

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, JANUARY 27, 2016

I. CALL TO ORDER

The regular meeting of the Architectural Commission was called to order on Wednesday, January 27, 2016 at 9:00 a.m. in Town Council Chambers at 360 South County Rd. in Palm Beach, FL.

II. ROLL CALL

Robert J. Vila, Chairman	PRESENT
Ann L. Vanneck, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT
Michael B. Small, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

III. PLEDGE OF ALLEGIANCE

Chairman Vila led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 10, 2016 MEETING

Motion made by Mr. Garrison and seconded by Mr. Karakul to approve the minutes of the December 10, 2015 meeting. Motion carried with all in favor.

V. APPROVAL OF THE AGENDA

The following change was made to the agenda:

REMOVED FROM THE AGENDA: Project No. B-095-2015, 108 El Mirasol be withdrawn from the agenda.

Motion made by Mrs. Vanneck and seconded by Mr. Karakul to approve the agenda as amended. Motion carried with all in favor.

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

Mrs. Roedel administered the oath at this time and throughout the meeting as necessary.

VII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS:

B – 095 - 2015 New Residence

Address: 108 El Mirasol

Applicant: Andy and Neeta Khubani

Architect: Callori Architects/Michael T. Callori

Project Description: New two story Mediterranean style residence, pool, hardscape, landscape; one story garage. Building - White Stucco, Off White Cast Stone; Beige Trim; Roof - Peach Beige Palette.

At the September meeting a motion carried to defer this project to the October meeting. At the October meeting this project was deferred to the November meeting at the architect's request. At the November meeting this project was deferred to the January meeting at the architect's request.

Please note this item was removed from the agenda at the approval of the agenda.

B - 114 - 2015 New Residence

Address: 204 Via Del Mar

Applicant: Via Del Mar, LLC

Architect: Peter Papadopoulos/Smith and Moore Architects

Landscape: Keith Williams/Nievera Williams

Project Description: new two story Mediterranean Revival residence with detached pool cabana on vacant lot. Final landscape and hardscape.

At the October meeting this project was deferred to the December meeting at the architect's request. At the December meeting a motion carried to defer this project to the January meeting for further study.

Call for disclosure of ex parte communication: Disclosure by several Commissioners.

Mr. Papadopoulos addressed the comments from the December meeting and reviewed the changes that were made to the plan.

Commissioner Comments: It was stated that the door and windows were out of scale. The Commissioners liked the changes but felt the East elevation needed more study.

Mr. Williams stated that all the Commission comments from the December meeting have been addressed.

Commission Comments: The Commission like the revised gate but questioned why the sides didn't line up. Mr. Williams said they can fix that. There was also some issues with the detail of the pier cap, which Mr. Williams said he will change.

Motion made by Mr. Karakul and seconded by Mr. Garrison to approve the Architecture and Landscaping as presented with the caveat they come back in February with different proportions and scale for the front door and the windows above the front door. Motion carried 6-1 with Mr. Sammons dissenting.

B - 116 - 2015 Addition/Modifications

Address: 425 & 431 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: SKA Architects/Patrick Segraves

On the south side, remove bedroom and 1 balcony (27 sq. ft.) and enlarge front balcony at bedroom #2 and exercise room (95 sq. ft.). On the west side, remove west garage gate and close with 6 ft. wall, remove driveway and garage door and reduce area 45 sq. ft. Driveway area to become patio and landscaping. Curb cuts will be eliminated. Change windows in breakfast area, demolish existing pool and replace with new pool, replace and relocate windows on second floor in proposed bedroom 1, closet and bath 3. On the north side, convert family rooms to open loggia (675 sq. ft.). On the east side, remove existing pool, remove all windows on east wall of first floor. On the east side, remove existing pool, and remove all windows on east wall of first floor. Replace and relocate windows on proposed closet and add 262 sq. ft. addition to northeast corner, to enlarge living room.

At the November meeting a motion carried to defer this project to the December meeting to accommodate the notification process. At the December meeting a motion carried to approve both the architecture and landscaping as presented with the exception of the detailing on the front doors and the piers in the front which are to be restudied and brought back to the Commission in January.

Mr. Lindgren announced that there was a request received from the applicant to have these items deferred to the February meeting.

Motion made by Mrs. Vanneck and seconded by Mr. Garrison to defer this project to the February meeting. Motion carried with all in favor.

B-118-2015 2015 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 222 Seaspray Ave.

Applicant: Denise and Robert Bendickson

Architect: Roger Hansrote

Project Description: Demolition of existing 2 story residence and carriage house. Construction of new 2 story British Colonial residence. The new residence will have a white stucco finish. The street view reveals an arched entry portico with pediment and brown shutters, doors and windows. The hip roof will have a flat white cement tile treatment.

At the November meeting a motion carried to defer the variances, architecture and landscaping to the January meeting.

Motion by Mrs. Vanneck and seconded by Mr. Garrison to defer this project to the February meeting, at the request of the owner's attorney.

B-122-2015 New Residence

Address: 201 Debra Lane

Applicant: 201 Debra Lane, LLC

Architect: Dailey Janssen Architects/ Roger P. Janssen

Attorney: Tim Hanlon

Landscape: Environmental Design Group/Dustin Mizell

Project Description: Construction of a new two story residence, pool, landscape and hardscape.

At the December meeting a motion carried to defer this project to the January meeting for restudy.

Call for disclosure of ex parte communication: Disclosure by several Commissioners.

Mr. Hanlon gave the Commission a procedural update stating the location of the pool has been moved, therefore the variance request is no longer part of the application. They are here for architectural review only.

Ms. Grace asked that in light of the letter from the neighbor that is requesting deferral due to an alleged improper filing time, is it alright to proceed. Mr. Randolph stated that it is up to the Commission as to whether or not they think the change that was made as such that anyone that is objecting today would be prejudiced by the presentation. Mr. Randolph felt that Mr. Hanlon should explain the change that was made and the Commission should decide if a deferral should be granted.

Mr. Hanlon said the resubmittal was submitted on time, however Mr. Janssen noted that there was a typographical error made in one portion of the roof line.

Mr. Janssen showed the Commissioners the error on the roof line that was on the submittal.

Mr. John Dotterrer, 1470 North Ocean Blvd. stated that apparently there was a filing that very substantially changed the project from what was presented in December. Mr. Dotterrer contacted Mr. Lindgren on Thursday to get a copy of the revisions, unfortunately the file was too large to email. Mr. Dotterrer then came to Mr. Lindgren's office on Friday where he was able to get the plans on a disk. He was unable to get the plans printed until late Friday night. Because this submission is so different from the previous plan the neighbors are requesting a deferral. Mr. Dotterrer also stated he has six new letters of opposition that he would like to introduce into the record.

The Commissioners were not in favor of deferring the project.

Mr. Janssen presented the site plan and elevation and reviewed the major changes that were made.

Commission Comments: The Commission would have liked to see this project in 3D imagery to give them a better perspective on how the home is going to integrate into the property. It was also noted that the house, in relationship to the other houses in the area, is a lot bigger. The home seems to have an unreal scale to it. It was noted that the details for the project are over scaled. It was stated that the challenge for Architects working in the north end of Town is to find a compromise between what has always been there and what needs to be there for code requirements that still projects the sense of small neighborhoods.

Mr. Mizell presented the Landscape stating that his client is very sensitive to the neighbors and they have tried to put in an extensive buffer. He said there is a nice mixture of plant material and they are trying to nestle the home into the site.

Commission Comments: There were some concern about the Bamboo in the landscape. Mr. Mizell said the Bamboo was Angel Mist which is a midrange Bamboo and it doesn't spread. It was suggested that the lawn area be restudied, Mr. Mizell said they will restudy the lawn area and can use the area as a screen area.

Mr. John Dotterrer said if the project is going to be deferred he can wait and speak at the February meeting.

Dr. Dan Tucker, neighbor directly behind the proposed house, stated he had two concerns. The first that the area drains very poorly now and when building at that elevation and putting in a two story house with a fairly steep roof, there will be a greater water problem created. His second issue is the very large generator located behind the house which falls just beneath their bedroom and next to their living room area. He would like to see the generator moved.

Mr. Mizell responded that the drainage issue will be addressed by the Civil Engineer and the requirements that are stipulated by the South Florida Water Management District. Mr. Janssen said they can reduce the generator from a 60 to a 45.

Motion by Mrs. Vanneck and seconded by Mr. Gruss to defer this project to the February meeting. Motion carried with all in favor.

B. MAJOR PROJECTS-NEW BUSINESS

B-002-2016 Addition

Address: 1071 North Ocean Blvd.

Applicant: Maura A. Ziska, Esq. Kochman and Ziska, PA

Architect: Lang Design Group/John Lang

Project Description: Addition of driveway gates to previously approved hardscape and landscape plans.

Call for disclosure of ex parte communication: Disclosure by several Commissioners.

Mr. Lang reviewed the new design for the gates.

Commissioner Comments: There was some concern with the lights on top of the piers. The Commission would prefer to see landscape lighting. It was suggested that some big trees are bought in to give the house some privacy.

Motion made by Mr. Gruss and seconded by Mr. Garrison to defer this project to the February meeting for further study of the gates. Motion carried with all in favor.

B-003-2016 New Guest House

Address: 175 Via Palma

Applicant: Mr. Jonathan Deitcher

Architect: MP Design & Architecture Inc.\Michael Perry

Project Description: New one story guest house.

Call for disclosure of ex parte communication: Disclosure by several Commissioners.

Mr. Perry reviewed the history of the property, the site plan, the elevations and a 3D photo placing the proposed guest house in the current garden.

Commissioner Comments: There was a question regarding lighting on the plan. Mr. Perry stated they will be using landscape lighting.

Motion made by Mr. Garrison and seconded by Mr. Karakul to approve this project as presented with the caveat that the changes to the roof and rafter details are made and the scale of the stone on the back wall is reduced.

C. MINOR PROJECTS - OLD BUSINESS

A - 053 - 2015 Addition/Modification

Address: 100 El Bravo Way

Applicant: Ken Tropin as Trustee of the Kenneth G. Tropin Trust

Architect: Brooks & Falotico Associates, Inc. Chuck Willette

Project Description: Addition of office and side entry along with driveway and landscape alterations on El Bravo Way. Modifications to doors, hardscape and landscape, alterations along South Ocean Boulevard. Various additions and modifications in the courtyard and rear of the house below existing roof lines.

At the October meeting, a motion carried to defer this project to the November meeting. At the November meeting, a motion carried to approve the landscaping as presented, with the exception of the gate design and the relocation of the Venetian well head; these items were deferred to the December meeting. At the December meeting this project was deferred to the January meeting at the request of the owner's attorney.

Motion made by Mrs. Vanneck and seconded by Mr. Karakul to defer this project to the February meeting at the applicant's request. Motion carried with all in favor.

B-061-2015 Alterations

Address: 218 List Rd.

Applicant: Austin Willis

Architect: Michael J. Johnson/Yiannis Varnava

Project Description: Paint white, replace concrete tile roof with clay barrel tile and remove shutters.

At the December meeting a motion carried to approve the project as presented with the caveat that the roof material is brought back to the Commission in January for approval.

Call for disclosure of ex parte communication: None

Mr. Johnson turned the meeting over to Mr. Varnava who presented samples of the proposed tile to the Commissioners.

Motion made by Mrs. Vanneck and seconded by Mr. Garrison to approve the tile. Motion carried with all in favor.

D. MINOR PROJECTS-NEW BUSINESS

A-001-2016 Modification

Address: 152 Dolphin Rd.

Applicant: Dr. Josef Huawiss

Architect: Michael J. Johnson/Yiannis Varnava

Project Description: New design proposal for entry door.

Call for disclosure of ex parte communication: None

Mr. Johnson turned the presentation over to Mr. Varnava who reviewed the previously approved front entry door and stated that the owner would like to change the front entry door to bring more light into the home.

Commissioner Comments: The Commissioner felt that the change was not complimentary to the home.

Motion made by Mr. Karakul and seconded by Mrs. Vanneck to defer this project to the February meeting. Motion carried with all in favor.

B-002-2016 Additions

Address: 550 Island Dr.

Applicant: Cornie and Richard Thornburgh

Architect: KVL A Design, LLC/Steve Kvarnberg

Project Description: Driveway columns and lights added to front. Limestone border added to tabby driveway (stone border same as previously approved). Reconfigure equipment area, site wall extended and pool and a/c equipment shifted. Paved labyrinth in front deleted and area converted to lawn. Site coverage calculations adjusted to reflect net decrease of paved areas.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison and Mr. Vila

Mr. Kvarnberg presented the proposed landscape plan highlighting the changes.

Commissioner Comments: There was some concern with the lanterns on top of the columns. It was suggested to control the wattage used in the lanterns so the light isn't blinding.

Motion made by Mr. Karakul and seconded by Mr. Garrison to approve the project as presented with the caveat that the lanterns fit in lower to the columns and the wattage for the lights is capped to a soft light (15 watts maximum). This caveat can be approved by Staff. Motion carried 5-2 with Mr. Sammons and Mrs. Vanneck dissenting.

A-004-2016 Modification

Address: 264 Country Club Rd.

Applicant: 264 Country Club Rd., LLC

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Modification of previously approved north elevation (B-042-2013) Deletion of proposed transom window above entry door. Existing entry door is 8'-3" not 9'-0" as previously presented.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison

Mr. Segraves stated that when he presented the door in December, it was suggested that he use a 7' door with a transom, after doing the drawings he realized that only 6" of glass will fit into the transom.

Commissioner Comments: It was stated that the sidelights are way too wide.

Motion made by Mr. Garrison and seconded by Mr. Knowles to approve the project as presented with the caveat that the sidelights are reduced by 4". This caveat can be approved by Staff. Motion carried 6-1 with Mr. Sammons dissenting.

A-005-2016 Addition

Address: 243 Ocean Terrace

Applicant: Mr. and Mrs. Douglas Durst

Architect: Paradelo Burgess Design Studio/Andres Paradelo

Project Description: A hedge is being proposed along all 4 property lines to enclose from view any adjacent properties. A site/retaining wall along the entire property frontage is being proposed. The wall will match the height of the existing wall (not to exceed 4' in height from crown of road) located on the site of 1333 North Lake Way along Ocean Terrace.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison and Mrs. Vanneck.

Mr. Paradelo stated that his client recently acquired the property directly to the east of his current property. They are proposing to build a wall around the property to match the height of the existing wall.

Commissioner Comments: It was asked if drainage specs are required for this type of project. Mr. Lindgren stated that drainage may be something the engineer would require.

Motion by Mrs. Vanneck and seconded by Mr. Garrison to approve the project as presented. Motion carried with all in favor.

A-006-2016 Modifications/Additions

Address: 742 Slope Trail

Applicant: Mr. and Mrs. Marcelo Dorea

Architect: MP Design & Architecture/Michael Perry

Project Description: Alteration to previously approved facade. New window surrounds, new front door, removal of pilasters and frames at parapet wall and two oval windows at front elevation to replace previously approved small windows.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison, Mrs. Vanneck, Mr. Vila and Mr. Small.

Mr. Perry reviewed the previously approved plan and the proposed plan.

Commissioner Comments: The Commissioners were not in favor of the proposed plan and felt it is not complimentary to the previously approved plan and has no style.

At this time Mr. Perry asked to withdraw the project.

Motion by Mrs. Vanneck and seconded by Mr. Gruss to approve the withdrawal of this project per the applicant's request. Motion carried with all in favor.

A-007-2016 Hardscape/Landscape Improvements

Address: 662 Island Dr.

Applicant: Jeffrey Walker

Architect: Nievera and Williams/Jedidiah Hall

Project Description: Front entry hardscape and landscape improvements.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison and Mr. Vila.

Mr. Hall reviewed the plan and stated that currently the house is closed off and the frontage is thoroughly landscaped. The owner would like to open up the front of the house to make it more welcoming and give the frontage a more formal look.

Commissioner Comments: It was asked if it was possible to leave the landscaping as is and cut an opening to the front. It was mentioned that the landscape is suffering from lack of care, but the plant material is still go. It was stated that the whole feel of Everglades Island has always been about and informal alternative to living in a big formal house on County Rd. It seems that there is a transition going on with more and more large scale formal mansion architecture on the Island.

Motion made by Mrs. Vanneck and seconded by Mr. Garrison to defer this project to the February meeting for restudy and mitigation of some of the formality of the landscape.

VIII. OTHER BUSINESS

Mr. Vila mentioned that the landscape being done at 630 Island Dr. was not approved. Mr. Lindgren said he has contacted the architect regarding this issue and they have been put on notice.

Mr. Lindgren confirmed the meeting dates for November and December. The November meeting will be held on Wednesday, November 30 and the December meeting will be held on Wednesday, December 28.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):

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

Mr. Garrison brought up the generator location for the home at 201 Debra Lane. He said he spoke with the Zoning Administrator and was informed that moving the generator off the front of the road was against the Town Zoning Code. Mr. Garrison said he will continue to make it clear that he believes that the generator should be out front, he feels it is wrong to put it under someone's window because of the Zoning Code. The other Commissioners agreed with Mr. Garrison and felt the Zoning Code was inconsistent and inflexible.

Motion made by Mr. Sammons and seconded by Mrs. Vanneck that the Commission recognizes that there are certain situations, locations and redevelopment of property where it may make sense to give a variance to the location of equipment. Motion carried with all in favor.

Mr. Page commented that he understands the group's intention with the motion, but ultimately it will be the applicant or the owner's determination whether or not they want to proceed forward with a variance.

Mr. Garrison responded that the Commission is looking for some flexibility.

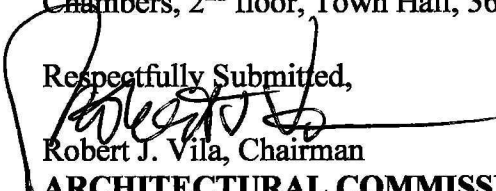
Ms. Grace stated that sometimes when modification are submitted, it's hard to see how it fits in with the property. She would like to see some requirement when modifications are submitted so the Commission would have an overall picture of how the change affects the larger scope of the project.

XI. ADJOURNMENT

Motion made by Mr. Sammons motion seconded by Mr. Garrison to adjourn the meeting at 12:12 p.m. Motion carried with all in favor.

The next meeting will be held on Wednesday, February 24, 2016 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,



Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

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