



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
FRIDAY, DECEMBER 15, 2006
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

Chairman Wheelock called the meeting to order at 9:00 a.m.

II. ROLL CALL:

Morgan Dix Wheelock, Chairman
Nikita Zukov, Vice-Chairman
William J. Strawbridge, Jr., Member
Leslie C. Diver, Member
Thomas M. Youchak, Member
Jeffery Smith, Member
Kenn Karakul, Alternate Member
Mark Bennett, Alternate Member
Samuel M. Boykin, Alternate Member
John C. Randolph, Town Attorney
Veronica B. Close, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

William P. Feldkamp, Member (un excused absence)

III PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Wheelock.

IV APPROVAL OF THE MINUTES FROM THE NOVEMBER 17, 2006 MEETING.

MOTION BY MR. ZUKOV TO APPROVE THE MINUTES.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

V SWEARING IN PERSONS TESTIFYING.

Persons testifying were sworn in at this time and periodically throughout the meeting.

VI PROJECT DEFERRALS/REMOVALS

None

VII PROJECT REVIEW

A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

Formal action may or may not be taken relative to these projects.

B94-06/V37-06 New Residence

Address: 262 Park Avenue
Applicant: Lauro and Areany Bianda
Architect: Smith and Moore Architects
Project Description: Demolition of an existing two-story residence and construction of a new two-story residence of similar architectural style.

Demolition was approved at the November meeting and the review of the new residence was deferred for restudy.

Mr. Karakul and Ms. Diver said they met with the architect and discussed the plans.

Architect Harold Smith noted that the Town Council approved the variances which included the modifications that ARCOM had requested. This resulted in the removal of one of the front porches and the bay window on the west side of the house. Also, the glass door was replaced with a solid mahogany door. They decided to use Hardiboard siding rather than stucco in a wood grain pattern which they proposed last month.

MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B95-06/SPR5-06 New Condominium-Hotel (Renovations; Demolition and Rebuild)

Address: 2842 South Ocean Boulevard
Applicant: CSC PB Beach Limited Partnership
Owner listed as: City National Bank/2401 2301 00 Trust
Architect: Oscar Garcia
Project Description: This project is to convert an existing 134-room hotel into a 107-room condominium hotel. The building will be completely renovated, including the demolition and reconstruction of the entire interior and exterior walls, and the reconfiguration of the existing surface parking lot to a tandem valet configuration with 154 spaces to replace the existing 144-space surface parking lot. The swimming pool will be relocated to the 5th floor of the building and the pool amenity building will be demolished. This building will remain 5-stories over a basement. The overall building height and widths will not change. We are proposing glass railings, light stucco and stone for the alteration of the existing building.

This project was deferred from the November meeting for restudy.

Mr. Frank said the applicant has requested deferral to the January meeting.

Chairman Wheelock encouraged the applicant to meet with commission members to discuss the plans prior to the next meeting.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE JANUARY MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B100-06/SPR2-07 Renovation of Hotel

Address: 160 Royal Palm Way
Applicant: Royal 160 LLC
Architect: David R. Miller
Project Description: Full renovation of the existing hotel including new windows, doors, stucco, roofing and site work. Replace an existing portable structure with a permanent structure and relocation of the hotel service areas.

Ms. Diver, Mr. Bennett, Mr. Zukov, Mr. Strawbridge and Mr. Youchak said they met with the owner and discussed the plans. Mr. Wheelock said he met with the owner and visited the site.

Architect David Miller reviewed the exterior modifications to the building which include construction over the existing parking lot that will house a new function space and spa facility. The two main wings and the connecting area between the rooms will remain the same configurations. The slope roofs will be changed to mansard style roofs with clay barrel tiles. A permanent structure will replace the function tent. The existing balconies will be in filled to

extend the interior walls. New two-foot wide balconies with metal railings will be added. The entry door will be zinc material in a decorative pattern. Again, zinc will be used for the window muntins which will create a leaded glass impression. The window sills and the columns will be made of cast stone. He mentioned that the parking will be valet only.

Mr. Miller explained the variance requests in which the first five items are all related to special exceptions and site plan approvals. He further explained that the existing structure is non-conforming relative to set backs, lot coverage, etc. They request variances for several items, such as, to construct a porte cocher, to have three tower elements on the building, and to relocate a curb cut.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE IMPACT TO THE SUBJECT PROPERTY.

MOTION DIED FOR A LACK OF A SECOND.

The commission's comments were; the porte cochere was a heavy element on the building and its columns should be relocated, the top windows on the main tower element should be square to match the other windows, and the building color should be a traditional white or off-white. Also, a hotel should have one entry feature rather than two within 50 feet of each other. It was suggested to pattern the building by pulling out the first three rooms, (in-fill the balconies), from the east, keep the next two rooms indented, etc. creating undulation to the facade. Adding stone work to the center-roofed element may help to create more of a tower feature. It was agreed that a roof on the third tower element would improve the appearance, but the roof would require another variance.

MOTION BY MR. ZUKOV TO RECOMMEND TO THE TOWN COUNCIL THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

Zoning Administrator Paul Castro noted that the additional tower roof element would require another variance request and a new zoning application.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE PROVISION TO LOOK AT ADDING STONE WORK ON THE TOWER UP TO THE BAND, MAKE THE HANDICAP RAIL METAL, ADD A CAP ON THE TOWER IN THE REAR AND ADD PECKY CYPRESS UNDER THE PORTE COCHERE.

MOTION FAILED FOR THE LACK OF A SECOND.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE JANUARY

**MEETING FOR RESTUDY.
MOTION SECONDED BY MR. SMITH.**

Mr. Castro commented that when ARCOM approves projects that include variances, it puts the council in an awkward position because many times the applicant believes that the project has been approved.

Mr. Randolph said that the applicant will save a trip if they get their architectural approval at the ARCOM hearing with the understanding that approval would not pass if the council does not grant the variances.

Chairman Wheelock thought that this issue could be discussed at another meeting.

MOTION CARRIED UNANIMOUSLY.

B101-06/SPR1-07 Generator & Wall

Address: 1640 South Ocean Blvd.
Applicant: Philip Steinberg
Architect: Smith and Moore Architects
Project Description: Installation of a 100 k.w. generator and screen wall.

Ms. Diver and Mr. Zukov said they met with the architect and discussed the plans. Architect Harold Smith proposed installation of a generator which would require a variance to be located at the south west corner of the property. A wall will be built to screen the generator which will also require a variance for the height. The generator will be placed at an elevation of 12.5' above the crown of the road in lieu of the required 6'.

Attorney Maura Ziska explained that the generator location will require a street yard set back, a height set back for the walls and two waivers from zoning in progress. The first waiver would allow having a generator larger than 65 k.w., the other, would allow a generator that can handle more than the maximum load to generate power to the house.

Mr. Smith suggested to excavate the property and drop the generator to a lower grade.

MOTION BY MR. SMITH TO SUPPORT THE VARIANCE REQUEST IF THEY SET THE GENERATOR NO HIGHER THAN SIX INCHES ABOVE THE LOWEST CROWN OF THE ROAD AND WITH THE PROPOSED SCREENING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE PROVISION TO TOTALLY SCREEN IT WITH LANDSCAPING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

B. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B97-06 New Residence

Address: 300 Indian Road
Applicant: David J. Jenkins
Owner listed as: Richard B. Skubal
Architect: Jorge L. Perez
Project Description: New two-story single family residence.

This project was deferred from the November meeting as no one was present to represent it.

There were no ex parte communications disclosed.

Designer Pablo Solis informed the commission that this project was originally approved in 2004. Due to health problems the owners did not proceed with the construction. Meanwhile, the ARCOM approval expired.

The commission felt that this project needed to be restudied. The major concerns were the cut off roofs at 45° angles and the two-story entry feature.

**MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE JANUARY MEETING FOR RESTUDY OF THE HISTORICAL MEDITERRANEAN DESIGN.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

B98-06 New Residence

Address: 250 Ridgeview Drive
Applicant: Palm Beach Ventures IV, LLC
Architect: Garcia Stromberg
Project Description: Demolition of an existing residence. New two-story residence designed in a Windsor, Florida/Palm Beach style architecture. Total a/c space 4,244 sq. ft. Structure shall be smooth stucco with shake style concrete roof tiles.

Demolition was approved at the November meeting and the review of the new residence was deferred for restudy.

Mr. Wheelock said he visited the site.

Architect Peter Stromberg presented the revisions to the project which included a recessed entry and re proportioned windows and window muntins. The color scheme was changed to a white roof, black shutters and a pale green building.

MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE PROVISION TO LOWER THE SECOND FLOOR WINDOWS ON THE FRONT FACADE APPROXIMATELY ONE-FOOT, CHANGE THE FRONT DOOR TO SOLID MAHOGANY WOOD WITH SIDE LITES AND WHITE TRIM, AND MATCH THE MUNTINS IN THE BALCONY DOOR WITH THE WINDOWS ON THE SECONDED FLOOR.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

C. NEW BUSINESS - MAJOR PROJECTS

B102-06 Landscape & Hardscape

Address: 212 Seabreeze Avenue
Applicant: Mr. and Mrs. Francis A. LeCates, Jr.
Landscape Architect: Scott Mosolf
Project Description: Final landscape and hardscape drawings for a previously approved residence.

Mr. Wheelock said he visited the site and met with the landscape architect regarding this project.

Landscape Architect Scott Mosolof presented the project. He noted, that after meeting with Mr. Wheelock, the plans were changed to add more landscaping along the two street sides and the west property line. The hardsurfaces will be Chicago brick paving and cast stone coping around the pool deck.

Architect Patrick Segraves addressed the roofing material and stated that Altousa "S" tile in a three color blend was approved by the commission.

MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

**MOTION BY MR. ZUKOV TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

B105-06 New Residence

Address: 640 Island Drive
Applicant: Janina Radtke
Architect: SKA Architect + Planner
Project Description: Construction of a new two-story Mediterranean style home.

Ms. Diver, Mr. Wheelock and Mr. Zukov said they met with the architect and discussed the plans.

Architect Patrick Segraves presented a two-story Mediterranean style home with Venetian accents. A loggia will connect the main house with the guest house. The building color will be an off-white with windows painted a taupe color. Cast stone will be used around windows and doors and Altouza "S" tile will be used for the roofing material.

Landscape Architect John Lang described the landscaping as simple and understated. The driveway motor court will be old Chicago brick with columns and gates at the driveway entry.

Attorney Frank Lynch, representing the property owners to the north of this property, stated that the landscape architect agreed to address their privacy issue with landscaping.

Responding to Mr. Wheelock's comment regarding site walls, Attorney Ron Kolins stated there will be no wall erected along the north property line. Mr. Segraves offered to erect a retention wall before the foundation is done and plant a hedge inside the wall.

Because the homes on Island Drive are mainly Colonial and Georgian styles, it was commented that this project was too dissimilar. And, that a building less strident and more recessive is more appropriate than a big Venetian statement. On the other hand, it was noted that there are other Mediterranean style homes on the island. Further comments were; the entrance was too grand and should be toned down and the tower was dimensionally out of place with the house.

Attorney Ron Kolins offered to simplify the entry. He argued that this project is very similar to the project being built next door.

**MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE JANUARY MEETING.
MOTION SECONDED BY MR. SMITH.**

B103-06 Demolition & New Residence

Address: 770 South County Road
Applicant: Richard Kurtz
Architect: Ralph Cantin
Project Description: Demolition of existing one-story residence. Construction of a new two-story residence, two-story staff quarters and cabana.

Mr. Frank said there may be some problem with restrictive covenants in the deed and those covenants may effect set backs and may effect the design. He suggested deferral to the end of the agenda so that this issue can be researched.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE END OF THE MEETING.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

This project was called to the table after item number A15-06.

Mr. Wheelock said he visited the site.

After Architect Ralph Cantin's presentation, the commission thought that a model should be presented because the size of the proposal is 17,000 square feet.

MOTION BY MR. YOUCHAK TO DEFER THE PROJECT TO THE JANUARY MEETING TO BRING A MODEL OF THE PROJECT AND SAMPLE MATERIALS.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B104-06 Demolition

Address: 324 Cherry Lane
Applicant: Cheryl Minikes
Contractor: Thomas B. Cushing Demolition
Project Description: Demolition of an existing single family residence, hardscape and all landscaping. (The lot will be completely sodded).

Mr. Wheelock said he met with the landscape architect and visited the site.

Attorney Maura Ziska acknowledged that this home is a code compliance issue that needs to be addressed as soon as possible. She said they had permission from the town to remove a historical tree from the site.

ROLL CALL:

MR. STRAWBRIDGE	YES
MR. SMITH	YES
MR. ZUKOV	NO
MS. DIVER	YES
MR. YOUCHAK	YES
MR. KARAKUL	NO
MR. WHEELOCK	YES

MOTION CARRIED 5-2.

D. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None.

E. NEW BUSINESS - MINOR PROJECTS

A15-06 Landscape Lighting

Address: 101 Seminole Avenue
Applicant: Robert Meister
Project Description: Landscape lighting

Mr. Wheelock said he visited the site.

Lighting Consultant Don Collier, with Luminary Effects, said some lights will be attached to trees reflecting on the ground which will be use only for parties. Lights in the proximity of the beach will have a switch preventing them from being turned on during the turtle season.

MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

Chairman Wheelock announced that there was a request for an informal review at this time for the construction project at 272 Country Club Road. This issue involves construction of a new house that was not built in accordance with ARCOM. As well, the completed landscaping has not been reviewed.

Bill Civatella, 272 Country Club Road, explained that the roof was lowered 8" due to the cubic content code and the gate was drawn differently. He indicated that that other minor changes were done to "tone down" the house.

Mr. Civatella was asked to come back next month with photographs of the house.

**VIII COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF
PLANNING ZONING AND BUILDING DEPARTMENT**

Mr. Frank announced that a new ARCOM applications will be developed notifying architects that they must sign-off on their projects at the end of construction.

Mr. Frank was asked to arrange a field trip to visit some of the landscape lighting projects that ARCOM has approved. Mr. Frank said he will contact a lighting expert.

Mr. Karakul appreciated having mini plans distributed to the commission. He remarked that the detailing and scale of projects are better understood with these plans.

**MOTION BY MR. SMITH TO REQUIRE FIFTEEN COPIES OF MINI PLANS, (NO
LARGER THAN 11X17), FOR ALL MAJOR PROJECTS INCLUDING LANDSCAPING
AND STREET SCAPES.**

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

IX ADJOURNMENT

MOTION BY MR. ZUKOV TO ADJOURN THE MEETING AT 12:19 P.M.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on January 24, 2007 at 9:00 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. Wheelock', with a long horizontal line extending to the right.

Morgan Dix Wheelock, Chairman