



MINUTES
ARCHITECTURAL COMMISSION
IN THE TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH, FLORIDA

WEDNESDAY, AUGUST 24, 2011, 9:00 a.m.

Please be advised that in keeping with a recently reaffirmed 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 recording of the meeting by contacting Cindy Delp, Secretary to the Architectural Commission at (561) 227-6408. 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 (8:58:45 a.m.)

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

II. ROLL CALL (8:58:52 a.m.)

Jeffery W. Smith, Chairman	PRESENT
Robert J. Vila, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT (arrived at 9:38 a.m.)
Nikita Zukov, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Alex Hufty Griswold, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Peter I. C. Knowles II, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT

Staff members present were as follows: John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney John C. Randolph was not present.

III. PLEDGE OF ALLEGIANCE (8:59:18 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE JULY 27, 2011 MEETING:
MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

V. [APPROVAL OF THE AGENDA : \(8:59:54 a.m.\)](#)

MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

VI. [ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY \(9:00:04 a.m.\)](#)

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

VII. [OTHER BUSINESS: \(9:00:24 a.m.\)](#) None

VIII. [PROJECT REVIEW \(9:00:28 a.m.\)](#)

A. [MAJOR PROJECTS - OLD BUSINESS:](#)

[B - 045 - 2011 New Residence](#)

Address: 228 Seabreeze Avenue

Applicant: Roberto Haberfeld (Lemure Seabreeze LLC)

Architect: Smith and Moore Architects, Inc. Daniel Kahan

Project Description: New one-story residence, final landscape and hardscape; Roof Material: Flat white roof; Building Color: White

Please note that at the June meeting, there was a motion for approval of the architecture, but deferral of the landscape to next month. At the July meeting, the landscape was deferred to the August meeting at the request of the applicant.

Call for disclosure of ex parte communication: Disclosures by several members

LANDSCAPE PRESENTATION BY: Jorge Sanchez and Caroline Pendleton Parker, Sanchez and Maddux

Mr. Sanchez presented a revised landscape plan reducing the number of Bismarckia Palms and requesting exception from the commission's request made at the last meeting with regard to the hedge. Instead of a hedge to obscure view of the garage, two large Areca Palms and softer landscape material will be used. Members' opinions differed relative to this plan.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED (LATER CLARIFIED TO BE WITHOUT THE HEDGE).

MOTION SECONDED BY MR. VILA.

MOTION CARRIED 5-2, WITH MR. SMITH AND MRS. VANNECK OPPOSED TO THE LANDSCAPE.

[B - 053 - 2011 Demolition and New Residence](#)

Address: 200 Ocean Terrace

Applicant: Mr. and Mrs. Brock Milstein

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing house. New 2 story residence, pool, landscape and hardscape. Roof Material: Cedar Shake; Building Color: White; Trim Color: White; Shutter Color: Blue

Please note that at the July meeting, there was a motion for approval of the demolition with the typical caveats for sodding and irrigating. There was a second motion for approval of the project as presented, together with a deferral of the front elevation and landscaping as discussed.

Call for disclosure of ex parte communication: Disclosures by Messrs. Homes and Griswold.

ARCHITECTURAL AND LANDSCAPE PRESENTATION BY: Michael Perry, MP Design & Architecture

Mr. Perry presented a few options to revise the front elevation. The architect was asked to bring the garage windows closer together. As for the landscape plan, Ficus perimeter hedging will be changed to Clusia hedge.

MOTION BY MR. VILA FOR APPROVAL OF DESIGN OPTION C AND APPROVAL OF THE CLUSIA HEDGE.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B. [MAJOR PROJECTS - NEW BUSINESS \(9:17:56 a.m.\)](#)

[B - 055- 2011 Awning](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 170 N. Ocean Blvd. #701

Applicant: Joan L. Kalkin and Eugene W. Kalkin as Trustees

Architect: Michael J. Johnson - Architect, P.A.

Project Description: New retractable awning

Call for disclosure of ex parte communication: No disclosures

VARIANCE PRESENTATION BY: Attorney Maura Ziska

ARCHITECTURAL PRESENTATION BY: Michael Johnson, Architect

Attorney Maura Ziska discussed the variances (for height, setbacks, etc.) needed for this project (B-055-2011) and the next project (B-056-2011). Mr. Johnson described the proposed 10.2 ft. x 21 ft. retractable beige and white striped awning. Commission members did not favor the stripes.

MOTION BY MR. ZUKOV FOR APPROVAL OF A SOLID BEIGE AWNING WITH WHITE TRIM TO MATCH THE ENTRANCE AWNING.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

[B - 056 - 2011 Awning](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 170 N. Ocean Blvd. #705

Applicant: Sandra E. Garfunkel as Trustee

Architect: Michael J. Johnson - Architect, P.A.

Project Description: New retractable awning

Call for disclosure of ex parte communication: No disclosures

Since this project was identical to the previous project, no further presentation was necessary.

MOTION BY MR. ZUKOV FOR APPROVAL OF A BEIGE AWNING WITH WHITE TRIM.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

[B - 057 - 2011 Balcony Enclosure](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 146 Seminole Avenue

Applicant: Stephen D. Haymes

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

Project Description: Enclose second floor front balcony and remove existing doors and replace with windows

Call for disclosure of ex parte communication: No disclosures

VARIANCE PRESENTATION BY : Attorney Maura Ziska

ARCHITECTURAL PRESENTATION BY: Patrick Segraves, SKA Architect + Planner

Ms. Ziska discussed the variance required for CCR. Mr. Segraves stated that the enclosure will add 169 square feet; and, that the project also includes a change in the color of the garage doors, a change to the front doors, and removal of the piece above the front door. The commission was not in favor of the changes to the front elevation as proposed.

MOTION BY MR. ZUKOV FOR DEFERRAL (TO THE SEPTEMBER MEETING).

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

[B - 058 - 2011 Addition & changes to covered entry](#)

Address: 264 Dunbar Road

Applicant: Mr. and Mrs. Frederick Searby

Architect: Daniel Kahan, Smith and Moore Architects, Inc. Project Description: Facade changes to the existing covered entry; addition of a one-car, one-story garage to create a two-car garage; and replacement of existing windows with impact resistant single-hung windows

Let the record show that Mr. Karakul arrived during this project.

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

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects, Inc.

In addition to the elements of the project as listed above, Mr. Kahan indicated that the project also includes re-roofing the house with a flat, white concrete tile roof. Members provided comments, both pro and con, relative to the design.

MOTION BY MR. HOMES FOR APPROVAL AS SUBMITTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 6-1, WITH MR. VILA OPPOSED.

B - 059 - 2011 Convert duplex to single family home

Address: 237-239 Oleander Avenue

Applicant: Oleander Development LLC (Alexander Hufty Griswold)

Architect: Michael Johnson

Project Description: Remodeling a 1260 sq. ft. duplex into a single family home. Interior renovations, creation of a front entry hall and second floor balcony within the existing footprint. Impact windows, new paint and new landscape.

Please note that this project represents a Voting Conflict for Mr. Griswold as he is the applicant. Please note that Mr. Griswold has requested deferral to the September meeting.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MESSRS. ZUKOV AND HOMES SIMULTANEOUSLY.

MOTION CARRIED UNANIMOUSLY.

B - 060 - 2011 Convert duplex to single family home

Address: 231-233 Oleander Avenue

Applicant: Oleander Development LLC (Alexander Hufty Griswold)

Architect: Michael Johnson

Project Description: Remodeling a 1260 sq. ft. duplex into a single family home. Interior renovations, creation of a front entry hall and second floor balcony within the existing footprint. Impact windows, new paint, new landscape.

Please note that this represents a voting conflict for Mr. Griswold as he is the applicant. Please note that Mr. Griswold has requested deferral to the September meeting.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

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

D. **MINOR PROJECTS - NEW BUSINESS (9:46:24 a.m.)**

A - 019 - 2011 Landscape/Hardscape

Address: 1170 North Ocean Boulevard

Applicant: Thomas W. Moloney and Jan M. Salsgiver (husband and wife)

Architect: Jeffery Blakely, Landscape Architect

Project Description: Final landscape plan, hardscape, and lighting plan

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Jeff Blakely, Landscape Architect

Mr. Smith called attention to a discrepancy between the plan and the elevation relative to the palm alley. It was clarified that the plan is correct.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

A - 020 - 2011 Exterior Changes

Address: 285 Sunrise Avenue

Applicant: J. P. Morgan Chase Bank (Corey Lenga)

Architect: BDG Architects

Project Description: Exterior changes are being proposed to the existing approved site plan for the property for the purpose of bringing the Chase Bank site into compliance with current ADA regulatory criteria. The changes consist of addressing the front entrance, back entrance, ramp and stair finishes and handrails, along with the pedestrian walkway and ramp adjacent to handicap parking area. The proposed revisions will enhance the safety of the public using the site, in addition to reviving the aesthetic appeal.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Danlys Hernandez and Chris Kirschner, BDG Architects

Mr. Kirschner clarified that the project includes restriping and resealing of the parking lot, and some landscaping per the submitted plans, but no signage is included.

MOTION BY MR. GRISWOLD FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

IX. **COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):** None

X. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (10:01:49 a.m.)** None

XI. ADJOURNMENT: (10:01:55 a.m.)

As there was no other business, the meeting adjourned at 10:01 a.m.

The next meeting of the Architectural Commission will be held on Wednesday, September 28, 2011 in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Jeffery W. Smith, Chairman
ARCHITECTURAL COMMISSION

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