TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, APRIL 22, 2009
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

William P. Feldkamp, Vice-Chairman
William J. Strawbridge, Jr., Member
Leslie C. Diver, Member
Thomas M. Youchak, Member
Jeffery W. Smith, Member
Samuel M. Boykin, Member (left at 10:35 a.m.)
Kenn Karakul, Alternate Member
Robert J. Vila, Alternate Member (arrived at 9:22 a.m.)
Ann L. Vanneck, Alternate Member
John C. Randolph, Town Attorney
John Page, Director of Planning, Zoning & Building
John Lindgren, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

None

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice-Chairman Feldkamp

Mr. Feldkamp announced that Chairman Morgan Wheelock has resigned from the Architectural Commission. He acknowledged Mr. Wheelock by saying that we will all miss him, we admire him, we wish him best of luck, and we thank him for his nine years of service to this Commission.

IV. ELECTION OF OFFICERS

Attorney Randolph called for nominations for Chairman of the Architectural Commission.

MS. DIVER NOMINATED MR. FELDKAMP FOR CHAIRMAN OF THE ARCHITECTURAL COMMISSION.
NOMINATION SECONDED BY MR. SMITH.

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Hearing no other nominations, Mr. Randolph declared a unanimous ballot to elect Mr. Feldkamp Chairman.

Chairman Feldkamp called for nominations for Vice-Chairman of the Architectural Commission.

MR. STRAWBRIDGE NOMINATED MR. KARAKUL FOR VICE-CHAIRMAN OF THE ARCHITECTURAL COMMISSION.
The nomination was closed as Mr. Karakul is a non-voting member.

MS. DIVER NOMINATED JEFF SMITH FOR VICE-CHAIRMAN.
MS. VANNECK SECONDED THE NOMINATION.

As there were no other nominations for vice-chairman, Chairman Feldkamp declared a unanimous ballot to elect Mr. Smith Vice-Chairman.

Chairman Feldkamp announced that the May ARCOM meeting, (Friday, May 29), will be held in West Palm Beach at the City Hall Council Chamber beginning at 9:30 a.m.

V. APPROVAL OF THE MINUTES OF THE MARCH 25, 2009 ARCOM MEETING.

MOTION BY MS. VANNECK TO APPROVE THE MINUTES.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

VI. SWEARING IN PERSONS TESTIFYING.

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

VII. OTHER BUSINESS

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

Paul Brazil, Director of Public Works, thanked ARCOM for their help with the holiday decorations. He mentioned that Christmas Designers, Inc. have refined the design that was presented last month.

Kevin Long, John Catenaci and Leonard Schultz, representing Christmas Designers, presented photographs of proposed lighting around town. The proposal included lighted wreaths at the entrances at Royal Poinciana Way and Royal Palm Way.

Responding to the question of electrical power for the lights, Mr. Brazil stated that some places do not have power supplies. He reported that the project will be done in phases so that the cost will not be overwhelming.

Laurel Baker, Chamber of Commerce, addressed the Commission and applauded the Town and Mr. Brazil for taking on this project. She felt that this is long overdue and hoped that the Town Council will embrace it.

Patricia Sans, President of the South County Road Association, also thanked Mr. Brazil for all of the effort he has put into this project. She commented that by illuminating the Town, it will make Palm Beach a place of reference and of elegance.

The Commissioner's suggested that the designer take another look at the Palm Beach Logo, to darken the color of the bows and rethink the wreath around the Captain Dimick statue.

MOTION BY MR. SMITH TO CONCEPTUALLY APPROVE THE DESIGN AND TO RECOMMEND TO TOWN COUNCIL TO LOOK AT THIS PROPOSAL CARFULLY AND TRY TO PUT THIS INTO THEIR BUDGET.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.

VIII. PROJECT DEFERRALS/REMOVAL

None.

IX. PROJECT REVIEW

A. TOWN COUNCIL PROJECTS – VARIANCE REQUESTS DEFERRALS

Formal action may be taken relative to these projects pending Town Council approval
None.

B. TOWN COUNCIL PROJECTS – VARIANCE REQUESTES – NEW BUSINESS

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

B14-09/V4-09 Additions & Renovations

Address:	190 South Ocean Blvd.
Applicant:	190 South Ocean Land Trust
Architect:	Smith Architectural Group
Project Description:	Additions and renovations to existing residence

This project was approved in part by ARCOM, on March 25, 2009. The Town Council subsequently approved the entire project as requested with the variances. This project is back on ARCOM's agenda for architectural review per the applicant's request (4/20/09).

Mr. Smith declared a previous conflict of interest and left the dais during the discussion of this project. Ms. Diver said she met with the architect and the lawyer.

Attorney Ziska, representing Mr. and Mrs. Ecclestone, reminded the Commission that they approved four out of three of the addition proposals.

President of Smith Architectural Group Don Kino pointed out the three additions; one to the east to infill a loggia, one to the north to expand the center portico and one to the south to infill a small section of building.

Mr. Strawbridge was concerned that by approving additions to an existing non-conforming building would send a very poor message and set a bad precedent.

Attorney Randolph noted that the Town Council has already acted in regard to the variance aspect of the project and the Commission needs to look at the architectural design.

MOTION BY MR. VILA TO APPROVE THE THREE ADDITIONS AS PRESENTED
MOTION SECONDED BY MS. DIVER.
ROLL CALL:

MR. VILA	**YES**
MS. DIVER	**YES**
MR. STRAWBRIDGE	**NO**
MR. YOUCHAK	**YES**
MR. BOYKIN	**YES**
MR. KARAKUL	**YES**
MR. FELDKAMP	**YES**

MOTION CARRIED 6-1.

B27-09/SE5-09 Addition

Address: 888 South Ocean Blvd.
Applicant: Dr. and Mrs. Roosey 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.

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

Attorney Ziska reviewed the variance requests.
Architect Dan Kahan presented the project.

The Commissioner's liked the cabana, but felt that it was too tall and too large for the site. Also, the proposed addition over the garage did not look intergraded with the existing architecture especially having a different roof style.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE MAY MEETING FOR RESTUDY.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

Ms. Ziska agreed to defer the project from the Town Council's agenda as well.

B28-09/V7-09 Convey Common Areas of the Property to the Neighbor

Address:	225 Seabreeze Avenue
Applicant:	Mr. and Mrs. Sculley
Architect:	Smith and Moore Architects
Project Description:	Reduction of lot area which creates the head for a side yard setback variance and a cubic content ratio variance. (No changes to the exiting house) The applicant is proposing to convey 1,138.5 square feet of the subject property to the property owner to the east. The variances being requested, in order to allow this proposed conveyance of land, are as follows: to create a nonconforming east side yard setback of 5.41 feet in lieu of 17.5 feet minimum required and existing on the subject property and to create a nonconforming cubic content ratio of 4.17 in lieu of the 3.92 existing and maximum allowed by code.

Ms. Vanneck and Ms. Diver said they met with the architect. Mr. Feldkamp and Mr. Youchak said they met with the architect and the attorney.

Ms. Ziska explained that this is a conveyance of land from one neighbor to another, which would allow one of the neighbors to build a swimming pool. She explained that at one time this was one parcel which had been divided. This project is before ARCOM because by deeding 1,000 s.f. of property to the neighbor, the existing house now exceeds the cubic content ratio.

Architect Harold Smith noted that the architecture of the house remains unchanged.

Mr. Feldkamp thought that this is a common sense issue because it is something that has happened many years ago and there is no architecture to look at.

Mr. Smith thought it was inappropriate for ARCOM to tell the Town Council what their job is. The other Commissioner's agreed and commented that since there was no architecture to review, the proposal should go to the Town Council for review.

MOTION BY MR. SMITH; THAT SINCE THERE IS NO ARCHITECTURE TO REVIEW, THIS PROJECT SHOULD GO DIRECTLY TO TOWN COUNCIL AND NOT HAVE ANY INPUT FROM THE ARCHITECTURAL COMMISSION.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.

The meeting was reconvened at 10:35 a.m. after a 10 minute break.

B29-09/SPR8-09 Addition of Stair Tower

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. The applicant is requesting a site plan review to modify the second floor of the building by adding a 508 square foot addition, modifying the roof to build an outside patio with railing. Special exceptions are requested to expand the 4,924 square foot Taboo Restaurant into 2,519 square feet of vacant tenant space directly to the east and add the 508 square foot addition. The total proposed first and second floor restaurant space would be 7,981 square feet; and to allow 36 outdoor seats on the proposed second floor patio within the proposed expansion area. A variance is requested to eliminate the fourteen (14) additional off-street parking spaces required for forty-two of the proposed seats.

Ms. Diver and Mr. Strawbridge said they met with the architect and reviewed the plans. Mr. Feldkamp and Mr. Youchak said they met with the architect and the attorney.

Chairman Feldkamp announced that Mr. Boykin had to leave the meeting at the time of the break. Therefore, Mr. Karakul and Mr. Vila were voting for the remainder of the meeting.

Attorney Ziska, representing Burt Handlesman, the owner of the building, stated that the project will require two special exceptions and one variance.

Architect Mark Marsh explained that the applicant requests expanding the Taboo Restaurant by 2,500 s.f. They would like to add a stair tower to access the proposed rooftop dining area, and replace the existing parapet wall along the top of the building with a railing element.

Mr. Smith noted that the street frontage will be doubled and thought that the door should be moved. He thought that the railing was too "New Orleans" and not dignified enough for Worth Avenue.

Mr. Karakul did not mind the sense of the openness of the railing, but he was concerned about the materials and the pattern of the railing.

Mr. Feldkamp thought that adding dining on the roof was a wonderful idea. He suggested keeping the parapet wall and adding a single rail above it.

Mr. Youchak thought that the railing on the second floor could line up with the fluted columns on the first floor.

Ms. Vanneck informed that the Taboo Restaurant used to be twice the size that it is currently. She noted that the entry used to be on the east-end of the storefront where Martha Godfrey's office is located.

Mr. Strawbridge commented that in New Orleans, windows and doors are placed where they are needed. And, he thought that the contrast between the buildings gives the sense of variety on the street.

MOTION BY MR. STRAWBRIDGE THAT ARCOM RECOMMENDS THAT THE ARCHITECTURE MERITS THE VARIANCE REQUESTED.
MOTION SECONDED BY MS. DIVER.
ROLL CALL:

MR. STRAWBRIDGE	**YES**
MS. DIVER	**YES**
MR. SMITH	**NO**
MR. YOUCHAK	**NO**
MR. KARAKUL	**YES**
MR. VILA	**NO**
MR. FELDKAMP	**YES**

MOTION CARRIED 4-3.

MOTION BY MS. DIVER TO COME BACK WITH DETAILS OF THE RAILINGS AND MATERIAL.
Ms. Ziska requested project approval at this time.
AMENDED MOTION BY MS. DIVER TO APPROVE THE PROJECT WITH THE PROVISION TO COME BACK (IN MAY) WITH THE DETAILS OF THE UMBRELLAS AND OF THE RAILING AND THE MATERIALS.
MOTION SECONDED BY MR. STRAWBRIDGE.
ROLL CALL:

MS. DIVER	**YES**
MR. STRAWBRIDGE	**YES**
MR. SMITH	**NO**
MR. YOUCHAK	**NO**
MR. KARAKUL	**YES**
MR. VILA	**NO**
MR. FELDKAMP	**YES**

MOTION CARRIED 4-3.

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None.

C. DEFERRALS AND CONTINUATION – MAJOR PROJECTS

B1-09 New Residence Landscape & Hardscape

Applicant:	ALJ, LLC
Address:	703 Island Drive
Architect:	Thomas M. Kirchhoff
Project Description:	New two-story Mediterranean house, hardscape and landscape.

This project was deferred from the January meeting for restudy and deferred from the February and March meetings at the architect's request.

Ms. Vanneck, Ms. Diver, Mr. Feldkamp, Mr. Youchak and Mr. Strawbridge said they met with the architect. Mr. Karakul said he spoke on the telephone with the architect. Mr. Smith said he met with the attorney.

Architect Thomas Kirchhoff addressed the architectural concerns from the last presentation. He noted that the entry feature was widened and the roof on the octagon shaped breakfast room will be clay barrel rather than the copper that was previously proposed.

William Googlman, 710 Island Drive, addressed the Commission and commented that the design looks very nice, but thought it could be scaled down a bit more.

Mr. Lindgren noted that the proposed boat lift will require a variance.

Responding to Mr. Vila's request to screen the staff motor court from his driveway entry, Mr. Kirchhoff stated that there is more than 30 ft. of driveway with landscaping to hide the motor court.

Landscape Architect Warren McCormick stated that the canopy to the motor court will be closed as much as possible with two ficus trees that will be placed back on the property, plus there will be cocoanut palm trees curving over the driveway and under planted with Chinese fan palms. Mr. McCormic stated that the existing hedge along the front of the property will be maintained throughout construction.

Mr. Vila commented that the design was very successful, it has rhythm and the right amount of detailing, but he did concur with Mr. Googleman that so many of the properties on Everglades Island are getting maxed out. He also remarked that the landscaping complemented the house.

Mr. Smith suggested to snake or off-set the driveway so that the motor court cannot be seen from the street.

Mr. Karakul suggested planting a large tree in front of the garage portion to mitigate the "Mc Mansion" feeling of the house.

MOTION BY MR. KARAKUL TO APPROVE THE PROJECT, BOTH LANDSCAPE AND ARCHITECTURE, WITH THE PROVISION TO CHANGE THE SERVICE

DRIVEWAY MAKING IT AS INVISABLE AS POSSIBLE AND WITH THE ADDITION OF A TREE IN FRONT OF THE GARAGE.
MOTION SECONDED BY MR. SMITH.
MR. STRAWBRIDGE OPPOSED.
MOTION CARRIED 6-1.

B17-09 Landscape Plan

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 meeting at the applicant's requests.
Mr. Lindgren announced that the applicant has submitted a letter requesting deferral to next month.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.

B21-09 New Residence

Address:	Lot 5, Lagomar Road
Applicant:	Mr. and Mrs. Stephen Dattles/128 Ocean View, LLC
Architect:	Smith Architectural Group
Project Description:	Construction of a new two-story residence.

This project was deferred from the March meeting for restudy.
Mr. Smith stated a previously declared Conflict of Interest and left the meeting during the discussion of this project. Ms. Vanneck, Mr. Karakul, Mr. Feldkamp, Mr. Youchak, Mr. Strawbridge and Ms. Diver said they met with the architect.

Attorney Ziska, representing Mr. and Mrs. Dattles, explained that the Town Council approved the site plan for a non conforming lot depth.

Don Kino, Smith Architectural Group, noted the project changes to the project. He pointed out that all of the pavilions will be the same width and size for more of a design rhythm and all of the triangular shaped transom openings were changed to square openings.

Landscape Architect Keith Williams presented the preliminary landscape portion of the project.

Mr. Feldkamp stated that this project is almost landmark quality, but it just misses. He did not prefer a hedge at the base of the house because it covered up some of the details, which are important for this house.

MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION TO REVOVE THE HEDGING AT THE BASE OF THE BUILDING AND TO ADD BLACK RIVER ROCK.
MOTION SECONDED BY MR. STRAWBRIDGE.
ROLL CALL:

MS. DIVER	**YES**
MR. STRAWBRIDGE	**YES**
MR. YOUCHAK	**YES**
MR. KARAKUL	**NO**
MR. VILA	**YES**
MS. VANNECK	**NO**
MR. FELDKAMP	**NO**

MOTION CARRIED 4-3.

Note: The landscaping will come back at a later date.

B25-09 New Residence

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.

Mr. Lindgren noted that the applicant requests deferral to the May meeting.

MOTION BY MS. DIVER TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS – MAJOR PROJECTS

B30-09 Pool House

Address: 216 Emerald Lane (215 Coral Lane)
Applicant: William and Katherine Rayner
Architect: Peter Marino Architect
Project Description: Pool house (accessory structure) and swimming pool. Materials include stucco at building walls, carved wood screens, white concrete tile roof, coquina stone columns and pecky cypress beams at the terrace.

There were no ex parte communications disclosed regarding this project.

Bill Cheesman, representing Mr. and Mrs. Rayner, stated that this pool house was approved by ARCOM with three metal domes roofs over the three main parts of the pool house. They now propose eliminating the central dome roof over the outdoor terrace.

Mr. Strawbridge preferred the original design with the central dome roof.
Mr. Feldkmap agreed, but also requested that the middle chimney meet the height of the other two.
Mr. Smith suggested a center arbor to keep the same spirit of the original design.
Mr. Karakul recommended keeping the arches and eliminating the doors.

MOTION BY MR. KARAKUL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. VILA.
ROLL CALL:

MR. KARAKUL	**YES**
MR. VILA	**YES**
MR. SMITH	**YES**
MR. STRAWBRIDGE	**NO**
MS. DIVER	**YES**
MS. VANNECK	**NO**
MR. FELDKAMP	**YES**

MOTION CARRIED 5-2.

B31-09 Demolition

Address:	123 Via Fontana
Applicant:	J. Cater Randolph II, Attorney for the Estate of Augusta Harrision.
Architect:	None
Project Description:	Demolition of a two-story residence

Mr. Feldkamp said he visited the site.

Attorney Cater Randolph, representing the estate of Augusta Harrision, stated that the two-story home was built in 1956. The house was designed by Bryon Simonson for owner John Cutter.

Rayworth Wall, Newlands Design Group, presented the landscape plan, which included the retention of green button wood trees on the lot.

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

B32-09 Storefront

Address: 202 Worth Avenue
Applicant: Louis Curcio c/o Ferragamo/Moda Imports, Inc.
Architect: Daniel J. Barteluce
Project Description: Complete interior and storefront demolition and renovation of existing retail establishment. Work scope includes new partitions and ceilings, new finishes and new storefront.

Mr. Feldkamp said he visited the site.

Architect Daniel Barteluce presented the project of a stainless steel and glass storefront.

Mr. Barteluce was informed that back lighting of signs was not allowed in the Town of Palm Beach and that they may have only one logo on the building.

MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE PROVISION TO REDUCE THE SIGNAGE BY APPROXIMATELY 15%, NO BACK LIGHTING OF THE SIGN AND ONLY ONE LOGO ON THE BUILDING FACADE.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

The meeting was reconvened at 12:35 p.m. after a five minute break.

B33-09 Landscape, Hardscape & Site Lighting

Address: 11 Via Vizcaya
Applicant: 11 Via Vizcaya, LLC
Architect: Chuck Yannette
Project Description: New construction landscape, hardscape and landscape lighting.

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

Landscape Architect Chuck Yannette presented the final landscape plan to the Commission.

Donald Malasky addressed the Commission and spoke in favor of the project.

Planning Administrator Lindgren noted favorable letters in the file from Donald Malasky, 13 via Vizcaya and a letter from Conrad Yelventon, 10 via Vizcaya.

Additional landscaping was suggested at the front of the house.

Responding to Mr. Lindgren's comments regarding the site lighting affidavit, (which restricts the amount of light coming from the property), Mr. Malasky stated that he would be happy to sign the form.

MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. STRAWBRIDGE.
ROLL CALL:

MS. DIVER	**YES**
MR. STRAWBRIDGE	**YES**
MR. SMITH	**NO**
MR. KARAKUL	**NO**
MR. VILA	**NO**
MS. VANNECK	**NO**
MR. FELDKAMP	**YES**

MOTION FAILED 4-3.

MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE PROVISION TO INCREASE THE LANDSCAPING (IN THE DRIVEWAY ISLAND) TO (PARTIALLY) SCREEN THE GARAGE DOORS FROM THE STREET.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.

B34-09 Demolition, New Residence, Landscape & Hardscape

Address:	242 Kenlyn Road
Applicant:	Mr. and Mrs. Mark Schroeder
Architect:	Ames Bennett/MPerry Design
Project Description:	One-year extension of a previously approved Demolition of existing residence and new two-story residence, landscape and hardscape.

Mr. Feldkamp stated that he received a telephone call from the architect.

Architect Ames Bennett introduced Architectural Intern Ms. Forest.

Caroline Forest, representing Michael Perry's office, stated that the owners are working with contractors and would like to proceed with the project within the year.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT FOR AN ADDITIONAL 12 MONTHS.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

E. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A4-09 Façade Revision

Applicant:	Edward and Adele Khan
Address:	235 Peruvian Avenue
Contractor:	Daly Development
Project Description:	Overlay of the front façade

This project was deferred from the February meeting for restudy and deferred from the March meeting at the applicant's request.

No one was present to represent the project.

MOTION BY MR. SMITH TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

F. NEW BUSINESS – 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.

Mr. Feldkamp said he visited the site.

Mitch Shay, representing Bulldog Fence, stated that Mr. Hodge would like to install 12' wide, white aluminum driveway gates to keep the surfers from using his outdoor shower.

The Commissioner's thought that scale drawings should be presented and that there was not enough information being presented for the Commission to make a decision. Mr. Shay was asked to have a design professional make the next presentation.

MOTION BY MS. VANNECK TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

A7-09 Site Wall

Address: 101 Jungle Road
Applicant: Gerald & Elaine Schuster
Landscape Architect: Morgan Wheelock Inc.
Project Description: Addition of 4'0" tall site wall

There were no ex parte communications disclosed.

Landscape Architect Don Skowron proposed a pre-cast concrete hurricane fence along the street with new landscaping in front of it.

MOTION BY MS. DIVER TO APPROVE THE WALL AND TO REMOVE THE PLEXI-GLASS WALLS AT THE STREET.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

A8-09 Site Wall

Address: 1170 North Ocean Blvd.
Applicant: Jan and Tom Moloney
Architect: SKA Architects
Project Description: Construction of a new 4'0" site wall on the east-side and the north-side of the property.

Mr. Feldkamp said he visited the site.

Architect Pat Segraves presented a 4 ft. high wall around the perimeter of the main property with cypress wood pedestrian gates.

Mr. Lindgren noted the Town Engineer's comments; a site triangle must be prepared by an engineer for the intersection of La Puerta Way and North Ocean Boulevard, and one for the driveway.

MOTION BY MR. KARAKUL TO APPROVE THE PROJECT AS PRESENTED AND TO CORRECT THE PRESENTATION TO SAY "EXISTING WALL" AND TO VERIFY THE SITE TRIANGLE NEEDS.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

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

Responding to Mr. Smith's concern with conflicts due to the revised meeting schedules, Mr. Page stated that he will take the Commission's concerns of unexcused absences to the Town Manager's office.

Mr. Page noted that next month, Mr. Brazil will present a signage proposal and Ms. Sans will return with planters along South County Road.

Ms. Vanneck stated that she is opposed to the new rule regulating the number of voting conflicts allowed. She said that it will hamstring, if not kill ARCOM, and it impugns the integrity of this panel. She commented that no matter whose project is before the Commission to be reviewed, it will be judged without bias.

Ms. Diver noted that at her interview for reappointment with the Town Council, she mentioned to them that that this is a small town with a small pool of experts to serve on the commission.

XI. ADJOURNMENT

The meeting was adjourned at 1:23 p.m.

The next meeting of the Architectural Commission will be held on Friday, May 29, 2009 at 9:30 a.m. The meeting will be held at the new City Center, 401 Clematis Street, West Palm Beach.

Respectfully submitted,

Wm Feldkamp.

William P. Feldkamp, Chairman