



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

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

APRIL 28, 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. **PRESENTATION FROM TOWN ATTORNEY JOHN RANDOLPH RELATIVE TO SUNSHINE LAW, PUBLIC RECORDS, QUASI-JUDICIAL REQUIREMENTS, AND COMMISSION PROCEDURES:**
- V. **APPROVAL OF THE MINUTES FROM THE MARCH 24, 2010 MEETING:**
- 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

VIII. PROJECT REVIEW:

**PLEASE BE ADVISED THAT THE PROJECT FOR PUBLIX (B25/10) WILL BE
HEARD TIME CERTAIN AT 11:00 A.M.**

A. MAJOR PROJECTS - OLD BUSINESS:

B81/09 New Residence, Landscape & Hardscape

Address: 264 Country Club Road

Applicant: JDM Investments, LLC

Architect: Rustem Kupa Architect

Project Description: Construct a new two-story single-family residence with two-car garage, pool and pool area trellis structures, including hardscape and landscape.

This project was deferred from the October meeting to the November meeting for restudy, and was deferred from the November meeting to the December meeting at the request of the property owner. At the December meeting, the project was deferred to the January meeting at the request of the property owner. At the January meeting, the commission deferred the project for re-study. At the February and March meetings, the project was deferred at the owner's request.

Call for disclosure of ex parte communication.

B2/10 Addition and Demolition

Address: 1342 North Lake Way

Applicant: Joseph Sambuco

Architect: Roger P. Janssen, Dailey Janssen Architects, P.A.

Project Description: Demolition of existing one-story library and loggia; new two-story addition at same location; enclosure of existing second floor balcony; new one-story awning; and, replacement of existing railings and other architectural features

Please note that at the January meeting, there was a motion for approval of the front facade as presented, to include replacement of all cast stone balustrade with metal Chippendale railings, skim-coat the existing cast stone columns with plaster and paint them white, replace the entry door assembly, and add shutters to flank the French doors and the garage window. There was also a second motion for deferral of the west facade. At the February and March meetings, the project was deferred at the architect's request.

Call for disclosure of ex parte communication

B6/10 Addition

Address: 1100 North Ocean Boulevard

Applicant: 1100 North Ocean Boulevard Trust

Architect: The Lawrence Group Architects

Project Description: A two-story addition with garage space in the basement on the south side of the main house in similar architectural elements as the existing main house.

Please note that at the February meeting, the project was heard and deferred to the March meeting. At the March meeting, the project was deferred to the April meeting at the architect's request.

Call for disclosure of ex parte communication

B11/10 Demolition and New Construction

Address: 1191 North Lake Way

Applicant: Mr. and Mrs. Malcolm McCluskey

Architect: SKA Architects/Patrick W. Segraves

Project Description: Demolition of existing two-story structure. Construction of new two-story Classical style home to be approximately 8,700 square feet. Home will include living room, dining room, family room, four bedrooms, seven and one-half bathrooms, library, laundry, staff quarters and a 3-car garage.

Please note that at the March meeting, there was a motion to approve demolition of the existing home, with the proviso that the property is sodded and irrigated within 15 days. There was also a motion for approval of the project, with the proviso that the applicant returns next month with a revised front door and final landscaping.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS - NEW 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.

Call for disclosure of ex parte communication

B17/10 New Garage with Guest/Staff Quarters

Address: 313 Clarke Avenue

Applicant: Catherine M. Broderick

Architect: Robert L. Bell

Project Description: Construction of new garage with guest/staff quarters above at rear of property off of alley - minimal landscape and hardscape to be presented

Call for disclosure of ex parte communication

B18/10 New Residence

Address: 200 La Puerta Way

Applicant: J.B. and Carrie Murray

Architect: The Pandula Architects, Inc.

Project Description: Demolition of existing residence. New one and two-story residence in the British Colonial style, presenting an essentially symmetrical facade to the street. The central portion of the building is two stories with single story wings at each side. The building will be done in a float finish stucco with painted wood trim, aluminum clad windows, decorative aluminum railings and aluminum shutters at certain windows. The roof will be a flat terra cotta tile and the bay window roofs will be copper. Base Building Paint Color: Dove White; Trim Color: White; Shutter Color: Hunter Green; Roof color: Natural Terra Cotta.

Call for disclosure of 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.

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

Call for disclosure of ex parte communication

B21/10 New Residence

Address: 1480 North Lake Way

Applicant: Gregory L. and Lisa Wilson

Architect: Clemens Bruns Schaub

Project Description: New 6,619 sq. ft. (air-conditioned) Bermuda style residence with pool, spa, and landscaping (proposed hardscape and planting plans). Two-story CBS residence with white Bermuda concrete tile roof. Colors of building, trim, shutters and roof will be white.

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 the attorney for applicant has requested deferral of the project to the May meeting to allow for completion of a model.

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 35.9% in lieu of the 33.7% 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.

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.

Call for disclosure of ex parte communication

PLEASE BE ADVISED THAT THE PROJECT FOR PUBLIX (B25/10)
WILL BE HEARD TIME CERTAIN AT 11:00 A.M.

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.

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

Please note that this project was heard at the March meeting, and was deferred to the April meeting.

D. MINOR PROJECTS - NEW BUSINESS

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.

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

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.

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.