



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION FRIDAY MAY29, 2009 CITY CENTER, 401 CLEMATIS STREET, WEST PALM BEACH

I. CALL TO ORDER

Chairman Feldkamp called the meeting to order at 9:30 a.m.

II. ROLL CALL

PRESENT:

William P. Feldkamp, Chairman
Leslie C. Diver, Member
Thomas M. Youchak, Member
Samuel M. Boykin, Member
Kenn Karakul, Alternate Member
Robert J. Vila, Alternate Member
Ann L. Vanneck, Alternate Member
John Page, Director of Planning, Zoning & Building
John Lindgren, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

Jeffery W. Smith, Vice-Chairman (unexcused)
William J. Strawbridge, Jr., Member (excused)

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Feldkamp

IV. APPROVAL OF THE MINUTES OF THE APRIL 22, 2009 ARCOM MEETING.

MOTION BY MS. DIVER TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

V. SWEARING IN PERSONS TESTIFYING.

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

VI. OTHER BUSINESS

Presentation from Public Works Director Paul Brazil Regarding Town Aesthetics/Signage.

Note: This discussion will be placed on the June agenda.

Presentation from Greater South County Road Association President Patricia Sans Regarding Placement of Planters on South County Road.47:11

Robert Moore, on behalf of the South County Road Association, noted that Ms. Sans will be in attendance sometime later in the meeting.

This item was called to the table after project B29-09.

Ms. Sans was in attendance at this time and presented her proposal to place potted plants along South County Road between Royal Palm Way and Worth Avenue.

**MOTION BY MR. KARAKUL THAT ARCOM APPLAUD THE EFFORTS THAT HAVE BEEN MADE, CONTINUE TO STRENGTHEN THEM AND PUT THE EFFORT INTO MAINTENANCE AND INTO LOOKING AT THE SCALE AND THE MIX AGAIN .
MOTION SECONDED BY MS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

VII. PROJECT DEFERRALS/REMOVAL
None.

PROJECT REVIEW

A. TOWN COUNCIL PROJECTS – VARIANCE REQUESTS DEFERRALS

Formal action may be taken relative to these projects pending Town Council approval

B27-09/SE5-09 Addition 3:34

Address: 888 South Ocean Blvd.
Applicant: Dr. and Mrs. Rooney Khawly
Architect: Smith and Moore Architects
Project Description: A second floor bedroom addition above a one-story garage, and a new beach cabana. The applicant is requesting a special exception to construct a 428 square foot beach cabana on the property across the street from the main residence, which is in the R-A Zoning District; a variance to construct a beach cabana that is on a lot with frontage of 58 feet in lieu of the 125 feet of frontage required in the R-A Zoning District; a variance requested to construct a beach cabana to be 23 feet x 27 feet in lieu of the 20 feet by 25 feet maximum allowed; and a variance to have an ocean vista of 50% that is non-continuous in lieu of a continuous 50% ocean vista.

This project was deferred from the April meeting for restudy

Mr. Youchak, Mr. Feldkamp and Ms. Diver said they met with the architect and discussed the plans.

Architect Dan Kahan presented revised drawings of the proposed beach cabana. He pointed out

that the ceiling height of the cabana was lowered by one-foot and the building was pushed away from the road an additional two-feet. By doing so, 50% of the visible building from the street was eliminated. He offered two elevation options for the cabana. The first option had operable windows and the other had small fixed windows. He also proposed adding windows to the site wall across the street to match the windows on the cabana.

MOTION BY MR. KARAKUL TO RECOMMEND TO THE TOWN COUNCIL THAT THE ARCHITECTURE MERITS THE VARIANCE REQUESTED.

MOTION SECONDED BY MS. DIVER.

ROLL CALL:

MR. KARAKUL	YES
MS. DIVER	YES
MR. YOUCHAK	YES
MR. BOYKIN	YES
MR. VILA	YES
MR. VANNECK	NO
MR. FELDKAMP	NO

MOTION CARRIED 5-2.

MOTION BY MR. KARAKUL TO APPROVE THE ARCHITECTURE OF THE HOUSE AND THE CABANA AS PRESENTED, WITHOUT THE PORT HOLES IN THE SITE WALL AND WITH THE SECOND OPTION OF THE CABANA.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B29-09/SPR8-09 Addition of Stair Tower 29:00

Address:	219/221 Worth Avenue
Applicant:	Love, LLC
Architect:	M. Mark Marsh
Project Description:	Expansion of the 4,924 sq. ft. Taboo Restaurant into 2,519 sq. ft. of vacant tenant space directly to the east and add 508 sq. ft. addition stair tower leading to a rooftop outside patio with seating.

This project was approved at the April meeting with the provision to return with details of the umbrellas, railings and materials.

Mr. Vila said he visited the site.

Attorney Maura Ziska introduced the variances requested for this project.

Architect Mark Marsh presented revised drawings of the facade for the Taboo Restaurant.

MOTION BY MS. VANNECK TO APPROVE THE PROJECT WITH THE PROVISION TO RETURN TO STAFF FOR APPROVAL OF THE BALCONY RAILING DETAILS.

MOTION SECONDED BY MR. KARAKUL.

MR. VILA OPPOSED.
MOTION CARRIED 6-1.

B. TOWN COUNCIL PROJECTS – VARIANCE REQUESTES – NEW BUSINESS

Formal action may be taken relative to these projects pending Town Council approval

B35-09 V13-09 Two Story Addition 57:54

Address: 221 Ocean Terrace
Applicant: Robert and Helen Ficalora
Architect: Jeffrey Brasseur
Project Description: A two-story addition of a master suite, bedroom, family room and dining room. The kitchen will be remodeled. The existing family room and dining room is to be demolished. The applicant requests a variance to allow a point of measurement of 11.72 ft. NGVD for building height in lieu of the 8.63 ft. NGVD maximum allowed to construct 2,365 sq. ft. one and two-story additions.

Attorney Maura Ziska, representing the property owner, reviewed the variance request for this project.

Architect Jeffrey Brasseur presented the project and Landscape Architect Greg McCann presented the landscaping.

Mr. Brasseur proposed an alternate solution to the project that did not require a variance. He did not have these plans available for review at this meeting.

MOTION BY MS. VANNECK TO DEFER THE PROJECT TO THE JUNE MEETING TO BRING PLANS REFLECTING THE CHANGES THAT DO NOT REQUIRE A VARIANCE AND A LANDSCAPE PLAN INDICATING THE PLANTS AND THE PLANT SIZES.

MOTION SECONDED BY MR. VILA.

ROLL CALL:

MS. VANNECK	YES
MR. VILA	YES
MS. DIVER	NO
MR. YOUCHAK	YES
MR. BOYKIN	NO
MR. KARAKUL	NO
MR. FELDKAMP	YES

MOTION CARRIED 4-3.

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None.

C. DEFERRALS CONTINUATIONS – MAJOR PROJECTS

B17-09 Landscape Plan 1:00:00

Address: 995 South Ocean Blvd.
Applicant: Mrs. Donald Conrad
Architect: Bridges, Marsh & Associates
Project Description: Final landscape plan approval

This project was deferred from the March and April meetings at the applicant's request.

There were no ex parte communications disclosed regarding this project.

Mr. Lindgren announced that staff received an e mail from the applicant requesting withdraw of the application.

Mr. Page commented that the staff assumes the applicant intends to complete all landscape that was originally approved by this Commission in 2005. He also stated that there is still a town issue to be resolved which pertains to the Certificate of Occupancy and they will be bringing this back to ARCOM.

**MOTION BY MS. DIVER TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY KARAKUL
MOTION CARRIED UNANIMOUSLY.**

B25-09 New Residence 1:24:25

Address: 198 Via Linda
Applicant: Mr. Andrew Thomka-Gazdik
Architect: SKA Architect + Planner
Project Description: Demolition of existing one-story residence. New two-story Bermuda residence with white smooth stucco walls, gray concrete roof, white casement windows, French doors, and black louvered shutters. At the March meeting, demolition was approved and the new residence was deferred for restudy.

This project was deferred from the April meeting at the applicant's request.

There were no ex parte communications disclosed regarding this project.

Architect Jackie Albarran presented the project. As requested at the last presentation, Ms. Albarran said she met with the neighbor to the south and addressed all of his concerns. An approval letter from that neighbor is in the ARCOM file.

**MOTION BY MR. VILA TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

D. NEW BUSINESS – MAJOR PROJECTS

B36-09 New Hotel 1:30:11

Address: 215 Brazilian Avenue
Applicant: 215 Brazilian Holding, LLC
Architect: Anthony E. Oliver
Project Description: (The applicant is seeking approval from the Architectural Commission to modify a previous ARCOM approval for a three-story, 50 room Mediterranean Revival hotel). That approval utilized underground parking and a landscaped pool, pool deck and pool deck pavilion above the garage. The proposed modification maintains the same building footprint, height and setbacks, reduced the number of rooms from 50 to 24, extends the third-floor approximately 6 ft. to the east (to align with the 1st and 2nd floor below), modifies the deck, adds two “open air” pergolas, revised the landscape design and is designed in a classical vocabulary. (Town Council’s approval of the Site Plan Review 20-2007 with variances is unexpired).

Mr. Vila said he visited the site.

Attorney Marua Ziska, representing 215 Brazilian Holding, LLC, stated that this project was reviewed and approved by ARCOM last July. She indicated, due to the economy, the applicant is seeking another lender and they request extension of the project approval for another year.

MOTION BY MS. DIVER TO APPROVE THE PROJECT FOR AN ADDITIONAL 12-MONTHS.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B37-09 Revisions to New Residence 1:32:02

Address: 770 South County Road
Applicant: 770 South County Road, LP
Architect: Ralph Cantin
Project Description: Revision to previously approved plans including deletion of rear loggia, new pergola at rear, adjusted window and door openings, proposed change in roof tile materials from barrel tile to flat tile on all pitched roof areas.

Mr. Youchak and Mr. Feldkamp said they met with the architect and visited the site.

Architect Ralph Cantin noted three changes to the project. The first change was to remove a large terrace in the back of the house, the second change was to replace the barrel tile roofing to a flat, clay tile roofing, and the final change was to add a cypress wood pergola.

Landscape Architect John Lang proposed large banyan trees with sheet metal and bio barriers to contain the root system.

MOTION BY MR. KARAKUL TO APPROVE THE CHANGES AS PRESENTED.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.

B38-09 Addition 1:44:39

Address: 1482 South Ocean Blvd.
Applicant: Malcolm and Linda Glazer
Architect: Smith and Moore Architects
Project Description: One-story addition to an existing two-story residence.

Mr. Youchak, Mr. Feldkamp and Ms. Diver said that they met with the architect to discuss the plans.

Architect Harold Smith presented the proposed one-story addition to expand the kitchen and loggia.

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

Attorney Ziska asked the Chairman to move projects B41-09 and B42-09 to be heard at this time as she had travel plans.

This project was called to the table after item number B42-09.

B39-09 Landscape, Hardscape, Lighting 2:12:56

Address: 242 Merrain Road
Applicant: Mr. and Mrs. Andrew Frazier
Landscape Architect: Jeff Blakely
Project Description: Landscape, Hardscape, Lighting

There were no ex parte communication disclosures announced relative to this project.

Landscape Architect Jeff Blakely proposed, along the front of the property, bougainvillea vines, low ficus green island hedges and an eight foot tall podocarpus hedge.

Mr. Lindgren read a letter from Dragana Connaughton, 267 Merrain Road, requesting that a large hedge and palms be installed to screen the garage from the street.

Mr. Blakely stated that he spoke with Ms. Connaughton on the telephone yesterday. He explained to her that the eight foot tall podocarpus hedge will be sufficient to screen the garage

from the street.

**MOTION BY MS. VANNECK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B40-09 Landscape, Hardscape, Lighting 2:18:54

Address: 601 Island Drive
Applicant: Mr. and Mrs. George Norcross
Landscape Architect: Jeff Blakely
Project Description: Landscape, Hardscape, Lighting

Mr. Vila said he drove by the site.

Landscape Architect Jeff Blakely proposed property walls with light posts at the driveway entrance.

**MOTION BY MR. VILA TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B41-09 Addition 2:05:39

Address: 12 Sloans Curve Drive
Applicant: Muriel Leventhal & Norman B. Leventhal
Architect: Brower Architectural Associates
Project Description: Reconfiguration of existing guest bedrooms 3&4 and the addition of another bathroom. Expansion of guest bedroom 2 and reconfiguration of bathroom.

This project was called to the table after item number B42-09.

Ms. Vanneck, Mr. Youchak, Ms. Diver and Mr. Vila said they met with the architect and reviewed the plans. Mr. Feldkamp said he met with the architect, discussed the plans and visited the site.

Chairman Feldkamp referred to the letter from Nancy E. Jenkins opposing to the addition project. (This letter was read under project B42-09 by Mr. Lindgren).

Attorney Ziska introduced the project to the Commission.

Architect Ken Brower presented the project to the Commission, which would add a breakfast room on the first floor, increase the size of the master bedroom and add a bathroom on the second floor. Mr. Brower indicated that the third floor space will not be used for living area.

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

B42-09 Addition 2:01:18

Address: 1 Sloans Curve Drive
Applicant: Paula Sidman
Architect: Brower Architectural Associates
Project Description: Enclosure of 60 sq. ft. balcony and construction of 93 sq. ft. second story addition.

Note: This project was reviewed before project B41-09.

Ms. Vanneck, Mr. Youchak, Ms. Diver and Mr. Vila said they met with the architect and reviewed the plans. Mr. Feldkamp said he met with the architect, discussed the plans and visited the site.

Attorney Ziska informed the Commission that the Town Council had previously approved a site plan for this Project.

Mr. Lindgren read a letter from Nancy E. Jenkins, objecting to the additions to both of the Sloan's Curve Drive properties.

Architect Ken Brower presented the project to the Commission.

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

E. DEFERRALS AND CONTINUATIONS – MINOR PROJECTS

A6-09 Driveway Gates

Address: 201 Indian Road
Applicant: Tom Hodge/201 Indian Road, LLC
Contractor: Bulldog Fence
Project Description: Install 6' tall custom welded double driveway swinging gates, arched top with welded caps.

This project was deferred from the May meeting for restudy.

Mr. Lindgren commented that staff has not received revised plans, but he has communicated to the owner that he needs to keep staff informed of the status of this project.

**MOTION BY MS. VANNECK TO DEFER THE PROJECT TO THE JUNE MEETING
AND IF NO ONE IS PRESENT TO REPRESENT THE PROJECT, THAT IT WILL BE**

**REMOVED FROM THE AGENDA.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.**

F. NEW BUSINESS – MINOR PROJECTS

A9-09 Site Wall 2:27:43

Address: 216 Angler Avenue

Applicant: Roxanne Quimby

Architect: SKA Architects

Project Description: Construction of new brick site wall at the north and east sides of the property and new brick walkway and drive.

Architect Pat Segraves proposed a three-foot tall site wall with black aluminum railing along the top. After discussion about removing the railing, Mr. Segraves agreed to lower the height of the columns.

**MOTION BY MS. VANNECK TO APPROVE THE PROJECT WITH THE
STIPULATION THAT THE WALL IS KEPT AS LOW AS POSSIBLE AND REMOVE
THE PICKETS FROM THE WALL.**

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

**IX. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF
PLANNING, ZONING AND BUILDING DEPARTMENT.**

None

X. ADJOURNMENT

MOTION BY MS. DIVER TO ADJOURN THE MEETING AT 12:21 P.M.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Tuesday, June 23, 2009 at 9:30 a.m. in the Flagler Gallery, 401 Clematis Street West Palm Beach.

Respectfully submitted,

A handwritten signature in black ink that reads "Wm Feldkamp". The signature is written in a cursive, flowing style.

William P. Feldkamp, Chairman