



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

JUNE 23, 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 MAY 26, 2010 MEETING:**
- V. **APPROVAL OF THE AGENDA :**
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
- VII. **OTHER BUSINESS:**

VIII. **PROJECT REVIEW**

PLEASE BE ADVISED THAT THE ATTORNEY FOR THE PUBLIX PROJECT (B25/10) HAS SUBMITTED A REQUEST FOR DEFERRAL TO THE JULY 28, 2010 MEETING TO ALLOW THE ARCHITECT TIME TO RE-DESIGN THE PROJECT.

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

B20/10 A/C Sight Screening

Address: 333 Sunset Avenue

Applicant: Royal Poinciana South

Architect: Steven Z. Epstein, Architect; Engineering Express

Project Description: Furnish & install A/C sight screening along the entire roof perimeter that will extend six (6) feet in height above the roof tie-beam/parapet

Please note that at the April meeting, this project was deferred to the May meeting for lack of proper plans. At the May meeting, there was a motion for deferral to the June meeting; to take the lattice design...show it completely dark, and then the vertical pieces below the roof are to be completely blended in with the building itself.

Call for disclosure of ex parte communication

B22/10 New Residence

Address: Lot 7 & 8, El Mirasol

Applicant: Mr. and Mrs. Khubani

Architect: Roger Hansrote Architect

Project Description: New two-story single family residence with 8 bedrooms, 10 bathrooms, 2 1/2 bathrooms, (2) two-car garages, and (1) one-car garage, breezeway, porte cochere, and (2) pools. 11,427 sq. ft. A/C

Please note that this project was deferred from the April meeting (without review) at the request of the attorney for the applicant. At the May meeting, the project was not heard, but was deferred to the June meeting. Please note that the attorney for the applicant has submitted a letter requesting that the project be withdrawn.

B24/10 New Loggia (In association with Variance #4-2010)

ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCE

Address: 151 Via Bellaria

Applicant: Robert J. Tomsich

Architect: Smith and Moore Architects, Inc., Jonathan Moore

Project Description: Construction of a new two-story open loggia to replace smaller existing two-story open loggia. Variance to permit the construction of a new larger two-story open loggia to replace the existing two-story loggia, which will result in a lot coverage of 25.8% in lieu of 24.9% existing and 25.0% maximum allowed.

Please note that at the April meeting, after review, the project was deferred to the May meeting for re-study. At the May meeting, the project was not heard and was deferred to the June meeting at the request of the architect. Please note that the architect has requested another deferral to the July meeting.

B26/10 New Residence

Address: 120 Wells Road

Applicant: Mr. and Mrs. Peter Lacaillade

Architect: Smith and Moore Architects, Inc.

Project Description: New two-story residence with pool. Final landscape and hardscape. Roof: white concrete tile; Building and trim color: white; shutter color: black

Please note that the project was heard at the May meeting, but was deferred to the June meeting for re-study.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS - NEW BUSINESS:

B28/10 Time Extension

Address: 215 Brazilian Avenue

Applicant: 215 Brazilian Holding, LLC

Architect: Robert A. M. Stern Architects, LLP

Project Description: The applicant is seeking approval from the Architectural Commission to modify a previous ARCOM approval for a 3 story, 50 room "Mediterranean Revival" hotel. That approval utilized underground parking and a landscaped pool, pool deck and pool deck pavilion above the garage. The proposed modification maintains the same building footprint, height and setbacks, reduces the number of rooms from 50 to 24, extends the 3rd floor approximately 6 ft. to the east (to align with the 1st and 2nd floor below), modifies the deck, adds two "open air" pergolas, revises the landscape design and is designed in a Classical vocabulary.

Please note the attorney for the applicant submitted a letter requesting that this project be withdrawn based on the fact that the project approval was previously extended pursuant to Senate Bill 360 and now under Senate Bill 1752.

B29/10 Demolition and New Residence

Address: 208 Barton Avenue

Applicant: Barry and Louise Snyder

Architect: Smith and Moore Architects, Inc.

Project Description: Demolition of existing one-story residence; new two-story Mediterranean design with a 2 car garage and pool. Roof: Terra cotta Mission Barrel tile; Building Color: Light yellow; Trim: Beige

Call for disclosure of ex parte communication

B30/10 Addition

Address: 346 Brazilian Avenue

Applicant: Mr. and Mrs. George E. Marucci, Jr.

Architect: Smith and Moore Architects, Inc.

Project Description: A 201 square foot second floor addition to an existing two-story single family residence

Call for disclosure of ex parte communication

B31/10 Gates

Address: 225 Dunbar Road

Applicant: Michael and Fiona Scharf

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

Project Description: New aluminum motorized sliding gate with new piers to match existing. New cypress pedestrian gate to replace existing aluminum pedestrian gate.

Call for disclosure of ex parte communication

C. **MINOR PROJECTS - OLD BUSINESS:**

A5/10 Facade changes

Address: 286 Jamaica Lane

Applicant: Mr. and Mrs. John Raese

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Removal of balcony, shutters and stucco surrounds. Addition of cast stone entry surround, window surrounds, belt course and cornice.

Please note that this item was reviewed at the April meeting, and was deferred to the May meeting for re-study. At the May meeting, the project was not heard, but was deferred to the June meeting. Please note that the architect for the applicant has submitted a letter requesting that the project be withdrawn.

Call for disclosure of ex parte communication

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

E. **MAJOR PROJECTS - OLD BUSINESS (CONTINUED) PUBLIX PROJECT:**

B25/10 Demolition and New Construction of Publix Supermarket (In association with Site Plan Review #4-2010 with Special Exception and Variances)

ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCES*

Address: 265 Sunset Avenue

Applicant: Publix Supermarkets, Inc. & Sunset Avenue Corp.

Architect: Fisher and Associates, LLC

Project Description: Demolition of an existing 33,059 sq. ft. Publix Supermarket and construction of a new 50,870 sq. ft. one-story Publix Supermarket. Final Landscape and Hardscape. Roof material: clay barrel tile; Roof color: Terra cotta; Building color: alabaster; trim color: ivoire. The following variances are being requested to construct the proposed one story grocery store: a) To allow a building length of 245 ft. in lieu of the 150 ft. maximum allowed; b) To allow a front yard setback at the northwest corner of the proposed building of 10 ft. in lieu of the 14 ft. minimum required based on building height; c) To allow a side yard setback for the proposed towers to be 10 ft. in lieu of the 19 ft. 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 50,870 sq. ft. in lieu of the 15,000 sq. ft. maximum allowed; f) To allow 8 towers in lieu of the two maximum allowed; g) To allow the area of the 8 towers to be 12.2% of the gross floor area of

the building in lieu of the 2% maximum allowed; h) To allow the parking lot light poles to be 23 ft. in height in lieu of the 15 ft. maximum allowed; i) To allow the height of the proposed one story grocery store to be 22.66 ft. in lieu of the 15 ft. maximum allowed; j) To allow the overall height of the proposed one story grocery store to be 37 ft. in lieu of the 20 ft. maximum allowed; k) To allow a monument sign at the northwest entrance where no sign is allowed; and, l) To allow a monument sign at the southwest entrance where no sign is allowed.

Please note that this project 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. Please be advised that the attorney for Publix has requested a deferral to the July 28, 2010 meeting.

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.