



# TOWN OF PALM BEACH

Planning, Zoning & Building Department

## MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, AUGUST 23, 2006

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

### I. CALL TO ORDER

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

### II. ROLL CALL:

Morgan Dix Wheelock, Chair  
Nikita Zukov, Vice-Chair  
William P. Feldkamp, Member  
William J. Strawbridge, Jr., Member  
Leslie C. Diver, Member  
Thomas M. Youchak, Member  
Jeffery Smith, Member (in attendance at 9:04 a.m.)  
Kenn Karakul, Alternate Member  
Samuel M. Boykin, Alternate Member  
John C. Randolph, Town Attorney  
Veronica Close, Director Planning, Zoning & Building  
Timothy M. Frank, Projects Coordinator  
Gretchen Dayton, Recording Secretary

### ABSENT:

Mark Bennett, Alternate Member (un excused absence)

### III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chair Wheelock.

### IV APPROVAL OF THE MINUTES FROM THE JULY 26, 2006 MEETING. MOTION BY MR. FELDKAMP APPROVE THE MINUTES. MOTION SECONDED BY MR. ZUKOV. MOTION CARRIED UNANIMOUSLY.

**V PROJECT DEFERRALS/REMOVALS**

**B11-06/SPR 5-06 Building Renovations (Demolition & Rebuild)**

Address: 2842 South Ocean Boulevard  
Applicant: City National Bank of Florida  
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 addition of a partially sunken 220-space parking structure to replace the existing 144-space surface parking lot. The swimming pool will be relocated to the 4<sup>th</sup> floor of the building and new tennis courts will be built on top of the new parking structure. With the new parking structure, the proposed entry drive will ramp up to the new lobby entry level. This building will remain five 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 February and March meetings as no one was present to represent the project. It was deferred from the May meeting for restudy and deferred from the June meeting at the applicant's request. Staff recommends deferral pending Town Council action.

**B54-06/V23-06 New Residence**

Address: 1473 North Ocean Blvd.  
Applicant: Stanley N. and Gay H. Gaines  
Architect: Mark Marsh, Bridges, Marsh & Associates  
Project Description: Construction of new 8,347 square foot home and addition of a 4,474 square foot pool house to existing guest house.

This project was deferred from the July meeting because the notification of the proposed demolition had been overlooked in the original application. Again, the notices were not mailed for the August meeting.

**B56-06/ SPR13-06 Site Revisions**

Address: 300 Seminole Avenue  
Applicant: Il Lugano Condominium  
Architect: Brower Architectural Associates  
Project Description: reconfigure parking at interior entry to allow for wider turns in and out of the port cochere. This will require the relocation of two parking spaces and the reduction of the landscape island immediately opposite the entry. A fountain and new landscape will be placed in the new island. An accessory structure to enclose a generator within the rear yard setback is being proposed of concrete block and smooth stucco. The roof will be concrete with a canvas top matching the canvas roofs of the existing cabanas.

The site plan was approved and the generator portion of the project was deferred for restudy from the July meeting. The architect requests deferral to the September meeting.

**B64-06 Addition**

Address: 577 East Woods Road  
Applicant: Lois Umbach  
Architect: Theodore E. Davis  
Project Description: Adding second story reading loft, ground floor family room and exercise room to existing home.

This project was deferred from the July meeting for restudy. Staff recommends deferral to the September meeting as this project requires a variance.

**MOTION BY MR. FELDKAMP TO DEFER THE PROJECTS B11-06, B54-06, B56-06 AND B64-06 TO THE SEPTEMBER MEETING.**

**MOTION SECONDED BY MR. ZUKOV.**

**MOTION CARRIED UNANIMOUSLY.**

## **VI PROJECT REVIEW**

### **A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS**

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

#### **B29-06\V16-06 New Cabana & New Underground Garage**

Address: 750 South County Road  
Applicant: Gary Lumsden  
Architect: James C. Paine, Jr.  
Project Description: (1) New steps accessing front entry (2) New site wall along south property line. (3) New pool cabana above new underground garage structure with access from the west side.

This project was deferred in June to the August meeting at the architect's request.

The architect was not present at this time. Therefore, the Chairman moved this project to the end of this section of the agenda.

This project was called again after Item number B58-06.

Architect Jim Paine commented that the homeowners considered the Commission comments from last month and decided to eliminate the cabana building. They also agreed to change the railing to be solid with a limestone cap. The underground garage was enlarged from the last presentation which resulted in a greater variance request as well.

Mr. Frank reported the Public Works Department's comment which was; provide a line of site analysis demonstrating safe access from the shared driveway to the road.

Mr. Paine said that this property and the neighboring property share a driveway and large ficus hedges which is an existing condition. Removal of this vegetation, to provide a line of site, would expose both of the driveways to the road.

Mr. Karakul said he lives across the street and he appreciates the hedges and the charm that they create.

The Commission suggested they meet with the Public Works Department regarding the driveway location.

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

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

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED.  
MOTION SECONDED BY MR. FELDKAMP.  
MOTION CARRIED UNANIMOUSLY.**

**B30-06\SP 7-06 Building Alterations**

Address: 380 South County Road  
Applicant: Rhino Real Estate, Inc.  
Architect: Smith and Moore Architects  
Project Description: Alterations to an existing two-story bank/office. Reconfiguration of the roof structure, window and door replacement and reconfiguration, addition of a limestone base, pilasters, cornice and window sills and surrounds. Change of second floor use from professional office to bank office.

This project was deferred from the May, June and July meetings for restudy. Ms. Diver, Mr. Feldkamp, Mr. Zukov and Mr. Youchak said they met with the architect. Mr. Wheelock said he met with the architect and visited the site.

Ms Close reported that the Town Council deferred the variance request until the ARCOM meeting. Specifically, they directed the applicant to design a Mediterranean/Mizner style building.

Architect Harold Smith presented revised drawings and said the main change to the building is the addition of a 4-12 mansard style roof with clay barrel tiles. The entry doors are now centered on the alcove opening. An ATM machine will be located in a granite counter behind the pilaster on the north side of the alcove. Lattice work with vegetation will screen the parking area on the south elevation.

The previously presented project was preferred and it was agreed that the architecture of the last presentation had more merit to it than the Mediterranean scheme. If the style is to be Mediterranean, then the windows should have lites and the stone rustication at the entry should either extend to the second floor or go all the way around the building. The sign could be incorporated more architecturally with the building instead of hanging over the entrance. Architect Smith agreed to use square casement windows, continue the rustication across the first floor and replace the bullnose awnings with square awnings.

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

Representing Commerce Bank, Mike Knuckles with Interstate Development, requested that ARCOM deny the project. He thought that they could appeal to Town Council and not have to wait another month for project approval. Ms. Close suggested that ARCOM make a recommendation to the Town Council regarding the variance and come back with the architecture.

**MR. SMITH WITHDREW HIS MOTION.**  
**MR. STRAWBRIDGE WITHDREW HIS SECOND.**

It was suggested to restate the motion in a way that says the Mediterranean style does not measure up to the level that it should be at this presentation. It was again mentioned that the previous style was preferred.

Mr. Randolph said that obviously there is a disagreement with what the Town Council wants and what the Commission wants regarding the architectural style. He recommended that the Commission make a motion regarding the variances and another motion relative to the architecture.

Zoning Administrator Paul Castro mentioned that one of the variance requests was to demolish more than 50% of the building by removing the roof and all of the windows. He thought that the building could be built to conform to the zoning codes because there is no hardship for granting of these variances.

**MOTION BY MR. SMITH TO RECOMMEND TO THE TOWN COUNCIL THAT THE PROJECT MERITS THE VARIANCE REQUESTS AND THE SITE PLAN REVIEW AND TO COME BACK WITH CHANGES TO THE FENESTRATION, SIGNS, RUSTICATION, AWNINGS AND MINOR DETAILS.**  
**MOTION SECONDED BY MS. DIVER.**

**ROLL CALL:**

|                        |            |
|------------------------|------------|
| <b>MR. SMITH</b>       | <b>YES</b> |
| <b>MS. DIVER</b>       | <b>YES</b> |
| <b>MR. ZUKOV</b>       | <b>NO</b>  |
| <b>MR. FELDKAMP</b>    | <b>YES</b> |
| <b>MR. STRAWBRIDGE</b> | <b>NO</b>  |
| <b>MR. YOUCHAK</b>     | <b>YES</b> |
| <b>MR. WHELOCK</b>     | <b>NO</b>  |

**MOTION CARRIED 4-3.**

**MOTION BY MR. SMITH TO DEFER THE ARCHITECTURAL PORTION OF THE PROJECT TO THE SEPTEMBER MEETING.**

**MOTION SECONDED BY MS. DIVER.**

**MOTION CARRIED UNANIMOUSLY.**

**B71-06/V31-06 Addition**

Address: 911 North Ocean Blvd.  
Applicant: Joan M. Goodman  
Architect: Randall Dubois  
Project Description: Construct a new two-story addition adjacent to the existing two-story residence.

Ms. Diver said the architect left her a telephone message, but she did not get back to him. Mr. Wheelock, Mr. Zukov and Mr. Youchak said they met with the architect.

Architect Randall Dubois stated the project requires demolition of a portion of the house to make room for the new addition. They request a point of measurement variance to match the floor elevation of the existing house. A copper roof will be added as a connecting element over the walkway and the pavilion.

Landscape Architect Robert Truskowski indicated that sea oats and other native grasses will be added along the sea wall. Silver buttonwood will screen the property to the north.

**MOTION BY MR. ZUKOV TO APPROVE THE DEMOLITION WITH THE USUAL CONDITIONS.**

**MOTION SECONDED BY MR. SMITH.**

**MOTION CARRIED UNANIMOUSLY.**

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

**MOTION SECONDED BY MR. SMITH.**

**MOTION CARRIED UNANIMOUSLY.**

Even though the Commission felt that the architect did a nice job with a difficult project, they thought the two corner windows in the mansard roof appeared to be out of place, and the copper roof elements, the fenestration, and the width of the pavilion should to be restudied.

**MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE TWO CORNER WINDOWS IN THE MANSARD ROOF, REMOVE THE DECORATIVE WINDOWS ON THE EAST SIDE AND DEFER THE BRIDGE AND PAVILION ISSUES TO THE SEPTEMBER MEETING.**

**MOTION SECONDED BY MR. YOUCHAK.**

**MOTION CARRIED UNANIMOUSLY.**

Mr. Youchak requested an elevation drawing of the landscaping when they come back.

**B72-06/V32-06 Demolition & New Residence**

Address: 2310 South Ocean Blvd.  
Applicant: Craig and Stacy Martone  
Architect: The Lawrence Group Architects  
Project Description: Demolition of an eight-unit hotel structure and construction of a two-story single family house. Approval was previously granted to remodel the existing hotel envelope. The proposed structure is a simple Mediterranean building with keystone trim, wood outlookers and a two-car garage.

Mr. Wheelock said he met with the architect and visited the site. Mr. Youchak, Mr. Zukov and Ms. Diver said they met with the architect.

Architect Eugene Lawrence indicated that the site is the old Sea Lord Hotel on the lake. The Art Deco style hotel was built in 1955 and designed by Architect Allen Babcock. The building is in poor condition.

**MOTION BY MR. FELDKAMP TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.**

**MOTION SECONDED BY MR. ZUKOV.**

**MOTION CARRIED UNANIMOUSLY.**

Mr. Lawrence indicated that the project requires a few variances. The lot is non-conforming being 60' by 108'. They also request to cover an additional 3% of the lot with building. The style of the new building will be Mediterranean with keystone quoins, stone frieze and stone banding under the second floor window sills. He indicated that the landscaping was preliminary at this point.

The Commission had conflicting opinions regarding the variance. Some thought that because it is a new house it should be built to code. Others commented that the variance request should be looked upon favorably for this particular piece of property.

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

**MOTION SECONDED BY MR. FELDKAMP.**

**ROLL CALL:**

|                        |            |
|------------------------|------------|
| <b>MR. ZUKOV</b>       | <b>YES</b> |
| <b>MR. FELDKAMP</b>    | <b>YES</b> |
| <b>MR. STRAWBRIDGE</b> | <b>NO</b>  |
| <b>MS. DIVER</b>       | <b>NO</b>  |
| <b>MR. YOUCHAK</b>     | <b>YES</b> |

MR. SMITH NO  
MR. WHELOCK YES  
MOTION CARRIED 4-3.

The windows were thought to be out of scale and they should be lined up.

**MOTION BY MS. DIVER TO DEFER THE ARCHITECTURE TO THE SEPTEMBER MEETING.**

**MOTION SECONDED BY MR. STRAWBRIDGE.**

**ROLL CALL:**

MS. DIVER YES  
MR. STRAWBRIDGE YES  
MR. ZUKOV NO  
MR. FELDKAMP YES  
MR. YOUCHAK NO  
MR. SMITH NO  
MR. WHELOCK NO

**MOTION FAILED 4-3.**

Mr. Lawrence offered to square off the window heads on the second floor and drop the entrance height one-foot. After several suggestions were made, it was thought that all of the changes should be presented to the Commission.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.**

**MOTION SECONDED BY MR. STRAWBRIDGE.**

**MOTION CARRIED UNANIMOUSLY.**

**B42-06 /SPR9-06 Generator Screen**

Address: 425 Worth Avenue  
Applicant: The Villas, Inc.  
Engineer: Brannon & Gillespie  
Project Description: Construct screen wall for emergency generator.

This project was deferred from the June meeting for restudy and deferred from the July meeting at the attorney's request.

No one was present to represent the project.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.**

**MOTION SECONDED BY MS. DIVER.**

**MOTION CARRIED UNANIMOUSLY.**

**B55-06/V28-06 New Residence**

Address: 300 Ridgeview Drive  
Applicant: John and Lea Flynn  
Architect: Smith and Moore  
Project Description: Demolition of an existing two-story residence and construction of a new two-story Georgian style residence.

Demolition was approved and the new residence was deferred for restudy from the July meeting. Ms. Diver, Mr. Feldkamp, Mr. Wheelock and Mr. Youchak said they met with the architect and reviewed the plans.

Architect Harold Smith said they met with the Public Works Department and come up with a driveway plan that will service the garage off of Ridgeview Drive. Also, as requested last month, the bay windows were removed and the garage doors were split into three equal panels.

**MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT SUBJECT TO  
RESTDY OF THE WINDOWS ABOVE THE GARAGE DOORS.**

**MOTION SECONDED BY MR. STRAWBRIDGE.**

**MOTION CARRIED UNANIMOUSLY.**

**B57-06/V30-06 Demolition & New Residence**

Address: 1141 North Lake Way  
Applicant: 1141 North Lake Way, Inc., William Elias, President  
Architect: John Bellamy & Jeffrey D. Brassuer  
Project Description: Demolition of existing two-story residence. New two-story residence with a pool.

The demolition was approved at the July meeting and the new construction was deferred for restudy.

Mr. Wheelock recused himself having previously declared a conflict of interest. He passed the gavel to Vice-Chair Zukov and left the dias during the presentation.

Mr. Frank informed the Commission that applicant withdrew the variance request relative to this property.

Architect John Bellamy presented revised plans having a centered entry with a balcony above and two side facing garage wings. The rear elevation was simplified at the Commission's request.

Landscape Architect Don Skowron proposed a larger swimming pool and stated that the preliminary landscaping remains the same as the last presentation.

After review of the revised building, it was thought to be very plain and that the details will be important on this house. Developer Bill Elias responded that the front door will be a “jewel type” metal door which will add a nice detail to the house. Even so, the architect did not have detailed drawings or building material samples for this presentation.

**MOTION BY MR. STRAWBRIDGE TO APPROVE THE ARCHITECTURAL CONCEPT, BUT COME BACK WITH DETAILS AND SAMPLES.**

**MOTION SECONDED BY MR. FELDKAMP.**

**MOTION CARRIED UNANIMOUSLY.**

**B58-06/SP10-06 New Residence**

Address: 1275 South Ocean Blvd.  
Applicant: 1275 South County LLC  
Architect: Phoenix Architecture  
Project Description: New two-story residence with Colonial Revival features, dentil crown molding, limestone trim and casement windows.

This project was deferred from the July meeting for restudy.

Designer Lynn McColl said that a balcony was added above the front entrance and windows were replaced with french doors for access to the balcony. Also, the flat garage roof was changed to a hip roof.

After discussion, Property Owner Dan Swanson agreed to square off the french door transom lites in the library, dining room and family room. He also agreed to simplify the dormer windows.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE PROVISION TO ELIMINATE THE ARCHES IN THE FAMILY ROOM, MORNING ROOM, DINING ROOM AND LIBRARY, AND REMOVE THE DETAIL ON THE DORMER WINDOWS.**

**MOTION SECONDED BY MR. FELDKAMP.**

**MOTION CARRIED UNANIMOUSLY.**

**B. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS**

**B36-06 New Residence**

Address: 1558 North Ocean Way  
Applicant: James S. and Helen E. Cunningham  
Architect: Jim Stergas  
Project Description: New construction of a residence.

Demolition was approved at the May meeting. The review of the new residence was deferred for restudy from the May meeting and deferred from the June and July meetings at the architect's request.

Mr. Smith said the architect e-mailed him drawings, but he was unable to open the file. Mr. Wheelock said he met with the architect and visited the site.

Architect Jim Stergas presented the project. He noted that the proposed landscape plan retains all of the existing perimeter landscaping. The motor court was relocated to the east side of the house bringing focus to the front door. The tower was brought into scale with the building and the windows in the tower were revised.

Landscape Architect Emily O'Mahoney presented elevation drawings of the landscaping and indicated that the tower will be accented with flowering bushes.

The Commissioner's commented on the window sizes and locations. It was suggested to change the direction of the windows in the tower and make them single lites. The entry feature was thought to have too many different architectural styles having a Dutch gable, Chippendale railings and French doors.

**MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE SEPTEMBER MEETING WITH THE RESTUDY OF THE FENESTRATION AT THE TOWER, THE DUTCH ELEMENT OVER THE FRONT DOOR, AND THE RAILINGS AND THE DOORS.**

**MOTION SECONDED BY MR. ZUKOV.**

**MOTION CARRIED UNANIMOUSLY.**

**B45-06 New Garage**

Address: 127 Ocean View Road  
Applicant: John and Heidi Niblack  
Architect: Robert Bell  
Project Description: New detached garage addition with staff quarters above to match existing residence in materials, details, colors, etc.

This project remains on the agenda for review of the landscape plans as it was a condition of the project approval in June. The landscape review was deferred from the July meeting for restudy.

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

Landscape Architect Scott Mosolf presented the landscaping for an existing residence. At the request of the building department, a six-foot wide section of the wall along the front of the house was removed and they added viburnum abukee to screen the structure from the street. Old Chicago brick will be used in the new driveway to match the existing driveway.

It was thought that the landscaping was responsive to the concerns of the neighbors and addressed the easement issues. It was asked to change the pattern of the brick or to use reinforced turf in the new parking area.

**MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE PROVISION TO CHANGE THE PAVING MATERIAL AT THE GUEST PARKING AREA.**

**MOTION SECONDED BY MS. DIVER.**

**MOTION CARRIED UNANIMOUSLY.**

**B46-06 Additions**

Address: 249 Fairview Road  
Applicant: Mr. and Mrs. Alfred Fix  
Architect: Ken Bosted  
Project Description: 1. Replace existing open awning-covered porch with enclosed air-conditioned porch (new dining and family space.) 2. Expand utility space (laundry.) 3. Expand kitchen with new breakfast area. 4. New front entry with a covered entry porch. 5. New sitting room. 6. Miscellaneous minor related alterations. 7. Expand the existing driveway with circular front drive in paving bricks as existing.

This project was deferred from the June meeting for restudy and deferred from the July meeting as no one was present.

Mr. Boykin stated that he visited the site.

Architect Ken Bosted presented revised drawings reflecting the changes that the Commission requested last month. They removed one of the columns from the front porch and they added shutters to some of the windows. The new windows will be impact resistant with no shutters, but there will be shutter headers above them to match the headers above the existing windows.

It was suggested to simplify the front porch by eliminating the arches, the middle column and the long thin shutters. It was remarked that this addition is being misdirected by adding onto a house that will remain at an elevation of 4.58.

**MOTION BY MR. FELDKAMP TO DENY THE PROJECT WITH THE CRITERIA SET FORTH IN ARTICLE III, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205 CRITERIA, (8) THE PROPOSED DEVELOPMENT IS NOT IN CONFORMITY WITH THE STANDARDS OF THIS CODE AND OTHER APPLICABLE ORDINANCES INsofar AS THE LOCATION AND APPEARANCE OF THE BUILDINGS AND STRUCTURES ARE INVOLVED.**

**MOTION SECONDED BY MR. STRAWBRIDGE.**

**ROLL CALL:**

|                        |            |
|------------------------|------------|
| <b>MR. FELDKAMP</b>    | <b>YES</b> |
| <b>MR. STRAWBRIDGE</b> | <b>YES</b> |
| <b>MR. ZUKOV</b>       | <b>NO</b>  |
| <b>MS. DIVER</b>       | <b>NO</b>  |
| <b>MR. YOUCHAK</b>     | <b>NO</b>  |
| <b>MR. SMITH</b>       | <b>NO</b>  |
| <b>MR. WHELOCK</b>     | <b>NO</b>  |

**MOTION FAILED 5-2.**

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE SEPTEMBER MEETING FOR RESTUDY.**

**MOTION SECONDED BY MS. DIVER.**

**SUBSTITUTE MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE PROVISION TO STRAIGHTEN THE ARCH AND TO REMOVE THE CENTER COLUMN AND THE SHUTTERS.**

**ROLL CALL:**

|                        |            |
|------------------------|------------|
| <b>MR. STRAWBRIDGE</b> | <b>YES</b> |
| <b>MR. SMITH</b>       | <b>YES</b> |
| <b>MR. ZUKOV</b>       | <b>YES</b> |
| <b>MR. FELDKAMP</b>    | <b>NO</b>  |
| <b>MS. DIVER</b>       | <b>YES</b> |
| <b>MR. YOUCHAK</b>     | <b>YES</b> |

**MR. WHEELOCK                YES**  
**MOTION CARRIED 6-1.**

**B59-06 Demolition**

Address:                    210 Miraflores Drive  
Applicant:                Dan E. and Karen Swanson  
Architect:                Phoenix Architecture  
Project Description:    Demolition of existing single family residence.

This project was deferred from the July meeting for restudy.

Mr. Wheelock said he visited the site.

Designer Lynn McColl presented the site plan indicating that a 6' high ficus hedge will be planted across the rear of the property. The eureka palms and royal palm trees will remain on the lot.

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

**B62-06 Landscape & Hardscape**

Address:                    201 Kenlyn Road  
Applicant:                Palm Beach Ventures II, LLC  
Architect:                James Towery & Associates  
Project Description:    Landscape and hardscape plan.

This project was deferred from the July meeting as no one was present.

Mr. Wheelock said he visited the site.

Landscape Architect Jim Towery proposed old Chicago brick in a herringbone pattern for the hardscape material. The landscaping will include yellow tabebuia trees, sable palm trees and cocoanut palm trees.

**MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT AS PRESENTED.  
MOTION SECONDED BY MS. DIVER.  
MOTION CARRIED UNANIMOUSLY.**

**B63-06 Landscape & Hardscape**

Address: 268 Nightingale Trail  
Applicant: Palm Beach Ventures II, LLC  
Architect: James Towery & Associates  
Project Description: Landscape and hardscape plan.

This project was deferred from the July meeting for restudy.

Landscape Architect Jim Towery presented a plan with cocoanut palm trees, ficus hedging and groupings of cabbage palms.

Because the east and the south elevations did not have enough screening, it was asked to relocate the air-conditioning units to accommodate additional vegetation. Glass block was suggested to use in the windows above the garage because they overlooked the neighbors swimming pool.

Discussion took place at this time regarding implementing a new policy to require a certain amount of perimeter landscaping when ARCOM reviews new construction projects.

**MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE  
PROVISION TO ADD A SYLVESTER DATE PALM TREE TO THE PLAN.  
MOTION SECONDED BY MR. ZUKOV.  
MOTION CARRIED UNANIMOUSLY.**

**B69-06 Landscape & Hardscape**

Address: 125 Seminole Avenue  
Applicant: Taja Realty Trust  
Landscape Architect: James Towery & Associates  
Project Description: Proposed planting and hardscape design.

This project was deferred from the July meeting for restudy of the landscaping, and review of the building colors.

Mr. Wheelock said he visited the site. Mr. Youchak said he spoke with the architect.

Landscape architect Jim Towery turned the presentation over to Landscape Designer Mario Nievera. Mr. Nievera proposed a low front wall with railings covered with bougainvillea and hibiscus planted in the front of it. The hardscape will consist of cast stone walkways and a brick "tire" driveway. Mr. Nievera agreed to add a couple of cocoanut palm trees along the street.

Mr. Frank read a letter from Marcia C. Kay, 200 North Ocean Blvd., requesting additional landscaping and objecting to the building color. He also read a letter from Dr. and Mrs. Shineabeck, 200 North Ocean Blvd., requesting heavy vegetation screening at the front of the house.

Mr. Wheelock recalled that the street was not heavily landscaped and the homes were open to the street. This house would look out of place if it were the only one completely screened from the street.

Architect Harold Smith presented paint colors and building material samples. He said the landmarked Seagull Cottage was the inspiration for detailing, coloration and materials for this project. He proposed three color options; leave the paint blue, paint the house yellow, or paint the roof tiles tan.

It was believed that if the chimney, trim and windows were painted white it would dissipate the harshness of the building color and the roofing material.

**MOTION BY MR. SMITH TO APPROVE THE BLUE BUILDING COLOR AND PAINT THE CHIMNEY, COLUMNS AND TRIM WHITE.**

**MOTION SECONDED BY MR. ZUKOV.**

**ROLL CALL:**

|                        |            |
|------------------------|------------|
| <b>MR. SMITH</b>       | <b>YES</b> |
| <b>MR. ZUKOV</b>       | <b>YES</b> |
| <b>MR. FELDKAMP</b>    | <b>YES</b> |
| <b>MR. STRAWBRIDGE</b> | <b>NO</b>  |
| <b>MS. DIVER</b>       | <b>YES</b> |
| <b>MR. YOUCHAK</b>     | <b>YES</b> |
| <b>MR. WHELOCK</b>     | <b>YES</b> |

**MOTION CARRIED 6-1.**

Dennis Johnson, property manager for The Warden House, objected to the building color. He stated that the owner did not meet with any of the residents of the condominium as was directed by the Commission last month.

**MOTION BY MR. SMITH TO RECONSIDER THE MOTION TO APPROVE THE PROJECT.**

**MOTION SECONDED BY MR. YOUCHAK**

**MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE SEPTEMBER MEETING TO HAVE THE ARCHITECT MEET WITH THE RESIDENTS OF THE WARDEN HOUSE AND COME BACK TO THE COMMISSION FOR APPROVAL.**

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

Landscape Designer Mario Nievera agreed to add trees around the side of the house for additional privacy for the neighbors.

**MOTION BY MR. FELDKAMP TO APPROVE THE LANDSCAPING WITH THE PROVISION TO ADD 14' CALOPHYLLUM TREES TO SCREEN THE SOUTH EAST SIDE.**

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

**B70-06 Generator**

Address: 44 Cocoanut Row  
Applicant: Palm Beach Towers  
Landscape Architect: Frank Meroney  
Project Description: Visual and sound enclosure for an emergency generator.

This project was deferred from the July meeting for restudy.

Ms. Diver and Mr. Feldkamp, Mr. Youchak and Mr. Zukov said they met with the building manager and discussed the plans. Mr. Wheelock said he met with the landscape architect, visited the site, met with the attorney and the general manager for the Palm Beach Towers.

Attorney John Eubank addressed the Commission and turned the presentation over to Landscape Architect Frank Meroney. Mr. Meroney proposed PVC lattice work to decorate the generator house and to have bamboo planted all around the structure.

**MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITHOUT LATTICE WORK, PAINT THE GENERATOR HOUSE BLACK AND PLANT BAMBOO FOR SCREENING.**

**MOTION SECONDED BY MR. YOUCHAK.**

**ROLL CALL:**

|                        |            |
|------------------------|------------|
| <b>MR. FELDKAMP</b>    | <b>YES</b> |
| <b>MR. YOUCHAK</b>     | <b>YES</b> |
| <b>MR. ZUKOV</b>       | <b>NO</b>  |
| <b>MR. STRAWBRIDGE</b> | <b>NO</b>  |
| <b>MS. DIVER</b>       | <b>YES</b> |
| <b>MR. SMITH</b>       | <b>YES</b> |
| <b>MR. WHEELOCK</b>    | <b>NO</b>  |

**MOTION CARRIED 4-3.**

**COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

**C. NEW BUSINESS - MAJOR PROJECTS**

**B73-06 Demolition & New Residence**

Address: 601 Island Drive  
Applicant: Premier Holding Group, LLC  
Architect: The Lawrence Group Architects  
Project Description: Demolition of a one-story building and the construction of a two-story Bermuda style house.

Ms. Diver, Mr. Youchak and Mr. Zukov said they met with the architect. Mr. Wheelock said he visited the site and met with the architect.

Architect Eugene Lawrence proposed demolition of a one-story house that was designed by Henry Harding in 1955. The perimeter additions were designed by John Volk in 1965.

**MOTION BY MR. FELDKAMP TO APPROVE DEMOLITION WITH THE PROVISION TO PRESERVE ALL OF THE HEDGES THROUGH CONSTRUCTION AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.  
MOTION SECONDED BY MR. ZUKOV.**

Architect Eugene Lawrence presented a two-story Bermuda style home with applied shutters to the front and side elevations. Mr. Lawrence agreed that the shutters on the front elevation should be widened.

There were several small issues that the Commission addressed, such as, relocate the driveway curb cuts to the other side of the property, center the front door, either use quoins throughout or remove them and to widen the shutters on the front elevation.

**MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.  
MOTION SECONDED BY MR. ZUKOV.  
MR. WHELOCK OPPOSED.  
MOTION CARRIED 6-1.**

**B74-06 New Residence**

Address: 225 Seabreeze Avenue  
Applicant: Mr. and Mrs. John Sculley  
Architect: Smith and Moore Architects  
Project Description: New two-story residence.

Ms. Diver, Mr. Zukov and Mr. Youchak said they met with the architect and reviewed the plans. Mr. Feldkamp and Mr. Wheelock said they met with the architect, reviewed the plans and visited the site.

Architect Harold Smith said the existing curb cuts along Seabreeze Avenue and the four very large ficus trees will be retained. He explained that his clients requested a Mediterranean style home with a round stair tower at the front of the house. The building materials will include cast stone window sills and an entry surround, and cypress wood outlookers and shutters. The roof will have clay barrel tiles in variegated shades.

It was requested that the watertable be cast stone material rather than painted stucco.

**MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE PROVISION TO USE CAST STONE AT THE WATER TABLE, PAINT THE WINDOW TRIM BLUE/GREEN AND RECESS THE MEDALLION INTO THE BUILDING.  
MOTION SECONDED BY MR. YOUCHAK.  
MOTION CARRIED UNANIMOUSLY.**

**B75-06 New Residence**

Address: El Encanto, Lot 23 (El Pueblo Way)  
Applicant: Ocean Way LLC  
Architect: Smith and Moore Architects  
Project Description: Six month ARCOM approval extension for a new residence at lot 23 El Pueblo Way.

Architect Harold Smith asked for an extension of six months of a previously approved project.

**MOTION BY MR. SMITH TO EXTEND THE PROJECT APPROVAL AN ADDITIONAL SIX MONTHS.  
MOTION SECONDED BY MR. FELDKAMP.  
MOTION CARRIED UNANIMOUSLY.**

**B76-06 Demolition of Office Building**

Address: 2875 South Ocean Blvd.  
Applicant: 2875 Development Group, Leslie Evans  
Architect: David Miller  
Project Description: Request to demolish an existing office building containing +/- 30,400 square feet.

Mr. Wheelock, Mr. Zukov and Mr. Youchak said they visited the site.

Attorney Ron Kolins proposed demolition of an office building that was built in 1980. He said the building is a rather unremarkable structure. He indicated that the existing landscaping will remain.

The attorney was asked to remove all of the paving and curb cut and to sod the lot.

Chairman Wheelock informed Attorney Kolins that in the future a licensed landscape architect must present demolition projects with signed and sealed drawings to be kept for the record.

**MOTION BY MS. DIVER TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS AND TO PROVIDE SIGNED AND SEALED PLANS INDICATING THE REMOVAL OF ALL ASPHALT AND CURBS.**

**MOTION SECONDED BY MR. ZUKOV.**

Attorney Herbert C. Gibson, representing Wachovia Bank, stated that his client is concerned regarding the proposed demolition of this building as they have a lease which runs into the middle 2020's. They have, with options, the right of peaceful possession of these premises. He presented a letter for the record stating that they are affected by this demolition and they intend to continue to do business at this location. He advised that this matter will have to be determined in the Circuit Court.

Mr. Wheelock stated that the Commission is not directing the owner to demolish this building, they are only approving demolition when the right time comes.

Bart Cunningham, Wachovia Real Estate, wanted it on record, that Wachovia Bank objects to the demolition of this building.

Attorney Kolins pointed out that they intend to undertake the necessary discussions with Wachovia and they will be cooperative with the tenants.

**MOTION CARRIED UNANIMOUSLY.**

**B77-06 Storefront Modifications**

Address: 207 Royal Poinciana Way  
Applicant: Vesenaz Holding Corp.  
Architect: Mike Treadway  
Project Description: Minor storefront modification to existing restaurant to include replacing awning fabric and change of name from “Chuck & Harold’s” to “Grotto.”

Mr. Youchak met with the architect and discussed the project.

Architect Mike Treadway proposed new black and white striped awning and new signage. The existing incandescent light fixtures and the pipe frame, that they are attached to, will be removed and replaced with small low voltage light fixtures.

**MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED.  
MOTION SECONDED BY MR. ZUKOV.  
MOTION CARRIED UNANIMOUSLY.**

**B78-06 Demolition of Apartment Building**

Address: 319 Chilean Avenue  
Applicant: Richard P. Myers and Edwin R. Meyers  
Contractor: Complete Property Management Inc.  
Project Description: Demolition of a two-story apartment house.

No one was present to represent this project.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.  
MOTION SECONDED BY MR. YOUCHAK.  
MOTION CARRIED UNANIMOUSLY.**

**D. DEFERRALS AND CONTINUATIONS MINOR PROJECTS**

**A10-06 Property Wall**

Address: 2850 South Ocean Blvd.  
Applicant: Cathy and Jon Whitcomb  
Engineer: Terry Lunn  
Project Description: Remove existing concrete screen wall, replace it with a solid wall with windows to match the rest of the project.

This project was deferred from the June meeting for restudy. No one was present to represent the project at the July meeting.

No one was present today to represent the project.

**MOTION BY MR. SMITH TO REMOVE THE PROJECT FROM THE AGENDA.  
MOTION SECONDED BY MR. ZUKOV.  
MOTION CARRIED UNANIMOUSLY.**

**E. NEW BUSINESS - MINOR PROJECTS**

None

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

Mr. Frank relayed some discussion from the last Landmark's Commission meeting; establish policy that all projects that are deferred from the previous meeting must be submitted to the department no later than seven calendar days prior to the next meeting. Accordingly, the agenda will be frozen one week before the meeting and any deferral requests after that date would have to attend the meeting requesting such. He also suggested that Commission Members refrain from meeting with applicants the week before the meeting

**MOTION BY MR. STRAWBRIDGE THAT THE DEADLINE DATE FOR REVISED PROJECTS WOULD BE 12:00 P.M. THE WEDNESDAY PRIOR TO THE NEXT MEETING.**

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

Discussion took place regarding site plans for demolition proposals. In the past, promises have been made at the meeting to retain vegetation, walls, etc., but no plans were submitted for the

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ARCOM file. The ARCOM requests were not honored and because there were no plans, there was no way to enforce the issue.

**MOTION BY MR. ZUKOV TO DIRECT STAFF TO IMPLEMENT THAT ARCOM APPLICATIONS FOR DEMOLITION PLANS MUST BE ACCOMPANIED BY SIGNED AND SEALED SITE PLANS.**

**MOTION SECONDED BY MR. YOUCHAK.**

**MOTION CARRIED UNANIMOUSLY.**

Mr. Frank mentioned that sometimes new construction projects come before ARCOM, they are approved, and when they come back with the landscaping proposal, there is not enough room left around the property to screen the neighbors. He pointed out that there is a new landscape ordinance in the works. This would be a good time for ARCOM to suggest adding verbiage to the ordinance that a minimum of three-feet of buffering be reserved around properties for dirt. This would include the exclusion of wall footers and easements in this buffer area.

**MOTION BY MR. YOUCHAK THAT STAFF PROVIDE THE COMMISSION WITH A PRELIMINARY DRAFT OF THE NEW LANDSCAPE ORDINANCE FOR THEIR REVIEW PRIOR TO FINALIZATION AND TO INCLUDE THE REQUIREMENT OF A THREE-FEET BUFFER ZONE.**

**MOTION SECONDED BY MR. FELDKAMP.**

**MOTION CARRIED UNANIMOUSLY.**

## **VIII ADJOURNMENT**

**MOTION BY MS. DIVER TO ADJOURN THE MEETING AT 4:15 P.M.**

**MOTION SECONDED BY MR. ZUKOV.**

**MOTION CARRIED UNANIMOUSLY.**

The next Architectural Commission meeting will be held on September 27, 2006 at 9:00 a.m.

Respectfully submitted,

Morgan Dix Wheelock, Chair

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ARCOM file. The ARCOM requests were not honored and because there were no plans, there was no way to enforce the issue.

**MOTION BY MR. ZUKOV TO DIRECT STAFF TO IMPLEMENT THAT ARCOM APPLICATIONS FOR DEMOLITION PLANS MUST BE ACCOMPANIED BY SIGNED AND SEALED SITE PLANS.**

**MOTION SECONDED BY MR. YOUCHAK.**

**MOTION CARRIED UNANIMOUSLY.**

Mr. Frank mentioned that sometimes new construction projects come before ARCOM, they are approved, and when they come back with the landscaping proposal, there is not enough room left around the property to screen the neighbors. He pointed out that there is a new landscape ordinance in the works. This would be a good time for ARCOM to suggest adding verbiage to the ordinance that a minimum of three-feet of buffering be reserved around properties for dirt. This would include the exclusion of wall footers and easements in this buffer area.

**MOTION BY MR. YOUCHAK THAT STAFF PROVIDE THE COMMISSION WITH A PRELIMINARY DRAFT OF THE NEW LANDSCAPE ORDINANCE FOR THEIR REVIEW PRIOR TO FINALIZATION AND TO INCLUDE THE REQUIREMENT OF A THREE-FOOT BUFFER ZONE.**

**MOTION SECONDED BY MR. FELDKAMP.**

**MOTION CARRIED UNANIMOUSLY.**

## **VIII ADJOURNMENT**

**MOTION BY MS. DIVER TO ADJOURN THE MEETING AT 4:15 P.M.**

**MOTION SECONDED BY MR. ZUKOV.**

**MOTION CARRIED UNANIMOUSLY.**

The next Architectural Commission meeting will be held on September 27, 2006 at 9:00 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Morgan Dix Wheelock", with a long horizontal flourish extending to the right.

Morgan Dix Wheelock, Chair