

**ARCHITECTURAL COMMISSION
MEETING MINUTES
WEDNESDAY, OCTOBER 28, 2009**

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be “abbreviated” in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town’s website at www.townofpalmbeach.com or may obtain an audio CD recording of the meeting by contacting Gretchen Dayton, Secretary for the Architectural Commission (561-)227-6409. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER(12:39:14 p.m.)

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

II. ROLL CALL(12:39:18 p.m.)

Present:

William Feldkamp

Jeffery Smith

William Strawbridge

Leslie Diver

Thomas Youchak

Samuel Boykin

Kenn Karakul

Robert Vila

Ann Vanneck

Nikita Zukov

John S. Page, Director of Planning, Zoning & Building

John C. Lindgren, Planning Administrator

Gretchen Dayton, Recording Secretary

Absent:

None

III. PLEDGE OF ALLEGIANCE

Chairman Feldkamp lead the Pledge of Allegiance

**IV. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 23, 2009 MEETING
(12:40:20 p.m.)**

**MOTION MADE BY WILLIAM STRAWBRIDGE TO APPROVE THE
MINUTES**

**SECONDED BY THOMAS YOUCHAK.
MOTION CARRIED UNANIMOUSLY**

V. SWEARING IN PERSONS TESTIFYING

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

VI. OTHER BUSINESS

None

VII. PROJECT REVIEW

A. PROJECT DEFERRAL/REMOVAL

[B64/09 New Guest House/Cabana](#)

Address: 151 Via Bellaria

Applicant: Robert Tomsich

Architect: Smith and Moore Architects

Project Description: Two-story guest house/cabana

This project was deferred from the August and September meetings at the architect's request.

The architect requests removal from the agenda

**MOTION MADE BY LESLIE DIVER TO REMOVE THE PROJECT FROM THE
AGENDA**

SECONDED BY WILLIAM STRAWBRIDGE

MOTION CARRIED UNANIMOUSLY

[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 provision to bring the landscaping plan back for review.

The architect requests deferral of this project.

**MOTION MADE BY LESLIE DIVER TO DEFER THE PROJECT TO THE
NOVEMBER MEETING**

**SECONDED BY KENN KARAKUL.
MOTION CARRIED UNANIMOUSLY**

**B. TOWN COUNCIL PROJECTS - VARIANCE/SPECIAL EXCEPTION REQUESTS
- DEFERRALS**

B66/09 & SE13/09 New Entry Wall & Piers

Address: 115 Parc Monceau

Applicant: Orchid Island Trust, c/o Peter Broberg

Architect: William Waters

Project Description: A request for demolition of existing entry piers and construction of a new entry wall and gate piers including entry gates to match existing Regency style house. Request includes new landscaping being proposed for the right-of-way along Parc Monceau. Request approval of a special exception to construct a new entrance wall with piers, gate posts and gates including a driveway perpendicular to the face of the gates. The gates are proposed to be setback 10' to 19' from the edge of pavement on a cul-de-sac. This proposed placement requires a special exception for the Code requirement to have an overall 18' clear driveway perpendicular to face of gate. A reduction of the driveway depth is allowed via a Special Exception under this portion of the Town's Zoning Code.

This project was deferred from the September meeting awaiting Town Council review.

There were no ex parte communications declared relative to this project.

Architect William Waters stated that the original proposal included black wrought iron gates, but after meeting with neighbors, white gates were preferred.

**MOTION MADE BY LESLIE DIVER TO APPROVE THE ORIGINAL DESIGN
OF THE GATE IN WHITE, TO REMOVE THE URNS FROM THE DESIGN AND
PLACE A PANEL BEHIND THE GATE
SECONDED BY KENN KARAKUL
MOTION CARRIED UNANIMOUSLY**

**C. TOWN COUNCIL PROJECTS - VARIANCE/SPECIAL EXCEPTION REQUESTS
- NEW BUSINESS**

A20/09 SE14/09 Signage

Address: 240 Sunset Avenue

Applicant: PNC Bank f/k/a National City Bank

Attorney: Francis Lynch

Project Description: Change of Signage

Mr. Vila said he visited the site.

Attorney Frank Lynch, representing PNC Bank, indicated that the color of the signs will change from green to blue and they will have a logo.

**MOTION MADE BY KENN KARAKUL TO APPROVE THE PROJECT WITH
THE PROVISION THAT IT CONFORMS TO THE CODE
SECONDED BY JEFFERY SMITH.
MOTION CARRIED UNANIMOUSLY**

[B75/09 V27/09 Demolition & New Residence](#)

Address: 358 Hibiscus Avenue

Applicant: Suren Hovsepian

Applicant: Suren Hovsepian

Architect: Gene Pandula

Project Description: Demolition of an existing duplex and construction of a two-story single-family residence

A court reporter from the firm of Consor & Associates was present to transcribe the proceedings of this presentation. Mr. Youchak said he met with the architect. Mr. Strawbridge said he met with the architect and visited the site. Mr. Feldkamp said he visited the site. Ms. Diver said he met with the lawyer and visited the site.

Mr. Lindgren read a letter from Thomas Hoadley, 310 Australian Avenue, disapproving of this project.

Attorney Lisa Small, representing the applicant, presented a letter from Louise Snyder in support of the project.

Architect Gene Pandula proposed demolition of the duplex building that was built in 1951.

**MOTION MADE BY WILLIAM STRAWBRIDGE TO APPROVE DEMOLITION
SECONDED BY LESLIE DIVER.
MOTION CARRIED UNANIMOUSLY**

Architect Gene Pandula presented the proposed two-story single-family residence.

**MOTION MADE BY LESLIE DIVER TO RECOMMEND TO TOWN COUNCIL
THAT THE VARIANCES REQUESTED ARE NOT DETRIMENTAL TO THE
ARCHITECTURE
SECONDED BY KENN KARAKUL.
MOTION CARRIED UNANIMOUSLY**

**MOTION MADE BY JEFFERY SMITH TO APPROVE THE PROJECT WITH
THE PROVISION TO COME BACK WITH A RESTUDY OF THE FRONT DOOR
ELEVATION AND LANDSCAPING**

**SECONDED BY LESLIE DIVER.
MOTION CARRIED UNANIMOUSLY**

[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.

Mr. Feldkamp and Mr. Vila said they visited the site.

Architect Eugene Fagan proposed changes to the facade of the existing duplex building.

Mr. Lindgren read a letter from Attorney Wilton White, representing Ms. Donna Parisher Flammarion, objecting to the variance requests.

Most of the Commissioners agreed that the proposal was a great improvement to the property.

Mr. Vila felt that the existing building could be improved to be more in keeping with the beach-bungalow style homes on Root Trail.

**MOTION MADE BY WILLIAM FELDKAMP TO DEFER THE PROJECT TO
THE NOVEMBER MEETING FOR RESTUDY AND TO BRING BUILDING
SAMPLES, ENGINEERING FOR THE APPROACH TO THE GARAGES AND
LANDSCAPING**

**SECONDED BY THOMAS YOUCHAK
MOTION CARRIED UNANIMOUSLY**

D. DEFERRALS AND CONTINUATION – MAJOR PROJECTS

[B73/09 Demolition & New Residence](#)

Address: 160 Dunbar Road

Applicant: Robert and Lucia Harvey

Architect: SKA Architects

Project Description: Demolition of existing one-story home and construction of a new two-story Mediterranean style home to be approximately 6,000 square feet.

This project was deferred from the September meeting for restudy

Note: The demolition was approved at the September meeting.

Mr. Vila said he visited the site. Mr. Feldkamp said he met with the architect Mr. Strawbridge said he reviewed the plans via e-mail.

Architect Pat Segraves reviewed the changes that had been made to the project.

Landscape Architect Steve Dauber addressed the comments that were made at last meeting.

**MOTION MADE BY WILLIAM STRAWBRIDGE TO DEFER THE PROJECT TO THE NOVEMBER MEETING
MOTION FAILED FOR A LACK OF A SECOND**

**MOTION MADE BY LESLIE DIVER TO APPROVE THE PROJECT WITH THE PROVISION TO RETURN TO THE COMMISSION WITH THE FRONT ENTRY WALL
SECONDED BY KENN KARAKUL
MOTION CARRIED 6 - 1 AFTER A ROLL CALL VOTE WITH JEFFERY SMITH DISSENTING.**

E. NEW BUSINESS – MAJOR PROJECTS

[B77/09 New Residence](#)

Address: 615 North County Road

Applicant: Mr. Lewis Sanders

Architect: Smith Architectural Group

Project Description: Requesting a 12-month extension of ARCOM approval

Mr. Smith declared a previous conflict of interest and left the meeting room during the discussion. Mr. Vila was voting in Mr. Smith's absence. Ms. Vanneck and Mr. Strawbridge said they spoke with Don Kino on the telephone. Mr. Youchak said he spoke with Mr. Kino's secretary on the telephone. Mr. Vila said he visited the site. Mr. Zukov said he went to the architect's office.

Vice President of Smith Architectural Group Don Kino presented the request to extend the ARCOM approval for additional twelve-months.

After discussion, it was determined that the project has had extended approvals, once for six-months and then again for twelve-months. Thereby, this will be the third request for a time extension.

**MOTION MADE BY ROBERT VILA TO APPROVE THE PROJECT FOR AN ADDITIONAL TWELVE MONTHS
SECONDED BY KENN KARAKUL.
MOTION CARRIED 6 - 1 AFTER A ROLL CALL VOTE WITH WILLIAM FELDKAMP DISSENTING.**

[B78/09 Landscape & Hardscape](#)

Address: 1438 North Ocean Way

Applicant: Michael Schultz

Landscape Designer: Alan Stopek

Project Description: Final landscape & hardscape plan

Ms. Vanneck said she spoke with the landscape architect on the telephone and she visited the site. Mr. Strawbridge said met with the landscape architect at the site. Mr. Feldkamp said he spoke with the landscape architect on the telephone.

Alan Stopeck, representing the project, stated that he was unaware that the final landscaping had not been presented to ARCOM. As the construction is mostly completed, the landscape has been installed. He indicated that the conduit for the landscape electrical was installed, but the owner decided not to install the lighting because the house is for sale.

Robert Moore, representing Woolems Construction, stated that this project was a major remodel with a small addition. The Building Department determined that the final landscaping needed approval from ARCOM as there were some issues with the neighbors.

**MOTION MADE BY KENN KARAKUL TO APPROVE THE LANDSCAPING AS PRESENTED
SECONDED BY WILLIAM STRAWBRIDGE
MOTION CARRIED UNANIMOUSLY**

The meeting was resumed at 11:02 a.m. Ms. Diver left the meeting at this time. Mr. Vila was voting for the remainder of the meeting.

[B79/09 Landscape & Gate](#)

Address: 101 El Bravo Way

Applicant: 101 El Bravo Way (Dan Swanson, Manager)

Landscape Architect: A. Grant Thornbrough & Associates

Project Description: Final landscape plan, vehicular gate into garage area.

There were no ex parte communications disclosed regarding this project.

Landscape Architect Carol Perez presented the final landscape, hardscape and gate project.

Ms. Vanneck suggested adding more palm trees along the ocean side.

Responding to comments that the hedge did not continue along the front of the property, Dan Swanson explained the hedge was lowered to a height of thirty inches at the area of the site triangle.

Mr. Vila felt that the gate was to too big and too ornate.

MOTION MADE BY MR. STRAWBRIDGE TO DEFER TO THE PROJECT TO THE NOVEMBER MEETING TO BRING BACK THE GATES IN A LESS ORNATE FORM, TO BRING COLORED PLANS AND ELEVATION

DRAWINGS AND INCREASE THE FOLIAGE AT THE FRONT OF THE PROPERTY

SECONDED BY MR. KARAKUL

MOTION CARRIED UNANIMOUSLY

[B80/09 Landscape & Hardscape](#)

Address: 180 Royal Palm Way

Applicant: PEMS Partnership Ltd.

Landscape Architect: Morgan Wheelock, Inc.

Architect: Glidden Spina & Partners

Project Description: Replace existing landscape with new. Replace existing asphalt parking lot with new concrete and brick.

There were no ex parte communications disclosed relative to this project.

Architect Keith Spina introduced the project to the Commission.

Landscape Architect Don Skowron presented the "rejuvenation" landscape and hardscape plan for Lydian Bank. He indicated that asphalt would be replaced with colored concrete. In addition, four coconut palms will replace the Washingtonia palms along South County Road.

Mr. Smith indicated that the gate in the ficus hedge along South County Road was too Mediterranean for the Georgina style bank building.

MOTION MADE BY KENN KARAKUL TO APPROVE THE LANDSCAPE PLAN, THE HARDSCAPE PLAN, COME BACK WITH A NEW GATE DESIGN AND ADD TAN AWNINGS ON THE FIRST FLOOR.

SECONDED BY WILLIAM STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY

[B81/09 New Residence, Landscape & Hardscape](#)

Address: 264 Country Club Road

Applicant: JDM Investments, LLC

Architect: Rustem Kupi 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.

There were no ex parte communications disclosed regarding the project.

Architect Rustem Kupi presented the proposed new single family home.

Landscape Designer Dustin Mizel pointed out that there will be vegetative screening for the neighbors.

Ralph Del Deo, 265 Fairview Road, the neighbor behind this project, requested that the landscaping buffer his property. He was also concerned about the site having proper drainage as this area of town has had problems in the past.

After discussion, it was felt that the entire front facade needed fenestration restudy.

**MOTION MADE BY WILLIAM STRAWBRIDGE TO DEFER THE PROJECT
TO THE NOVEMBER MEETING FOR RESTUDY OF THE ARCHITECTURE
AND THE FINAL LANDSCAPING
SECONDED BY KENN KARAKUL
MOTION CARRIED UNANIMOUSLY**

[B82/09 Demolition & New Residence](#)

Address: 200 Merrain Road

Applicant: Mark Mason and Isabell Kron

Architect: Ralph Cantin

Project Description: Time extension for ARCOM approval (Demolish existing residence. Construct a new two-story residence.)

No ex parte communications were disclosed regarding this project.

Architect Ralph Cantin requested project approval of demolition and a new residence to be extended for additional twelve-months.

**MOTION MADE BY KENN KARAKUL TO APPROVE A TWELVE-MONTH
EXTENSION OF THE PROJECT
SECONDED BY ROBERT VILA.
MOTION CARRIED UNANIMOUSLY**

[B83/09 Demolition](#)

240 Park Avenue

Applicant: Town of Palm Beach

Project Description: Demolition

There were no ex parte communications disclosed

Note: Mr. Boykin was away from the meeting during the presentation of this project.

Mr. Lindgren read the demolition report into the record, which stated that the building was built sometime in the 1920's. Also, it is believed that the building was an annex to the Palm Beach Hotel for housing of employees.

**MOTION MADE BY WILLIAM STRAWBRIDGE TO APPROVE DEMOLITION
WITH THE PROVISION TO SOD AND IRRIGATE THE LOT WITHIN
FIFTEEN DAYS.**

**SECONDED BY ANN VANNECK.
MOTION CARRIED UNANIMOUSLY**

F. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None

G. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

None

H. NEW BUSINESS - MINOR PROJECTS

**A21- Entry Gates(3:41:31
09 p.m.)**

Address: 3 La Costa Way

Applicant: Mr. and Mrs. William Hamm

Architect: Fairfax & Sammons

Project Description: New entry gate and flanking piers, other piers to remain, but to be renovated

There were no ex parte communications disclosed.

Architect Ann Fairfax presented the proposal to add entry gates and piers.

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

**SECONDED BY MR. YOUCHAK
MOTION CARRIED UNANIMOUSLY**

**VIII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF
PLANNING, ZONING AND BUILDING DEPARTMENT (3:46:39 p.m.)**

Mr. Smith commented that the new house being built at the corner of South Ocean Blvd. and Banyan Rd. has a very large site wall and that the house is placed closer to South Ocean Blvd. than any other on the street.

Mr. Page addressed the issue of keeping track of final landscape projects coming before ARCOM before any vegetation is installed. He noted that the town's new software program might be helpful to notify the inspectors to check for landscape approval.

Debate took place regarding the number of times that a project should come before the Commission for time extensions. How many are too many. Mr. Lindgren advised that

time extension are treated the same as new projects with advertising to the neighbors and submission of complete packages. At that time, The Commission has the opportunity to review these projects again.

IX. ADJOURNMENT

MOTION MADE BY THOMAS YOUCHAK TO ADJOURN THE MEETING AT 12:27 P.M.

SECONDED BY JEFFERY SMITH.

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,

William P. Feldkamp, Chairman