



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

MARCH 28, 2012

9:00 A.M.

WELCOME!

The progress of this meeting maybe monitored by visiting the Town's web site. [REDACTED] 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:

Robert J. Vila, Vice Chairman
Kenn Karakul, Member
Nikita Zukov, Member
Ann L. Vanneck, Member
Henry Homes III, Member
Peter I. C. Knowles II, Member
Richard Sammons, Member
Martin D. Gruss, Alternate Member
Alexander C. Ives, Alternate Member
Dr. Martin Phillips, Alternate Member

III. ADMINISTRATION OF OATH OF OFFICE TO NEW MEMBERS:

IV. ELECTION OF OFFICERS:

V. PLEDGE OF ALLEGIANCE:

VI. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 22, 2012 MEETING:**

VII. **APPROVAL OF THE AGENDA :**

VIII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**

IX. **OTHER BUSINESS:**

X. **PROJECT REVIEW:**

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

B - 085 -2011 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 108 El Mirasol

Applicant: Anand & Neeta Khubani

Architect: Douglas J. Coleman AIA

Project Description: New two-story single family residence: 6 car garage, 9 bedrooms, 10 full baths, 3 half baths. Total living square footage 13,570. Breezeway and pool. *Variances requested for front yard setback, and front yard setback/building height plane for the stair tower and front entry feature*

Please note that at the December meeting, there was a motion to recommend the variance related to the landscaping, and to recommend denial of the variance which would move the house forward toward the street. There was a second motion for deferral of the architecture to the January meeting. At the January meeting, at the applicant's request, the project was deferred to the February meeting. At the February meeting, the project was deferred to the March meeting at the applicant's request to allow the architect additional time to revise the plans.

Please be advised that the attorney for the applicant has requested that this project be withdrawn from the agenda.

Call for disclosure of ex parte communication

B - 003 -2012 Windows and exterior improvements

Address: 1 North Breakers Row

Applicant: The Breakers Palm Beach Inc.

Architect: Tercilla Courtemanche Associates

Project Description: Window replacement and exterior improvements

Please note that at the January meeting, there was a motion for approval of the project as presented, except for the color variation which will be deferred to next month. At the February meeting, the project was deferred to March, at the applicant's request.

Please be advised that the applicant has requested deferral to the April meeting.

Call for disclosure of ex parte communication

B - 010 - 2012 New residence

Address: 1348 North Lake Way

Applicant: Patrick Carney

Architect: Smith and Moore Architects

Project Description: New two-story residence in the Bermuda Georgian style: White concrete tile roof, Building Color - Yellow, Trim Color - White, Shutter Color - white. Preliminary landscape plan.

Please note that this project was heard at the January meeting. At that time, there was a motion for deferral to the February meeting. There was also a motion for "Approval" of the variance (i.e., ARCOM recommends that the Town Council approve the variance.) At the February meeting, the project was not heard and was deferred to the March meeting.

Call for disclosure of ex parte communication

B - 011 - 2012 Addition, Landscape/Hardscape

Address: 273 Tangier Avenue

Applicant: Judith and Ronald Berk

Architect: Jerome Baumohl, AIA

Project Description: Partial renovation of existing perimeter walls, removal of entire roof structure to accommodate the construction of a new second floor. Pool, hardscape and landscape

Please note that after hearing the project at the February meeting, it was deferred to the March meeting for re-study.

Call for disclosure of ex parte communication

B. MAJOR PROJECTS - NEW BUSINESS

B - 006 - 2012 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 218 Miraflores Drive

Applicant: Vera Alfieri Monforte

Architect: Studio K Architects

Project Description: Proposed 453 square foot addition to an existing single story private residence. *Variance requested for angle of vision.*

Call for disclosure of ex parte communication

B -007 -2012 Demolition and New Residence

Address: 1191 N. Ocean Way

Applicant: Valley Property Management LLC

Architect: Dailey Janssen Architects, P.A.

Project Description: Demolition of existing two-story residence and hardscape. Construction of new two-story Island Colonial residence with 5,352 square feet, pool, hardscape and landscape. Building, roof and trim: white

Call for disclosure of ex parte communication

B - 017 - 2012 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 270 Kawama Lane

Applicant: L. Frank Chopin, Esquire for Robert Nederlander

Architect: Jerome Baumoehl

Project Description: Removal of the existing gable roof entrance and the addition of a new flat roof covered entry. Extend existing covered front porch approximately 22 feet across with pre-cast columns with coquina finish. Fascia and all other finishes to match existing. *Variance requested for lot coverage.*

Call for disclosure of ex parte communication

B - 018 - 2012 New Residence

Address: 109 Jungle Road

Applicant: Casa PB, LLC

Architect: Bridges, Marsh & Associates

Project Description: Construct new residence in a contemporary Regency style. Building Color: Chamois; Roof Color: Vermont Grey; Trim Color: Chamois

Please be advised that the architect has requested deferral to the April meeting.

B - 019 - 2012 Demolition and New Cabana

Address: 1090 N. Lake Way

Applicant: 1090 N. Lake Way LLC

Architect: Thomas M. Kirchhoff, AIA

Project Description: Demolition of existing one-story cabana. New 2-story cabana and associated landscaping and hardscape. New motorized vehicular gate.

Call for disclosure of ex parte communication

B - 020 - 2012 Demolition and New Residence

Address: 268 Jamaica Lane

Applicant: William Whitehouse, Personal Representative of the Estate of Margaret Whitehouse

Architect: Roger Janssen of Dailey Janssen Architects

Project Description: Demolition of existing one story single family residence, pool, and spa. Proposed new two-story single family residence with 4393 air-conditioned square feet with pool, spa, landscape and hardscape. Building Color: White; Roof color: Gray/green; Trim color: White.

Call for disclosure of ex parte communication

B - 021 - 2012 Demolition of guest house/garage and new addition

Address: 1564 S. Ocean Boulevard

Applicant: Richard Sloane

Architect: Jacqueline Albarran

Project Description: Demolition of existing two-story guest house/garage, connecting gallery, covered terrace, pool, patio, and driveway. New two story addition to the East of the existing two-story residence. All new impact doors and windows. Roof slope, rafter tails, materials and detailing to match existing.

Call for disclosure of ex parte communication

B - 022 - 2012 Walls and gates

Address: 1255 South Ocean Boulevard

Applicant: Thomas Peterffy

Architect: Smith and Moore Architects, Inc./Daniel Kahan

Project Description: New privacy walls and vehicle gates. This design was presented for informal review in September 2011.

Please be advised that the applicant has requested deferral to the April meeting.

Call for disclosure of ex parte communication

B - 023 - 2012 Awnings and windows

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 184 Bradley Place #501 Penthouse South

Applicant: Alan and Linda Landis

Architect: Smith and Moore Architects Inc./Daniel Kahan

Project Description: Installation of new retractable canvas awnings on the existing south and west facing terraces (awning fabric to match building color); Conversion of solid railing walls to balustrade to match north penthouse; Replacement of all doors and windows with matching aluminum impact-resistant units. *Variance requested for street side yard setback.*

Call for disclosure of ex parte communication

B - 024 - 2012 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 125 El Mirasol

Applicant: Lawrence and Judith Schlager

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

Project Description: Addition to second floor of existing two-story residence. *Variance requested for front yard setback/building height plane setback, and cubic content ratio*

Call for disclosure of ex parte communication

B - 025 - 2012 Demolition

Address: 310 Island Road

Applicant: 320 Island Road Trust

Architect: Thomas M. Kirchhoff, AIA

Project Description: Demolition of existing residence, hardscape, landscape and pool

Call for disclosure of ex parte communication

B - 026 - 2012 Demolition

Address: 320 Island Road

Applicant: 320 Island Road Trust

Architect: Thomas M. Kirchhoff, AIA

Project Description: Demolition of existing residence, hardscape, landscape

Call for disclosure of ex parte communication

B - 028 - 2012 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 218 Royal Palm Way

Applicant: Keith Spina - Glidden Spina & Partners for 218 Royal Palm Way, LLC, Axel Pinto Quintero

Architect: Glidden Spina & Partners, Keith Spina

Project Description: Construct a 21 sq. ft. addition to an existing Elevator Equipment Room located on the first floor at the southwest corner of the building. *Variance requested for lot coverage.*

Call for disclosure of ex parte communication

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

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

A - 006 - 2012 Site Wall and Landscaping

Address: 200 Jungle Road

Applicant: Carl H. Hewitt

Architect: Mario Nievera

Project Description: Proposed new site wall and landscaping at north property

Call for disclosure of ex parte communication

A - 008 - 2012 Changes to previous approval

Address: 221 El Vedado Road

Applicant: 221 El Vedado, LLC

Project Description: Minor changes to Plans (B-002-2012) approved at the January 2012 meeting. Changes include the following: Flip building on existing footprint and adjust side windows/door to accommodate plan change; add two bay windows on first floor of north elevation. Eliminate trellis from garage. Change roof material from grey concrete tile to grey clay tile.

Call for disclosure of ex parte communication

A - 009 - 2012 Awning and signage

Address: 238 Worth Avenue

Applicant: Burton Handelsman, Property Owner, for: MacKenzie-Childs (Store Manager: Renee Bakarian)

Architect: Jason P. Drobot, R. A.

Project Description: Addition of a fabric awning and signage

Call for disclosure of ex parte communication

A - 010 - 2012 Addition

Address: 272 List Road

Applicant: James C. Paine Jr. for Owner Joseph W. & Valerie A. Brown

Architect: James C. Paine Jr.

Project Description: One story addition of 158 sq. ft. to existing one-story residence. New windows and doors, new landscape and hardscape, demolish existing pool and build new pool in similar location

Call for disclosure of ex parte communication

XI. **COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):**

XII. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT:**

XIII. **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.