



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

**ARCHITECTURAL COMMISSION
355 SOUTH COUNTY ROAD
FIRE STATION, THIRD FLOOR, E.O.C.**

MAY 26, 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 APRIL 28, 2010 MEETING:**
- V. **APPROVAL OF THE AGENDA :**
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**
- VII. **OTHER BUSINESS:**

Informal Review: Street Signage Pole Standards for Worth Avenue Improvement Project
- Thomas G. Bradford, Deputy Town Manager (Please note this matter was reviewed informally at the April meeting, but no consensus was reached.)

VIII. **PROJECT REVIEW:**

PLEASE BE ADVISED THAT THE PROJECT FOR PUBLIX (B25/10) WILL BE THE LAST PROJECT ON THE AGENDA.

A. **MAJOR PROJECTS - OLD BUSINESS**

B16/10 Gates/Landscape

Address: 200 S. Ocean Boulevard

Applicant: Julie Heberlein and Robert J. Reveley

Architect: Leslie Divoll

Project Description: Construct two gates (1) a beach access gate of decorative wrought aluminum (7 ft. 8 in. wide x 18 in. high) located in existing hedge; (2) an automated driveway gate of stained pecky cypress (14 ft. wide x 8 ft. high at existing driveway, hung from 24 in. x 24 in. x 6 ft. 8 in. masonry piers. No changes to pavement are planned. Final landscape will be presented

Please note that at the April meeting, there was a motion to approve the driveway gate and the location of the beach access gate, with the instruction to return with a different style beach access gate to coordinate with the chickee hut. There was also a motion for deferral of the beach access gate to the May meeting.

Call for disclosure for ex parte communication

B19/10 Addition

Address: 3000 South Ocean Boulevard, PH 6 South

Architect: The Lawrence Group

Applicant: Diane Wren

Project Description: Addition of an unenclosed roof shade on the Penthouse terrace. Materials are stucco and clay barrel tile matching the form of the existing Penthouse.

Please note that this project was reviewed at the April meeting, but was deferred (for re-design) to the May meeting.

Call for disclosure of ex parte communication

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.

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. **Please note that the attorney for the applicant has requested a second deferral to the June meeting.**

B23/10 Atrium enclosures (In association with Site Plan Review #3-2010 with Variance)

ARCOM TO MAKE RECOMMENDATION REGARDING VARIANCE

Address: 7 Sloan's Curve Drive

Applicant: Mr. and Mrs. Alan Adler

Architect: Smith and Moore Architects, Inc.

Project Description: A 135 sq. ft. atrium enclosure, a 49 sq. ft. interior atrium enclosure and window changes in an existing townhouse. A variance to allow two small additions that will enclose the entry feature and an interior atrium thereby increasing the lot coverage to 42.1% in lieu of the 39.5% existing and the 35% maximum allowed in the PUD-B district. 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.

Please note that this project was deferred from the April meeting at the request of the attorney for the owner, since the variance application had to be revised and re-advertised.

Call for disclosure of ex parte communication

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. **Please note that the architect has requested a deferral to the June meeting.**

B. MAJOR PROJECTS - NEW BUSINESS

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

Call for disclosure of ex parte communication

B27/10 Time Extension

Address: 198 Via Linda

Applicant: Andrew Thomka Gazdik c/o Stromberg and Tarone

Architect: SKA Architect & Planner

Project Description: Extension of ARCOM approvals for both demolition of existing one-story residence and new two-story Bermuda residence with white smooth stucco walls, gray concrete roof, white casement windows, French doors, and black louvered shutters.

Call for disclosure of ex parte communication

C. MINOR PROJECTS - OLD BUSINESS

A2/10 Facade Renovation

Address: 201 Seminole Avenue

Applicant: Mr. Terry (David) and Mrs. Linda Collier

Architect: David J. Gengler, Architect

Project Description: Minor renovation of the South (Main) and East facades of an existing two-story residence: Adding Mediterranean Revival cast stone, balustrade, and railing ornamentation

This project was heard at the March meeting, and was deferred to the April meeting for re-study. At the April meeting, the project was not reviewed, but was deferred to the May meeting at the request of the architect.

Call for disclosure of ex parte communication

A3/10 Landscape and Terrace

Address: 440 Royal Palm Way

Applicant: Marni Propp, Owner, Palm Beach Park Centre

Architect: Morgan Wheelock Inc.

Project Description: Installation of landscape buffer on south and southwest property line, new employee terrace over existing garage (hardscape approximately 1,100 sq. ft.

Please note that this item was reviewed at the April meeting, and was deferred to the May meeting for re-study.

Call for disclosure of ex parte communication

A4/10 Facade changes

Address: 110 Wells Road

Applicant: 110 Wells Road LLC/James Pappas

Architect: Brasseur & Drobot Architects PA

Project Description: Add cast stone veneer to entry & stair tower, add balcony & rail to (2) front windows, remove window and door from west side of stair tower, and add windows to rear elevation

Please note that this item was reviewed at the April meeting, and was deferred to the May meeting for re-study.

Call for disclosure of ex parte communication

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. **Please note that the architect has requested a deferral to the June meeting.**

D. MINOR PROJECTS - NEW BUSINESS

A6/10 Change of exterior wall finish

Address: 135 Root Trail

Applicant: Root Ocean Property LLC

Architect: James C. Paine, Jr.

Project Description: East building only: Change exterior wall finish from Hardiboard lap siding (recently approved by ARCOM) to stucco with identical siding pattern.

Call for disclosure of ex parte communication

A7/10 Changes to roof, porch, and balcony

Address: 111 Reef Road

Applicant: Bradford and Carol Hack

Architect: James C. Paine, Jr.

Project Description: Change existing cement tile roof to metal; increase width of front porch by approximately 3 feet; new column at corner; and, adjust balcony columns and rail

Call for disclosure of ex parte communication

A8/10 Removal of previously approved changes

Address: 12 Sloan's Curve Drive

Applicant: Muriel G. Leventhal & Norman B. Leventhal

Architect: Brower Architectural Associates, Inc.

Project Description: Removal of previously approved changes: 1) 18 sq. ft. second floor bedroom expansion; 2) 18 sq. ft. attic expansion; and 3) 18.34 sq. ft. of breakfast room addition

Call for disclosure of ex parte communication

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

B25/10 Demolition and New Construction of Publix Supermarket (In association with MODIFIED 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.

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.

Please note that the project has been re-designed resulting in the following changed variance requests: a) To allow a building length of ~~245~~ 251 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 10 feet in lieu of the 14 foot minimum required based on building height;~~ c) ~~To allow a side yard setback for the proposed towers to be 10 feet in lieu of the 19 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 ~~50,870~~ 51,400 square feet in lieu of the 15,000 square foot maximum allowed; f) To allow ~~8~~ 3 towers in lieu of the two maximum allowed; g) To allow the area of the ~~8~~ 3 towers to be ~~12.2%~~ 7.1% 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~~ 21 feet in height in lieu of the 15 foot maximum allowed; i) To allow the height of the proposed one story grocery store to be 22.66 feet in lieu of the 15 foot maximum allowed; j) To allow the overall height of the proposed one story grocery store to be ~~37~~ 35'4" feet in lieu of the 20 foot maximum allowed; k) To allow ~~a monument sign at the northwest entrance where no sign is allowed.~~ 207 parking spaces in lieu of the 220 required (a deficit of 13 parking spaces.); ~~To allow a monument sign at the southwest entrance where no sign is allowed;~~ and, m) To allow a drive aisle width for ninety degree off-street parking to be 24 feet wide in several locations in lieu of the 25 foot minimum required.

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.