



TOWN OF PALM BEACH

TENTATIVE AGENDA: SUBJECT TO REVISION

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

JANUARY 25, 2012

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:

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

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 16, 2011 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 - 079 - 0211 Demolition and New Residence; Guest house alterations

Address: 111 El Brillo Way

Applicant: Ryan Brant

Architect: Smith and Moore Architects Inc.

Project Description: Demolition of an existing two story residence. Construction of a new two-story residence, hardscape and landscape. Alterations to an existing one-story guest house

Please note that at the November meeting, there was a motion for approval of the demolition with the typical caveats for sodding and irrigating, and with the condition to remove all Ficus that is in poor condition, and to seek other plant alternatives for replacement. There was also a motion for deferral to the December meeting (for the remainder of the project). At the December meeting, after hearing the project, there was a motion for deferral to the January meeting.

Call for disclosure of ex parte communication

B - 081 - 2011 New Residence

Address: 217 Emerald Lane

Applicant: Mr. and Mrs. Donald Gulbrandsen

Architect: MP Design & Architecture, Inc.

Project Description: New two-story residence, pool, landscape and hardscape

Please note that after hearing the project at the December meeting, there was a motion for deferral to the January meeting.

Call for disclosure of ex parte communication

B - 082 - 2011 Demolition and New Residence

Address: 256 Mockingbird Trail

Applicant: E. Douglas Carton

Architect: Smith and Moore Architects, Inc., Peter Papadopoulos

Project Description: Demolition of existing one-story residence; Construction of new two-story residence, final landscape and hardscape

Please note that at the December meeting, there was a motion for approval of the demolition as presented, with the typical caveats for sodding and irrigating, and advising the applicant to be concerned about the neighbor's concerns, and noting that demolition is prohibited as of December 1. There was a second motion for approval as presented, with the change to the powder room window, and to remove the window in the garage, and to severely "beef up" the landscaping on the South side so that from the balcony you cannot see the neighbors. That motion was seconded provided the landscaping is brought back to the commission at the January meeting.

Call for disclosure of ex parte communication

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. **PLEASE BE ADVISED THAT THE APPLICANT'S ATTORNEY HAS REQUESTED DEFERRAL TO THE FEBRUARY MEETING.**

B. MAJOR PROJECTS - NEW BUSINESS:

B - 001 - 2012 Addition

Address: 1426 North Ocean Boulevard

Applicant: Douglas Beck

Architect: Ralph Cantin AIA

Project Description: Second Floor addition above existing garage

Call for disclosure of ex parte communication

B - 002 - 2012 New Residence

Address: 221 El Vedado Road

Applicant: 221 El Vedado LLC

Architect: Mark P. Finlay Architect and Lang Design Group, Landscape Architect

Project Description: Proposed new two-story residence containing approximately 6,690 square feet. The home is a Bermuda style residence: White cement tile roof, Building Color-white, Trim color-white, Shutter color-Essex Green

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

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, Dailey 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)

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

Call for disclosure of ex parte communication

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.

Call for disclosure of ex parte communication

B - 009 - 2012 Demolition

Address: 229 Ridgeview Drive

Applicant: Ridgeview Partners, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Demolition of existing one-story home

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.

Call for disclosure of ex parte communication

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

A - 025 - 2011 Awning & Signage

Address: 238 Worth Avenue

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

Architect: Jason P. Drobot, R.A.

Project Description: Addition of a fabric awning and signage

At the October meeting, after hearing the project, it was deferred to November. At the November and December meetings, additional deferrals were requested by the applicant.

Call for disclosure of ex parte communication

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

A - 001 - 2012 Minor changes to previous approval

Address: 947 N. Ocean Boulevard

Applicant: 1200 South Ocean Boulevard LLC

Architect: Peter Zimmerman Architects Inc.

Project Description: Minor changes to previously approved plans: Belt course omitted at gables; belt course added between gables (East and West Elevations); Double doors transom pattern design revised; First floor double hung windows in lieu of cottage style windows; Stone balusters in lieu of wood Chippendale railing at second floor veranda; reduced roof cornice; all window and door trim will be coral stone in lieu of Azek; Triple windows have added columns and entablature (East, South and North Elevations); Bay windows became larger. West elevation: Front entry porch double columns added and front sidelites omitted; window in lieu of double door at second floor veranda. East elevation: Single door in lieu of double door at kitchen; window in lieu of double door at second floor veranda. South elevation/South hidden elevation: Single door in lieu of double door at family entry; window in lieu of door at sitting room. North hidden elevation/North partial elevation: Pair of doors omitted at West loggia; single door in lieu of window at West loggia; oval window in lieu of circle window at Main Foyer. Landscape: Addition of 18" retaining wall between pergola area and front entry area; addition of two sets of steps that breach the wall.

Call for disclosure of ex parte communication

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

Call for disclosure of ex parte communication

A - 003 -2012 Roof and Gazebo

Address: 251 Orange Grove Road

Applicant: David and Lois Verlen

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Remove existing roof and replace with wood shingles; add copper gutters; and addition of 144 square foot gazebo in back yard with matching roof not visible from street

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.