



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

WEDNESDAY, JULY 27, 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 (8:59:05 a.m.)

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

II. ROLL CALL (8:59:27 a.m.)

Jeffery W. Smith, Chairman	PRESENT
Robert J. Vila, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
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 John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission.

III. PLEDGE OF ALLEGIANCE (8:59:33 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE JUNE 22, 2011 MEETING (8:59:49 a.m.)

MOTION BY MRS. VANNECK FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA : (9:00:10 a.m.)**

Staff requested that item B-040-2011 be moved to the end of Major Projects-New Business.

**MOTION BY MR. KARAKUL FOR APPROVAL OF THE AGENDA AS REVISED.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.**

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY (9:00:44 a.m.)**

VII. **OTHER BUSINESS: (9:01:03 a.m.)**

VIII. **PROJECT REVIEW (9:01:09 a.m.)**

A. **MAJOR PROJECTS - OLD BUSINESS**

B - 028 - 2011 Parking lot lighting

Address: 2840 S. Ocean Boulevard

Applicant: Royal Saxon

Contractor: Sullivan Electric & Pump Inc.

Project Description: Parking lot lighting changing from fluorescent light bulbs to metal halide and changing from 150 watts to 250 watts. The increase of lighting will help in security reasons.

Please note that at the May meeting, after hearing this project, it was deferred to the June meeting. At the June meeting, after further presentation, the project was deferred to the July meeting.

Call for disclosure of ex parte communication: No disclosures

PRESENTATION BY: Gary Sullivan of Sullivan Electric & Pump Inc.

OTHERS WHO TESTIFIED: Marianne Beyl, unit owner at Royal Saxon

Mr. Sullivan presented a revised presentation showing a different light fixture, a 175 watt metal halide fixture which is "dark sky compliant". Though there were some negative comments regarding the appearance of the proposed fixture, it was generally felt that this fixture more closely resembles the type of fixture that the residents prefer, and is a fixture that meets the requirements of our ordinance.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH THE
CONDITION THAT THE FIXTURE IS A 175 WATT FIXTURE.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B - 034 - 2011 Demolition and New residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 760 North Ocean Boulevard

Applicant: Palm Beach Country Club

Architect: Youchak & Youchak, Inc.

Project Description: Demolition of an existing two-story 1,500 sq. ft. house (a/k/a 851 North Lake Way) and replace with a new 5,581 sq. ft. two-story house with pool and landscaping. New

house roof: Cedar Shingle; Building Color: Sage; Trim Color: White/Sage. Demolition to commence after approval and issuance of permit

Variance information: Applicant requests a front yard setback/building height plan setback variance and an angle of vision variance.

Please note that at the May meeting, after hearing the project, there was a motion for approval to demolish the house with the caveat for sodding, and providing that all the required photographs are provided for the archives. There was a second motion for deferral to the June meeting advising the applicant to return with the landscape plan. At the June meeting, after hearing the project, there was a motion for deferral to the July meeting.

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

ARCHITECTURAL PRESENTATION BY: Thomas Youchak, Youchak & Youchak, Inc.

LANDSCAPE PRESENTATION BY: Jeff Blakely, Landscape Architect

Mr. Youchak presented revised plans showing a reduction in the size of the house from 5500 sq. ft. to 4600 sq. ft.; movement of the driveway 20 ft. to the North; addition of nine (9) High-Rise Live Oak trees, palm trees, and Ficus tree; entrance and line of sight improved to comply with code; garage moved 3 ft. to the East, garage reduced from 3 car bays to 2, and other changes as outlined.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

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. PLEASE BE ADVISED THAT THE LANDSCAPE ARCHITECT HAS REQUESTED DEFERRAL TO THE AUGUST MEETING.

MOTION BY MR. HOMES FOR DEFERRAL TO THE AUGUST MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

[B - 040 - 2011 Demolition and New Residence](#)

Address: 111 Seaview Avenue

Applicant: Joseph Mimran

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing residence; New 2 story residence, pool, landscape and hardscape. Roof material: White flat; Building Color: White; Trim Color: Stone Teak

At the June meeting, there was a motion for approval of the demolition (with the typical provisions for sodding and irrigating). There was also a motion for approval as presented, with the chimney wall raised and the stainless steel chimney reduced in size, and return next month with the landscaping and another material choice other than granite.

Call for disclosure of ex parte communication: Disclosure by Messrs. Griswold and Zukov

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture Inc.

LANDSCAPE PRESENTATION BY: Keith Williams, Mario Nievera Design

Mr. Williams presented a landscape plan revising the motor court and front plantings as outlined, and Mr. Perry presented a material change to white quartz rather than granite.

MOTION BY MR. KARAKUL FOR APPROVAL OF THE REVISED PLANS.

MOTION SECONDED BY MR. GRISWOLD.

MOTION CARRIED UNANIMOUSLY.

B. [MAJOR PROJECTS - NEW BUSINESS: \(9:15:57 a.m.\)](#)

[B - 042 - 2011 Storefront changes](#)

Address: 150 Worth Avenue #115A

Applicant: Worth Avenue Association LTD

Architect: Keith Spina, GSP

Project Description: Revise storefront elevation and interiors

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

ARCHITECTURAL PRESENTATION BY : John Glidden, GSP

Mr. Glidden explained that this space, formerly occupied by La Coste, will be occupied by two tenants, both high end jewelry stores. This tenant, Hublot, will be located in the East half of the space, with a storefront including glazing, granite, brushed stainless steel frames, and polished stainless steel for the signage on the façade of the store only.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

[B - 046 - 2011 Storefront changes](#)

Address: 150 Worth Avenue, Suite 115B

Applicant: Worth Ave Association LTD

Architect: Keith Spina, GSP

Project Description: Revise storefront elevation and interiors

Call for disclosure of ex parte communication: Same disclosures as B-042-2011

ARCHITECTURAL PRESENTATION BY: John Glidden, GSP

Mr. Glidden informed that this tenant, Panerai, will be located in the West half of the former La Coste space. Design elements include frosted Plexi glass signage, and a clear glass and brushed stainless steel panels.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. GRISWOLD.
MOTION CARRIED UNANIMOUSLY.**

[B - 047 - 2011 Awning](#)

Address: 300 South Ocean Boulevard, Penthouse A

Applicant: Mr. and Mrs. Andrew Hall

Architect: Glen P. Harris, A.I.A.

Project Description: Proposed new canvas awning over portion of existing East facing exterior patio

Variance information: Site Plan Review, Special Exception, and variances for front yard setback, side yard setback, and a variance to install awning on the 6th floor of a building in a district that allows 5-story buildings by special exception

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Glen Harris, Architect

Mr. Harris explained that this awning will be added at the penthouse level, facing the ocean, and located beside other existing awning structures. This awning will be white, approximately 30 ft. by 15 ft., with a fixed, straight edge.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.**

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

[B - 049 - 2011 Pool House/Guest House](#)

Address: 70 Blossom Way

Applicant: David and Tracy Markin

Architect: Carlos Vilaca

Contractor: Nick Bessenroth

Project Description: New 1600 sq. ft. pool house/guest house

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

ARCHITECTURAL PRESENTATION BY: Carlos Vilaca, Anatolia Engineering Services

Mr. Vilaca explained that the pool/guest house will match the existing residence as to color, materials, design details, etc., but will not be visible from the street. There were some negative comments regarding the number of pediments, and the scale of the structure.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 5-2, WITH MRS. VANNECK AND MR. VILA OPPOSED.

B - 050 - 2011 Gates

Address: 260 Dunbar Road

Applicant: Ben and Elizabeth Gordon

Architect: Smith and Moore Architects, Inc.

Project Description: New Aluminum vehicle gates and pedestrian access gate

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

ARCHITECTURAL PRESENTATION BY : Daniel Kahan, Smith and Moore Architects

Mr. Kahan presented the gates requested for safety and security: Two rolling vehicle gates: white with angled open lattice topping solid aluminum recessed panels, gate piers with cast stone finials; and, a pedestrian gate, lattice and solid aluminum, approximately 5 ft. in height.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 051 - 2011 Demolition

Address: 127 Reef Road

Applicant: Casa de Playa, LLC

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

Project Description: Demolition of existing one-story residence

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

ARCHITECTURAL PRESENTATION BY: Mindy Schwab for SKA

Ms. Schwab provided the required demolition report for this 1950 house testifying that this home is in poor condition and is one of the more depressed properties on Reef Road.

MOTION BY MR. VILA FOR APPROVAL OF THE DEMOLITION, WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

[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: Yellow; Trim Color: White; Shutter Color: Black

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture Inc.

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Perry noted that the proposed colors have changed (now White with blue shutters). He provided the demolition report for this 1950 house, and Mr. Lang outlined the landscape material which will remain on site.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Perry described the new home for this corner lot, noting that it will have a symmetrical front façade, a cedar shake roof, curved driveway, a one story garage along North Ocean Way, and an L-shaped pool. After Mr. Lang's landscape presentation, concerns were expressed about the survivability of the proposed Ficus hedge in this location. As for the house, concerns were expressed about the windows and the balcony.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, TOGETHER WITH A DEFERRAL OF THE FRONT ELEVATION AND LANDSCAPING AS DISCUSSED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

[B - 054 - 2011 Final Landscape](#)

Address: 212 Caribbean Road

Applicant: Douglas Buck and Bobbie Lindsey

Architect: Hilda Gilchrist, ASLA

Project Description: Final landscape approval

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

LANDSCAPE PRESENTATION BY: Hilda Gilchrist, Landscape Architect

After the presentation, members expressed concern regarding the lack of verticality in the plantings proposed at the garage.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH INCLUSION OF BOUGAINVILLEA, OR SOMETHING TO GROW UP THE GARAGE WALL.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

[B - 048 - 2011 New Residence](#)

Address: 240 Kawama Lane

Applicant: Mr. and Mrs. Paul Efron

Architect: Smith and Moore Architects

Project Description: Construction of a two-story single family residence with cabana, pool, final landscape and hardscape

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith & Moore Architects

LANDSCAPE PRESENTATION BY: Keith Williams, Mario Nievera Design

Mr. Papadopoulos presented the design for a British Colonial family home with the house centered on the property, including a symmetrical front façade, curved driveway, side-loaded garage, lap pool running north and south, cabana, separate spa, and other details as outlined. Proposed colors are: creamy white base, white trim, and blue shutters. The roof is a flat concrete tile in a shake style. The project includes a whimsical, folly-like pool cabana. Elements of the landscape/hardscape plan include a garden gate, a free form motor court, and a 12 ft. x 40 ft. pool on axis with the master bedroom, and other landscape/hardscape design elements as outlined.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess at 10: 35 a.m.

[B - 052 - 2011 Gate](#)

Address: 134 Chilean Avenue

Applicant: Gustavo Mirabal

Architect: Mario Nievera

Project Description: Proposed new entry gate

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Keith Williams, Mario Nievera Designs

Mr. Williams indicated that no variance is required for the driveway gate. It includes one wooden post painted white, a wooden sliding gate with a louvered top and paneled bottom, 9-10 ft. in width and 6 ft. in height.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

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

A - 010 - 2011 Addition

Address: 725 North Lake Way

Applicant: Howard Sosin

Architect: Randolph Hansen: Interplan Inc.

Project Description: Addition of copper canopies over exterior doors and BBQ area on first floor at interior yard; 39 sq. ft. addition to breakfast area

Please note that at the June meeting, after hearing this project, there was a motion for deferral to the July meeting.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Randolph Hansen, Interplan Inc.

Mr. Hansen testified that the owner has removed his request for copper canopies since last month, in favor of extending 3 ft. for the breakfast area, and covering the existing outdoor kitchen with a hip roof, and other associated changes as outlined.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

D. **MINOR PROJECTS - NEW BUSINESS:** (10:50:39 a.m.)

A - 015 - 2011 Australian Pines

Address: 3440 South Ocean Boulevard

Applicant: Halcyon of Palm Beach

Architect: Environment Design Group/Dustin Mizell

Project Description: Application to preserve Australian Pines on site

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Mizell indicated that he was present to request exemption from the requirements of the Town ordinance requiring removal of Australian Pines by January 1, 2012 as the Australian Pines at this address are being used and managed as hedges, and those hedges serve a purpose. After the presentation, members commented that the Australian Pines at this site have been beautifully managed.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Mr. Page discussed the issues related to the aforementioned ordinance related to Australian Pines, and reported that since Palm Beach County has alleviated its requirements with regard to Australian Pines, the Town is looking into adopting the same type of less stringent requirements.

[A - 016 - 2011 Landscaping](#)

Address: 1480 North Lake Way

Applicant: Gregory L. Wilson

Architect: Mario Nievera

Project Description: Adding Coconuts and landscaping west of seawall

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

LANDSCAPE PRESENTATION BY: Mario Nievera, Mario Nievera Design

Mr. Nievera presented additional Coconuts and Saw Palmetto to be added in the Southwest corner of the area west of the seawall at this property. Mr. Lindgren provided information as to the position of various regulatory agencies relative to this project. None of those agencies objected to the project, provided the planting is east of the mean high water line. It was noted that one telephone call was received from a neighbor objecting to the project. Members were not in favor of setting a precedent allowing an owner to plant on State property, essentially creating a fence.

MOTION BY MR. HOMES TO DENY THE PROJECT. (PER THE SIGNED DENIAL FORM: ON THE BASIS THAT THE PROPOSED LANDSCAPING IS NOT IN HARMONY WITH THE PROPOSED DEVELOPMENTS ON LAND IN THE GENERAL AREA, WITH THE COMPREHENSIVE PLAN FOR THE TOWN, AND WITH ANY PRECISE PLANS ADOPTED PURSUANT TO THE COMPREHENSIVE PLAN; AND, THAT THE PROPOSED LANDSCAPING IS EXCESSIVELY DISSIMILAR IN RELATION TO ANY OTHER LANDSCAPING OR FOR WHICH A PERMIT HAS BEEN ISSUED OR TO ANY OTHER STRUCTURE INCLUDED IN THE SAME PERMIT APPLICATION WITH 200 FEET OF THE PROPOSED SITE, ETC.)

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

[A - 017 - 2011 Garage](#)

Address: 276 Jamaica Lane

Applicant: Philip Strathy

Architect: James C. Paine Jr.

Project Description: Conversion of partially walled carport with awning into fully enclosed permanent one story single car garage structure

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: James Paine, Architect

Mr. Paine testified that the Town Council granted a setback variance for this project at their March meeting; and, that the materials of the structure will match those of the house.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, WITH THE CONDITION THAT THE HEDGES BE RETAINED.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.**

A - 018 - 2011 Garage Bay Addition

Address: 252 Seaspray Avenue

Applicant: Mr. and Mrs. David McDermott

Architect: Bridges Marsh & Associates

Project Description: One story garage bay addition on North side of existing garage. New exterior stair to existing to be remodeled second story space above garage

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh & Associates

Mr. Marsh indicated that this project, as described above, will improve the function of the garage at this site.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GRISWOLD.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (11:28:13 a.m.)

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (11:28:16 a.m.)

Mr. Smith commented regarding the new Publix store which had been reviewed for several months by ARCOM. Having seen the progress to date, he noted that the scale of the project looks good, and he praised ARCOM for having done a good job with regard to this project.

XI. ADJOURNMENT: (11:29:31 a.m.)

MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 11:36 A.M.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, August 24, 2011 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,

Jeffery W. Smith, Chairman

ARCHITECTURAL COMMISSION

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