



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

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

JANUARY 27, 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 DECEMBER 18, 2009 MEETING**
- V. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:**

VI. **OTHER BUSINESS**

VII. **PROJECT REVIEW**

A. **MAJOR PROJECTS - DEFERRAL AND/OR REMOVAL REQUESTED:**

B. **TOWN COUNCIL PROJECTS INVOLVING VARIANCES - DEFERRAL AND/OR REMOVAL REQUESTED:**

C. **TOWN COUNCIL PROJECTS INVOLVING VARIANCES - DEFERRED FROM PRIOR MEETINGS:**

B92/09 Site Plan Review #1-2010 with Special Exception & Variances Site Plan and Signage

Address: 150 Worth Avenue, a portion of 150 Worth Avenue; specifically a triangular-shaped parcel located at the Southeast corner of the intersection of Worth Avenue and South County Road

Applicant: Town of Palm Beach, c/o Tom Bradford, Deputy Town Manager

Architect: Bridges Marsh and Associates, P.A.

Project Description: Garden wall and Park Site Plan Approval with Special Exception and Variance: Request for Site Plan Approval with special exception for a two story garden wall and landscape/hardscape changes to the west side of 150 Worth Avenue. The proposal includes a two story garden wall and hardscape changes on the west side of the subject property. Variance request for the Saks Fifth Avenue business identification sign on the store's west facade being relocated to a height of 26.92 feet in lieu of the 16.5 feet existing and the 15 feet maximum allowed. Variance request for landscaped open space at 150 Worth Avenue not meeting 25% minimum required by zoning code; reducing existing landscaped open space by 0.65%, from 12.82% of the parcel to 12.17% of the parcel in lieu of the 25% minimum required

Please note that upon the recommendation of staff, this project was deferred from the December meeting due to notice requirements.

Call for disclosure of ex parte communication

B76/09 V26/09 Aesthetic Building Changes

Address: 135 Root Trail

Applicant & Architect: Eugene R. Fagan

Project Description: Convert an eight-unit apartment building into a two-family residence. Request approval of variances to modify and renovate an existing two story, flat roof, eight-unit apartment building and create two single-family dwelling units within the approximate footprint of the existing building. The existing building consists of two, four-unit sections connected by an exterior stair and breezeway. The renovation will comply with the requirement that no more than

50% of the structure to be demolished so that the building footprint, which is nonconforming, may remain. They are proposing a change from a flat to a pitched roof, which requires the following variances to increase the height and overall height of the existing building within the required setbacks: (1) a 4.2 foot existing front-yard setback in lieu of the 25 foot minimum required; (2) a 1.5 foot existing east side-yard setback in lieu of the 15 foot minimum required; (3) a 2.2 foot existing west side-yard setback in lieu of the 15 foot minimum required; (4) a 2.8 foot existing rear-yard setback in lieu of the 15 foot minimum required

This project was deferred from the October meeting to the November meeting for restudy, to bring building samples, engineering for the driveway approach to the garages, and landscaping. At the November meeting, there was a motion that the implementation of the proposed variances will not cause negative architectural impacts to the subject property; and another motion for deferral to the December meeting, deferring the design, including choice of materials, and requiring the architect to present a drainage and landscape/hardscape plan. At the December meeting, there was a motion for deferral to the January meeting as the commission requested a complete, fully rendered elevation of each building, including colors, and better plant choices were requested for the landscaping plan.

Call for disclosure of ex parte communication

D. TOWN COUNCIL PROJECTS INVOLVING VARIANCES - NEW BUSINESS:

B3/10 V29-09 Addition

Address: 206 Seaspray Avenue

Applicant: Dr. & Mrs. Michael Risin

Architect: MP Design & Architecture

Project Description: Two-story addition consisting of a new garage and master bedroom

Please note that this item had been heard at the December meeting of the Town Council, and the Town Council deferred the project in order for the applicant to submit an application to the Architectural Commission for a recommendation on the variance. Mr. Castro notes in his letter to the applicant's attorney that "it was Council's intent for you to redesign the project and submit a modified, scaled down set of plans to the Architectural Commission for its consideration."

Call for disclosure of ex parte communication

E. **MAJOR PROJECTS - DEFERRED FROM PREVIOUS MEETINGS:**

B72/09 Addition

Address: 234 Via Linda

Applicant: Jonathan Gladstone

Architect: SKA Architects

Project Description: First floor renovation and second floor addition to existing one-story Bermuda style home

This project was approved at the September meeting with the proviso to bring the landscaping plan back for review. The project was deferred to the November meeting at the architect's request, and was similarly deferred to the December 18, 2009 and January 27, 2010 meetings.

Call for disclosure of ex parte communications

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.

Call for disclosure of ex parte communication.

B91/09 Addition

Address: 615 Crest Road

Applicant: Richard Richman

Architect: Bridges, Marsh & Associates

Project Description: Addition of new second story over existing eastern garage wing, in same style as existing structure

Please note that at the December meeting, this project was deferred to the January 27, 2010 meeting at the request of the attorney, Maura Ziska.

Call for disclosure of ex parte communication

F. **MAJOR PROJECTS - NEW BUSINESS:**

B1/10 Addition

Address: 112 Via Palma

Applicant: Mr. and Mrs. Abe Haruvi

Architect: SKA Architects/Patrick W. Segraves

Project Description: One and two-story addition to multi-level home

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

Call for disclosure of ex parte communication

G. **MINOR PROJECTS - DEFERRAL AND/OR REMOVAL REQUESTED:**

H. **MINOR PROJECTS - DEFERRED FROM PREVIOUS MEETINGS:**

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

VIII. **COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

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

X. **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.