TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

AUGUST 25, 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 JULY 28, 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)

Informal Review: "Palm Beach Police & Fire Radio Antenna" at 3170 South Ocean Boulevard (Major Rick Howe, Police Department)

VIII. **PROJECT REVIEW:**

A. **MAJOR PROJECTS - OLD BUSINESS**

B25/10 Demolition and New Construction of Publix Supermarket (In association with Site Plan Review #4-2010 with Special Exception and Variances
Address: 265 Sunset Avenue
Applicant: Publix Supermarkets, Inc. & Sunset Avenue Corp.
Architect: Fisher and Associates, LLC
Project Description: The modified application of Publix Super Markets, Inc. and Sunset Avenue Corp.; relative to property commonly known as 265, 255, 235, 231 Sunset Avenue and 240 Sunrise Avenue; described as lengthy legal description on file; located in the C-TS Zoning District. The applicant is requesting Site Plan Review and Special Exception to construct a 53,272 (44,018 gross leasable) square foot one story grocery store on 4.36 acres. The new store will provide 201 off-street parking spaces. There is proposed to be an outdoor ATM and the grocery cart storage will be within the building. All of the proposed mechanical equipment will be contained within portions of the building and will not be seen as equipment on the roof. Part of the proposed design is to have two generators located on the southeast corner of the proposed store that will contain a 100 KW standby generator and a 500 KW main generator. There is proposed to be two loading areas within the loading dock on the east side of the building that will be screened. The proposed store will have a pharmacy, deli, bakery and a larger selection of food items and other products. Since the proposed grocery store is in excess of 2,000 square feet, the applicant is required to obtain Town Council approval of a special exception and a finding that the proposed use is town serving. The following variances are being requested to construct the proposed one story grocery store: (a) to allow a building length of 257'-5" feet in lieu of the 150 foot maximum allowed; (b) to allow a front yard setback at the northwest corner of the proposed building of 6'7" feet in lieu of the 10 foot minimum required based on building height; (c) to allow a side yard setback of 3'9" feet in lieu of the 10 foot minimum required; (d) to allow two loading spaces in lieu of the three spaces required by code; (e) to allow the proposed building to be a total square footage of 53,272 square feet in lieu of the 15,000 square foot maximum allowed; (f) to allow a rear yard setback of 14'2" in lieu of the 15 foot minimum required; (g) to allow an architectural tower to be on the entry façade that is not permitted by Code; (h) to allow the height of the business identification sign to be 22 feet in lieu of the 15 foot maximum allowed; (i) to allow the height of the proposed one story grocery store to be 25' (to be confirmed) feet in lieu of the 15 foot maximum allowed; (j) to allow the overall height of the proposed one story grocery store to be 36'6" (to be confirmed) feet in lieu of the 20 foot maximum allowed; (k) to allow 201 parking spaces in lieu of the 220 required (a deficit of 19 parking spaces); (l) to allow a 4 parking spaces with a depth of 17'6" in lieu of the 18 feet minimum required. [Attorney: Maura A. Ziska]

Please note that the Publix project (prior to modification) was reviewed and deferred from the April meeting, and the following motion was made at that time: MOTION BY MRS. VANNECK FOR DEFERRAL FOR ONE MONTH. MOTION SECONDED BY MR. ZUKOV. MRS. VANNECK CLARIFIED SOME REASONS FOR DEFERRAL: TOO MANY UNANSWERED QUESTIONS; THE SITING OF THE STORE IS A MAJOR PROBLEM; AND MORE PIERCINGS IN THE SHELL WOULD MAKE THE STORE MORE USER FRIENDLY. MR. ZUKOV CALLED FOR RE-DESIGN OF THE BUILDING, AND A DIFFERENT ROOF TREATMENT. HE NOTED THAT THE VARIANCES WOULD PROBABLY ALL BE ACCEPTABLE IF THE COMMISSION LIKED THE BUILDING ARCHITECTURE AND THE SITE PLAN. MR. SMITH CALLED FOR THE RE-STUDY OF THE SITE PLAN, ENCOURAGED THE ACQUISITION OF THE WACHOVIA PROPERTY; RECOMMENDED MORE THAN ONE ENTRANCE INTO THE STORE; RECOMMENDED THE PURSUIT OF THE "SENSE OF COMMUNITY" WITHIN THE STORE...A PLACE TO HAVE COFFEE WITH FRIENDS; STRESSED THE IMPORTANCE OF LANDSCAPING; AND NOTED THAT IT IS TOO EARLY TO EVEN CONSIDER THE VARIANCES. MRS. VANNECK RE-CLARIFIED THAT IT IS RECOMMENDED THAT THE DESIGN INCLUDE MORE ENTRANCES (BOUTIQUE-LIKE ENTRANCES) INTO SPECIFIC AREAS OF THE STORE TO MAKE IT MORE STREET FRIENDLY; IT IS RECOMMENDED THAT THERE BE WINDOWS ON THE FIRST FLOOR; IT IS RECOMMENDED THAT THERE BE MORE SHADE TREES; AND, IT IS RECOMMENDED THAT THE SITE PLAN BE RE-STUDIED. MR. ZUKOV CALLED FOR MORE WORK ON THE ARCHITECTURE AND THE ROOF; MR. SMITH CALLED FOR RE-STUDY OF THE SITE PLAN, PARKING CIRCULATION AND TRUCK UNLOADING AREA. MOTION CARRIED UNANIMOUSLY. At the May meeting, after hearing the project, there was a motion for deferral to the June meeting and a motion to hold a workshop devoted to the Publix project on June 8th. At the June meeting, the project was deferred to the July meeting to allow the architect time to re-design the project. (The re-designed project heard at the July meeting is as noted above.) At the July meeting, after hearing the re-designed project, there was a motion for deferral of the architecture to the August meeting.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS - NEW BUSINESS

B-036-2010 Additions

ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCE(S)
Address: 12 Sloan's Curve Drive
Applicant: Muriel G. Leventhal & Norman B. Leventhal
Architect: Brower Architectural Associates Inc.
Project Description: Reconfiguration of existing bedrooms (3 & 4), and the creation of an additional bathroom along with the expansion of existing attic above; creation and minor expansion of new breakfast area; relocation of laundry with minor expansion; minor expansion of entry vestibule; re-design of west elevation to accommodate above mentioned changes. The applicant is requesting a Site Plan Review to construct on the first floor: (1) a 19 square foot infill addition for a breakfast room; (2) a 13 square foot infill addition for a laundry room expansion;

(3) a 10 square foot infill addition for entry vestibule expansion. On the second floor: (1) a 79 square foot infill addition for a bedroom expansion; (2) a 200 square foot addition to expand two bedrooms; and (3) a 226 square foot addition to expand the attic. The proposed additions will modify a previously approved site plan in a PUD complying with Section 134-688 (b) of the Town's Zoning Code. A variance is requested to allow the breakfast room addition and bedroom addition to increase the lot coverage to 47.6% in lieu of the 47.1% existing and the 35% maximum allowed in the PUD-B district. [Attorney: Maura A. Ziska]

Call for disclosure of ex parte communication

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)

Call for disclosure of ex parte communication

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

Call for disclosure of ex parte communication

B-039-2010 Awning
ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCE(S)
Address: 130 Sunrise Avenue PH3
Applicant: Jeraldine Meltzer
Architect: The Lawrence Group
Project Description: Installation of one (1) permanent awning totaling 460 square feet over the terrace on the seventh floor of a seven-story condominium building

The applicant is requesting Site Plan Modification with variances to allow one (1) permanent awning totaling 460 square feet over the terrace on the seventh floor of a seven story condominium building. Variances are requested to allow the awning at a height of 61.5 feet in lieu of the 23.5 feet maximum height allowed; to allow the awning on the existing seventh floor penthouse of a seven story building in lieu of the two story building maximum allowed; to allow the awning with a front yard setback of 71.25 feet in lieu of the 123 feet minimum required for multi-family use; to allow the awning with a side yard setback of 49.5 feet in lieu if the 61.5 feet minimum required for multi-family use in the R-C Zoning District. [Attorney: Maura A. Ziska]

Call for disclosure of ex parte communication

B-040-2010 Awning
Address: 130 Sunrise Avenue PH9
Applicant: Rita Schneider
Architect: Tony Zaija, Ames Bennett
Project Description: Installation of one (1) retractable awning totaling 142.38 square feet over the terrace on the seventh floor of a seven-story condominium

The applicant is requesting a Site Plan modification with variances to allow one (1) retractable awning totaling 142.38 square feet over the terrace on the seventh floor of a seven story condominium building. Variances are requested to allow the awning at a height of 61.5 feet in lieu of the 23.5 feet maximum height allowed; to allow the awning on the existing seventh floor penthouse of a seven story building in lieu of the two story building maximum allowed; to allow the awning with a rear yard setback of 38.58 feet in lieu of the 123 feet minimum required for multi-family use. [Attorney: Maura A. Ziska]

Call for disclosure of ex parte communication

B-041-2010 Antenna and equipment cabinet
Address: 100 Worth Avenue
Applicant: Clear Wire Broad Band
Architect: ALL PRO Consulting Group
Project Description: Attached Broad Band antennas to railing along top of roof line and place Back Haul dish behind stealth panel on penthouse. Also place equipment cabinet on roof next to penthouse.

Call for disclosure of ex parte communication

B-042-2010 Patio & landscape
Address: 1436 North Ocean Way
Applicant: Nader Tony Trust
Architect: Parker-Yanette Design Group Inc.
Project Description: Patio enlargement and landscape renovation 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 THE ARCHITECT HAS REQUESTED DEFERRAL OF THE FRONT DOOR DESIGN TO THE SEPTEMBER MEETING.

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.