodation in order to participate in this Architectural 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 1800-955-8771 for TDD callers, at least five (2) working days before this meeting.

Note 2: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Note 3: Citizens desiring to address the Commission should proceed toward the public microphones when the applicable agenda item is being considered to enable the Commission Chairman to acknowledge you.

Note 4: The "Project Description" is typed as stated on the ARCOM application.

The progress of this meeting may be monitored by visiting the Town's web site, WWW.TOWNOFPALMBEACH.COM and select "Live Agenda" and/or Council Audio.

Revised: 9/22/08

Agenda 9/24/08

VI. PROJECT DEFERRALS/REMOVAL

None

VII. PROJECT REVIEW

**A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
DEFERRALS**

Formal action may be taken relative to these projects pending Town Council approval.

B59-08 / V11-08 Addition

Address: 410 Seabreeze Avenue
Applicant: William and Elaine Miller, Trustees
Architect: Noe Guerra
Project Description: A second story addition above the existing kitchen, at the rear of the house, totaling 422.98 square feet, and a first floor addition to slightly expand the existing family room at the rear of the home totaling 67.54 square feet. (The applicant requests a variance to permit a Cubic Content Ratio of 4.77 in lieu of the 4.29 existing and 4.08 maximum permitted by code, to allow the construction of a 422.98 square foot second story addition to accommodate a new bedroom and 67.54 square foot addition on the first floor to accommodate an expansion of the living room; a variance to allow the 67.54 square foot addition on the first floor consistent with the existing east side yard setback of 11.39 feet, in lieu of the 12.5 foot minimum required; a variance to allow the 422.98 square foot second story addition, with a second story west side yard setback of 9.6 feet, in lieu of the 15 foot minimum required.).

This project was deferred from the August meeting for restudy.

Ex parte communication disclosures

B62-08 / V9-08 Addition

Address: 355 North Lake Way
Applicant: Arthur Levine
Architect: Thomas Kirchhoff
Project Description: Addition of a second story to an existing one story residence. (A variance to construct a second story addition with a north side yard setback of 10.1ft. in lieu of the 15ft. minimum required and a south side yard setback of 13.2ft. in lieu of the 15ft. minimum required).

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This project was approved with the provision to come back with a study of the balcony over the front door.

Ex parte communication disclosures

A5-08 / SP8-08 Sign

Address: 2842 South Ocean Blvd.
Applicant: City National Bank of Florida as Trustee
Architect: Beilison & Gomez
Project Description: Construction of an identification sign at the entrance of 2842 South Ocean Blvd. (A variance is requested to provide a yard sign with no front yard setback in lieu of 10 feet minimum required).

This project was deferred for restudy.

Ex parte communication disclosures

**B. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
NEW BUSINESS**

Formal action may be taken relative to these projects pending Town Council approval

B74-08 V17-08 Addition

Address: 300 Polmer Park
Applicant: Darrell and Susan Ross
Architect: Noe Guerra
Project Description: a 655 sq.ft. Second story addition to add two bedrooms and a 138.4 sq. ft. first floor addition to provide a pantry. (The applicant requests a variance to permit lot coverage of 31.74% in lieu of the 30.97% existing, and the 30% maximum permitted by code for a two-story house, to allow the construction of a 138.4 square foot addition on the first floor; a variance to allow the point of measurement for the purposes of calculating cubic content ratio, of 17.5 NGVD in lieu of the lowest floor slab of 14.5 feet NGVD as required by code.)

Ex parte communication disclosures

B75-08 V13-08 Addition

Address: 695 South County Road
Applicant: Lorne and Wendy Abony
Architect: Smith and Moore Architects
Project Description: Twenty-four hundred square foot second floor addition. (The applicant requests three variances to allow construction of a 2,484 square foot second story addition with a point of measurement of 12.77 feet NGVD for building height place, height and overall height of the proposed addition in lieu of the 8.36 feet NGVD required.)

Ex parte communication disclosures

B76-08 /V16-08 Gates

Address: 1000 Indian Road
Applicant: Joseph and Karin Luter
Landscape Architect: Mario Nievera Design
Project Description: Both proposed entry gates require a variance. (The applicant requests a variance to allow two (20) foot driveway gates with: (i) an eight (8) foot; and (ii) eight foot two inches (8'2") setback from the edge of pavement in lieu of the eighteen (18) foot minimum required.)

Ex parte communication disclosures

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

C. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B32-08Addition

Address: 110 Chateaux Drive
Applicant: Alexander L. Fanjul
Architect: Ames Bennett
Project Description: Single story 1,147 sq. ft. family room addition with recreation room appendages to northeast area of the existing two-story house.

This project was deferred from the May and June meetings for restudy. This project was deferred to the September meeting “or earlier.” This project was deferred from the August meeting as the applicant is waiting for approval of a waiver from the zoning code.

Ex parte communication disclosures

B41-08 Demolition & New Residence

Address: 144 Wells Road
Applicant: Mr. and Mrs. Peter Cohen
Architect: Smith and Moore Architects
Project Description: Demolition of existing residence and construction of a new two-story British Colonial style residence.

The demolition portion of this project was referred to the Town Council for review at their July meeting. The owner appealed that action and the Town Council upheld the owner's appeal. Demolition was approved and the replacement house was denied at the July meeting. Per the Town Council's action this project is placed on the agenda with notification to the adjacent neighbors. This project was deferred from the August meeting for restudy.

Ex parte communication disclosures

B46-08 New Residence

Address: 200 Merrain Road
Applicant: Mark Mason and Isabella Kron
Architect: Ralph Cantin
Project Description: Demolish existing one-story residence. Construct a new two-story

This project was deferred from the June meeting for restudy. Demolition was approved at the July meeting and the replacement house was deferred for restudy. This project was deferred from the August meeting to come back with a different plan.

Ex parte communication disclosures

B56-08 New Residence

Address: 770 South County Road
Applicant: 770 South County L.P.
Architect: Ralph Cantin
Project Description: New two-story single family residence.

This project was approved at the July meeting subject to returning with the details. This project was again deferred subject to returning with the details.

Ex parte communication disclosures

D. NEW BUSINESS - MAJOR PROJECTS

B77-08 New Residence

Address: 2315 South Ocean Blvd.
Applicant: Donna Ward
Architect: Smith and Moore Architects
Project Description: New two-story residence and swimming pool.

Ex parte communication disclosures

B78-08 New Residence

Address: 1071 North Ocean Blvd.
Applicant: Janina Radtke
Architect: Randall Stofft Architects
Project Description: New two-story CBS residence. (Extension of ARCOM approval B85-07)
Ex parte communication disclosures

B79-08 Additions

Address: 207 Bahama Lane
Applicant: Bahama Beach Holdings, LLC
Architect: SKA Architect + Planner
Project Description: One and two-story additions at rear of property, mansard roofs, dormer windows, and other detailing to match the existing building.

Ex parte communication disclosures

B80-08 New Cabana

Address: 661 North Lake Way
Applicant: Mr. and Mrs. Thomas Iovino
Architect: Ralph T. Cantin
Project Description: New cabana/awning in an existing courtyard to match existing Regency style colors and materials.

Ex parte communication disclosures

E. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A3-08 Parking Lot Resurface

Address: 125 Worth Avenue
Applicant: CP 125 Worth, LLC
Property Owner: Walter C. Phillips III
Project Description: Remove an existing tile covering structural concrete deck and install an asphalt top coat on a concrete deck.

This project was deferred from the July meeting for restudy. This project was deferred from the August meeting as no one was present to represent the project.

Ex parte communication disclosures

F. NEW BUSINESS - MINOR PROJECT

A7-08 Sign

Address: 240 Sunset Avenue
Applicant: National City Bank
Attorney: Francis X. J. Lynch
Project Description: Change of signage

Ex parte communication disclosures

A8-08 Cellular Communication Antenna

Address: 2730 South Ocean Blvd.
Applicant: T-Mobile
Engineer/Contractor: Mactect Engineers & Construction /Dynamic Construction Services
Attorney: Becker & Poliakoff
Project Description: Installation of a proposed T-Mobil cellular communication antenna affixed to the Ambassador Hotel.

Ex parte communication disclosures

**VIII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF
PLANNING ZONING AND BUILDING DEPARTMENT**

Discussion of a possible Ordinance to govern the use of artificial turf in Palm Beach.

IX. ADJOURNMENT