



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

FEBRUARY 22, 2012

9:00 A.M.

WELCOME!

The progress of this meeting may be 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:

Jeffery W. Smith, Chairman
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
Martin D. Gruss, Alternate Member
Alexander C. Ives, Alternate Member
Dr. Martin Phillips, Alternate Member

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF THE MINUTES FROM THE JANUARY 25, 2012 MEETING:

V. APPROVAL OF THE AGENDA:

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

VII. **OTHER BUSINESS:**

VIII. **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. *Please note that the owner's attorney has requested deferral to the March meeting to allow the architect additional time to revise the plans.*

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

Call for disclosure of ex parte communication

B - 005 - 2012 Demolition and New Residence

Address: 226 Kenlyn Road

Applicant: Mr. and Mrs. Eugene P. Canese Jr.

Architect: Roger P. Janssen, Daily Janssen Architects

Project Description: Demolition of existing one-story single family residence, guest house, pool and spa. Proposed new two-story single family residence with 4,617 air-conditioned square feet with pool, spa, landscape and hardscape at 226 Kenlyn Road (Lot 6)

Please note that at the January meeting, there was a motion for approval of the demolition with the typical caveats for sodding and irrigating. There was a second motion for deferral (to the February meeting) with the request that the architect reconsider the design of the roof structure over the garage.

Call for disclosure of ex parte communication

B - 006 - 2012 Addition

Address: 218 Miraflores Dr.

Applicant: Vera Alfieri Monforte

Architect: Studio K Architects

Project Description: Proposed 299 square foot addition to an existing single story private residence

After hearing the project at the January meeting, the project was deferred to the February meeting. *Please be advised that the applicant has requested deferral to the April meeting.*

B - 008 - 2012 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 2 Via Los Incas

Applicant: Robert Snyder

Architect: Charles Higgins

Project Description: Add second floor bed and bath above garage. Variances requested for front yard setback for the addition, front yard setback for the parapet, side yard setback for the addition, and variance for lot coverage.

Please note that after hearing the project at the January meeting, the project was deferred to the February 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 be advised that Mr. Smith has previously declared a Voting Conflict with regard to this project.

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.)

Call for disclosure of ex parte communication

B. MAJOR PROJECTS - NEW BUSINESS:

B - 011 - 2012 Addition, Landscape/Hardscape

Address: 273 Tangier Avenue

Applicant: Judith and Ronald Berk

Architect: Jerome Baumoehl, 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

Call for disclosure of ex parte communication

B - 012 - 2012 Gates

Address: 131 East Inlet Drive

Applicant: Bryson Cook

Architect: Mario Nievera

Project Description: New vehicular gate design

Call for disclosure of ex parte communication

B - 013 -2012 Addition

Address: 1161 North Lake Way

Applicant: Marie Cristina Fanjul

Architect: Jacqueline Albarran

Project Description: Proposal of a one-story dining room addition to two-story residence.

Reconfigure covered terrace within existing footprint of structure by removing existing dining room. New impact single lite French doors. Roof slope, materials, and all details to match existing

Call for disclosure of ex parte communication

B - 014 - 2012 Additions

Address: 310 Via Linda

Applicant: Peter and Penelope Townsend

Architect: Jacqueline Albarran

Project Description: Remove entry porch and rear flat covered terrace. One story additions to a one-story residence as follows: Relocate garage and covered terrace. Extend front entry, kitchen, and master suite. All new impact aluminum windows and doors. Roof, slope, materials and all detailing to match existing.

Call for disclosure of ex parte communication

B - 015 - 2012 Addition

Address: 1051 N. Ocean Boulevard

Applicant: Mr. and Mrs. Edward McLaughlin

Architect: MP Design & Architecture, Inc.

Project Description: Attached one-story addition consisting of 651 sq. ft. to replace existing freestanding one-story structure. Exterior finishes and details to match existing residence.

Call for disclosure of ex parte communication

B - 016 - 2012 New Residence

Address: 2299 Ibis Isle Road East

Applicant: J.R.I.O. Ltd. (c/o Jason Rawding)

Architect: Krsto Stamatovski of Studio K Architects

Project Description: New single family residence: Two-story CBS residence. Building Color: Off-white; Roof color-white

Call for disclosure of ex parte communication

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

A - 002 - 2012 Revisions to previous approval

Address: 1480 N. Lake Way

Applicant: Fair Dinkum Construction Inc.

Architect: Clemens Bruns Schaub

Project Description: Revisions to previously approved plans

Please note that at the January meeting, there was a motion for deferral (to the February meeting) based on the comments of the other members of the commission with the idea that "the initial ARCOM approval held together a little bit more, and perhaps we've wandered, and if you could move back to that a little bit."

Let the record show that since the deferral, the applicant re-submitted his ARCOM application with a Project Description as follows: Addition of two bedrooms over garage space with a balcony and enclosing outdoor dining into the house conditioned area.

Call for disclosure of ex parte communication

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

A - 004 - 2012 Landscape/Hardscape

Address: 256 West Indies Drive

Applicant: Kathryn and Peter Hicks

Architect: Seaspray Group of S FL Inc

Project Description: Minor landscape and hardscape changes to existing property

Call for disclosure of ex parte communication

A - 005 - 2012 Doors/Windows

Address: 1065 North Lake Way

Applicant: Frank and Diana Rath

Architect: SKA Architect & Planner/Patrick W. Segraves A.I.A.

Project Description: Remove existing doors and windows and replace with new impact doors and windows and new impact mahogany front door and sidelights, new front walk and new front entry steps. Project was previously approved at the 10/2011 ARCOM meeting, but the client has decided they would prefer casement windows over double hung.

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.