TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, FEBRUARY 25, 2009
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:
Morgan Dix Wheelock, Chairman
William P. Feldkamp, Vice-Chairman
Leslie C. Diver, Member
Thomas M. Youchak, Member
Jeffery W. Smith, Member
Samuel M. Boykin, Member (arrived at 9:19 a.m.)
Kenn Karakul, Alternate Member
Robert J. Vila, Alternate Member
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:
William J. Strawbridge, Jr., Member (un excused)

Mr. Karakul was a voting member throughout the meeting.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Wheelock.

IV. APPROVAL OF THE MINUTES OF THE JANUARY 28, 2009 ARCOM MEETING

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

VI. PROJECT DEFERRALS/REMOVAL

B1-09 New Residence

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.

The architect requests deferral to the March meeting.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

VII. PROJECT REVIEW

A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS DEFERRALS

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

B82-08/SPR10-08 New Office Building, Landscape & Hardscape

Address: 204-210 Royal Palm Way
Applicant: BNB Venture Palm Beach, I, LLC
Architect: Oliver Gliden Spina and Partners
Project Description: This proposed three-story office building incorporates contemporary design elements with strong references to traditional Mediterranean architecture. The primary building materials are painted stucco on masonry exterior walls; divided lite doors & windows with tinted bronze glazing; cast stone accents for the columns, horizontal accent bands, window & door surrounds and balustrades. The main entry tower features a clay tile hip roof above the arched 3rd floor balcony and a corresponding arched 1st floor level entry. The Royal Palm Way entrance is further framed by an articulated stucco entryway, concrete columns and steps leading up the entry. The placement of 2nd floor level terraces along the street allow the 2nd and 3rd floors to the stepped back further from the street and along with the tower provide interest and scale to the building. Final landscaping and hardscape will be presented. - The applicant requests site plan review to construct a 14,027 square foot (gross building area), three-story commercial building; A special exception is requested to allow a three-story commercial building in the COLI Zoning District; variances are requested as follows: (a) for a front yard setback for the building to be .95 feet in lieu of the 15-foot minimum required; (b) for the east side yard setback

to be 0 feet in lieu of the 15-foot minimum required; (c) for the west side yard setback to be 0 feet in lieu of the 15-foot minimum required; (d) for lot coverage of 66.8% in lieu of the 25% maximum allowed; (e) for landscaped open space to be ~~95.1%~~ 5.1% in lieu of the 30% minimum required for the entire site; (f) for the landscaped are to be 0.0% in lieu of the 10% (of the parking and drive aisle area) minimum required for the interior parking lot; (g) for the landscaped area to be 7.3% in lieu of the 15% (of the parking and drive aisle area) minimum required for screening and interior landscaping; (h) for landscaped open space in the front yard to be 10.6% in lieu of the 35% minimum required; (I) for a front yard setback for the tower to be 7.62 feet in lieu of the 20-foot minimum required; (j) for the east side yard setback for the tower to be 6.67 feet in lieu of the 20-foot minimum required; (k) to allow a tower feature to be 2% of the maximum gross floor area in lieu of the 2% maximum allowed; (n) to allow the parking spaces to be situated in contradiction to the maneuvering requirements in Section 134-2172; that section provides that required parking be designed so as to not require the movement of another vehicle in order to remove another vehicle from a required parking space. The applicant is proposing stacked parking which requires the shuffling of vehicles in order to remove vehicles from required parking spaces; (o) to provide 22 parking spaces in lieu of the 35 parking spaces required (a deficit of 13 parking spaces); (p) to provide a loading space that is 18 feet deep with a clear height of 10 feet in lieu of the 25-foot minimum depth and 14 foot minimum clear height required; To allow the air-conditioning equipment on the roof to be 8 feet in lieu of the 4-foot maximum allowed above the roof stand. This project was deferred from the October meeting for restudy and demolition was approved at that time. It was deferred from the November meeting at the attorney's request and deferred from the December meeting for restudy.

This project was deferred from the October meeting for restudy and demolition was approved at that time. It was deferred from the November meeting at the attorney's request, deferred from the December meeting for restudy and deferred from the February meeting at the staff's recommendation.

Attorney Maura Ziska read the variance requests relative to this project into the record.

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

Architect Ed Oliver presented a model of the project and photographs of other buildings in the area. He noted that one of the original variance requests has been eliminated by reducing the overall size of the tower. He also pointed out other architectural element changes as well. He explained that the ground floor will have an entry lobby containing an elevator and the rest of the area will be parking. There will be twenty-two parking spaces, sixteen of which will be tandem parking with a full time valet. The building materials include four colors of clay barrel tile roofing, grey window glass,with mahogany color window and door frames and architectural cast concrete.

Landscape Architect Jeff Blakely presented a sample of a Bergerac cobble stone paving

proposed for the driveway entrance. He stated that two royal palm trees will be added to the easement area and ficus repens or creeping figs will fill in the niche on the east facade.

Mr. Wheelock thought that the building appeared as three separate buildings and that by removing the metal railings above the driveway entry would unify the building a bit more. He preferred a light window/door frame.

Mr. Feldkamp thought that the gray glass was too dark and that the building should have a pitched roof.

Zoning Administrator Paul Castro, responding to the question if any of the requested variances could be eliminated through design, stated that this is a matter of gross leasable area. The leasable area they want to put on this property will require all of the variances they are asking for. The building is bigger than what the code contemplates in terms of gross leasable area which is realized in the number of parking spaces.

Mr. Smith was concerned that the project has 8,600 square feet of leasable area and not enough parking to support it. Furthermore, the building is too big compared to the building next door.

Mr. Page noted that the fire department was concerned with the height of the driveway entry and that they will require 13 ½ feet instead of the 10 feet proposed.

Mr. Youchak wondered why there was only one awning on the front facade. He requested that the architect restudy the height of the mechanical equipment on the roof so that the stucco wall could be lowered.

Mr. Oliver stated that he will meet with the fire marshal to determine the height of the driveway entry clearance height.

Ms. Ziska stated that they revisited the parking issue and designed the first floor to have all parking with the exception of the entry lobby.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

B84-08 /V19-08 New Greenhouse
Address: 286 Jamaica Lane
Applicant: Mr. & Mrs. Raese
Architect: Bruh/Gilbert Architectural
Project Description: Construct new greenhouse in rear yard. The applicant requests a variance to construct a one-story enclosed accessory structure with a point of measurement of 21 feet NGVD in lieu of the 17.14 NGVD required.

This project was deferred from the October meeting for restudy. It was deferred from the November and December meetings at the attorney's request and deferred from the January meeting at the staff's recommendation.

Mr. Vila said he visited the site. Mr. Smith, Ms. Diver and Mr. Feldkamp said they received a letter from a neighbor to this project. Mr. Wheelock said he went by the site, spoke with the attorney representing this project, spoke with the attorney representing the neighbor, received a letter relative to the project and spoke with the neighbor next door.

Court Reporter Lisa Mudrick was in attendance to record the proceedings of this project.

Property Owner Elizabeth Raese presented the project and stated that the building is not a greenhouse but a sunroom or solarium.

Joe Herman with Four Seasons Sun Rooms addressed the Commission and stated the hardship for the height of the building is due to coral rock and the cost is very high to excavate the land.

Attorney Raymond Royce, representing the neighbor to the south, stated that the subject property already has a few accessory buildings and they have been making a reasonable use of the property with what exists.

Mr. Page reported that there are three letters from the Law Firm of Holland and Knight objecting to the project request.

Responding to Mr. Royce's question whether the proposed building was in harmony with the area, Robert Moore, former Director of Planning, Zoning and Building, answered that to his knowledge there were no other glass and steel buildings within a two-hundred foot radius of this property.

Mr. Boykin said that he lives across the street from the Raese's and stated that the building would not be seen through the rear property hedge.

Mr. Beasley, the neighbor to the south, remarked that the glass house will be larger than the play house that is there now. He felt that the house was too high and too big and it would have

reflective glass. He was concerned that at night when lights are on it would have a lighthouse effect.

MOTION BY MR. FELDKAMP TO RECOMMEND TO THE TOWN COUNCIL THAT THE ARCHITECTURE DOES NOT WARRANT THE VARIANCE REQUESTED.
MOTION SECONDED BY MS. DIVER.
ROLL CALL:
MR. FELDKAMP YES
MS. DIVER YES
MR. YOUCHAK YES
MR. SMITH YES
MR. BOYKIN NO
MR. KARAKUL YES
MR. WHEELOCK YES
MOTION CARRIED 6-1.

MOTION BY MS. DIVER TO DENY THE ARCHITECTURAL DESIGN OF THIS PROJECT IN ACCORDANCE WITH CRITERIA SET FORTH IN ARTICLE III. ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205 CRITERIA, (6) THE PROJECT IS TOO DISSIMILAR TO THE SURROUNDING STRUCTURES IN THE NEIGHBORHOOD.
MOTION SECONDED BY MR. FELDKAMP.
MR. BOYKIN OPPOSED.
MOTION CARRIED 6-1.

B. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
NEW BUSINESS

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

B4-09/V3-09 Additions

Applicant:	Mr. and Mrs. David Pressly
Address:	202 Seaspray Avenue
Architect:	Smith and Moore Architects
Project Description:	Additions to an existing one-story single family residence. The project will require side yard, rear yard and street side yard setback variances. The applicant requests variances to raise a portion of the roof of the house and add three additions totaling 103 square feet, which requires the following four variance requests: a variance to construct a 78 square foot one-story addition to an existing non-conforming residence with a west side yard setback of 4.0 feet in lieu of the 12.5 foot minimum required; a variance for a rear yard setback of 3.1 feet in lieu of the 10.0 foot

minimum required; a variance to construct a 56 square foot one-story addition to replace existing loggia on an existing non-conforming residence with an east side yard setback of 13.75 feet in lieu of the 25-foot minimum required; variance for rear yard setback of 7.25 feet in lieu of the 10-foot minimum required.

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

Property Owner David Pressly mentioned that the previous property owner had received a variance, and they are requesting additional variances today.

Architect Harold Smith proposed addition of living space for a second bedroom and bathroom. He explained that an existing loggia will be filled in, other portions of the house will be bumped out and new impact resistant windows will be installed.

MOTION BY MR. SMITH TO RECOMMEND TO THE TOWN COUNCIL THAT THE PROJECT MERITS THE VARIANCES REQUESTED.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

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

B5-09V2-09 Additions

Applicant:	Mr. and Mrs. Abe Haruvi
Address:	112 Via Palma
Architect:	Patrick Seagraves
Project Description:	Proposed first and second story addition to an existing two-story residence. The applicant requests variances to construct a 2,786 square foot second story addition; to allow a point of measurement of 19.4 feet National Geodetical Vertical Datum mean sea level ("NGVD") for building height and overall height in lieu of the 15.1 feet NGVD required; a variance to allow a building height plane setback on the north side of the lot of 56 feet in lieu of the 73.66 foot minimum required.

Ms. Vanneck said she met with the architect, reviewed the plans and received an e mail correspondence from one of the neighbors. Mr. Vila said he visited the site. Mr. Wheelock said he met with the architect and received a formal statement of opposition from the neighbor. Ms. Diver, Mr. Feldkamp and Mr. Boykin said they met with the architect and discussed the plans.

Architect Maura Ziska explained that they request a point of measurement variance and a building height plane setback because the road is about four-feet lower than the grade of the property.

Architect Patrick Segraves proposed a 3,000 sq. ft. addition making the house a total of 9,100 sq. ft. He stated that an addition project was approved for this house approximately six-months ago.

Mr. Smith did not think that this proposal was as successful as the previous presentation that was approved six months ago.

Mr. Feldkamp disagreed with Mr. Smith and thought that the last submission looked like a "pop-up." Otherwise, he suggested removing the tower element at the staircase.

Mr. Wheelock thought that the house was too large especially by looking at the streetscape drawing. He said that this is a big deal in the middle of a one-story neighborhood.

Mr. Page read a letter from Vanessa Porreca, 1030 South Ocean Blvd., a letter from Joyce Vaughn, 112 Via Palma and a letter from Mr. and Mrs. Edward J. Bacinich, 1048 South Ocean Boulevard all of whom objected to the very large addition looming over their properties.

Vanessa Porreca commented that the neighbors think the increase in size to the existing home is excessive. She pointed out that fifty to seventy-year-old specimen trees will have to be removed to make room for this addition and that the foliage on her of the property will be in jeopardy.

Ms. Diver noticed that no landscape plans were submitted with this proposal, and that it is a requirement to screen the addition from the neighbors.

Mr. Feldkamp suggested making the eastern most section a one-story element which would eliminate one bedroom.

Mr. Karakul suggested restudying the addition project that was approved six-months ago and possibly expand it a bit more.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

Mr. Wheelock noted that as the project was deferred to the March meeting, it would include the motion regarding the variance vote as well.

B6-09/SP3-09 New Residence & Landscape/Hardscape

Applicant:	Mr. and Mrs. Robert Feldman
Address:	516 South Ocean Blvd.
Architect:	MP Design & Architecture
Project Description:	New two-story residence, final landscape and hardscape The applicant requests a site plan review to allow the construction of a 8,927 square foot two story, single family residence in the R-A Zoning District on a non-conforming platted lot which is 100 feet in width in lieu of the 125-foot minimum required.

Mr. Wheelock announced that the site plan review went to Town Council and was granted.

Mr. Vila said he drove by the site. Ms. Diver, Mr. Wheelock, Mr. Feldkamp and Mr. Youchak said they met with the architect and discussed the plans.

Chairman Wheelock moved the next item on the agenda to be heard at this time at the request of the attorney representing a neighbor to the project.

This project was called to the table after item number B7-09.

Attorney Maura Ziska, representing Mr.and Mrs. Feldman, 516 South Ocean Blvd., stated that the Town Council has approved the site plan for the non-conforming lot.

Designer Michael Perry presented a model of the proposed residence.

Landscape Architect Mario Nievera presented the final landscape/hardscape plan.

It was thought that the motorcourt was not large enough to turn cars around and that the landscaping should continue with no openings on the south elevation.
It was agreed to make these revisions and present them at the end of the meeting.

MOTION BY MR. FELDKAMP TO MOVE THIS PROJECT TO THE END OF THE MEETING.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.

This project was called to the table after item number A4-09.

Mr. Nievera presented the site plan showing an enlarged motor court.

MOTION BY MR. KARAKUL TO APPROVE THE PROJECT AS PRESENTED, WITH THE LANDSCAPE PLANS MEETING THE CODE AND TO COME BACK WITH THE ENTRY GATES.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)
None

C. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

None

D. NEW BUSINESS - MAJOR PROJECTS

B7-09 Landscape, Hardscape and Site Lighting

Applicant: Doubleus, Inc.
Address: 248 Sandpiper Drive
Landscape Architect: Steven M. Dauber
Project Description: Final landscape, hardscape and landscape lighting.

This project was heard before item number B6-09 on the agenda.

Mr. Vila said he visited the site. Mr. Smith and Ms. Diver said they spoke with the attorney. Mr. Wheelock said he visited the site and spoke with the attorney representing the neighbor to the south. Mr. Feldkamp said he spoke with the attorney representing the neighbor to the south.

Landscape Architect Steven Dauber commented that the landscaping on Sandpiper Drive is eclectic with a mixture of Oriental styles to very formal designs. He said that they propose landscaping that is a little more moderate and something that would afford some privacy with hedges of small leaf clusia along the front of the property. He proposed pathway lighting along the driveway, lighting at the pool area and up lighting of some of the palm trees in the rear yard.

Mr. Wheelock commented that all of the vegetation was removed from the south side easement and the neighbor now looks at a wall with no landscaping.

Attorney Robert Dizel, representing the neighbors to the south, said he checked with the Public Works Department and they would have no problem with a hedge planted in the easement. He asked that an approval requirement include a condition that a 12' to 15' continuous landscape hedge be placed on the applicants property.

Town Attorney Randolph explained that if the town will allow the planting of a hedge, there would have to be a hedge removal agreement in the event the town would have to access the easement.

Director of Public Works Department Paul Brazil stated that if an underground utility needed to be replaced, the landscaping would have to be removed for a period of time.
Mr. Page read a letter from R. Keith Elliott, 249 Tradewind Drive, stating his concern with the complete loss of privacy that now exists at the rear of his property.

MOTION BY MR. SMITH TO APPROVE THE LANDSCAPING PLAN AS SUBMITTED WITH THE EXCEPTION THAT A TWELVE TO FIFTEEN FOOT HEDGE OF FICUS MATERIAL BE PUT IN THE EASEMENT ON THE APPLICANTS PROPERTY, THAT THE LANDSCAPE PLANS MEET THE CODE AND THAT A EASEMENT REMOVAL AGREEMENT BE PLACED ON THE PROPERTY.
MOTION SECONDED BY MS. DIVER.
ROLL CALL:

MR. SMITH	**YES**
MS. DIVER	**YES**
MR. FELDKAMP	**NO**
MR. YOUCHAK	**NO**
MR. BOYKIN	**YES**
MR. KARAKUL	**YES**
MR. WHEELOCK	**YES**

MOTION CARRIED 5-2.

B8-09 Alterations and Additions

Applicant:	110 Wells Road, LLC
Address:	110 Wells Road
Architect:	Smith and Moore Architect
Project Description:	Alteration and additions to an existing two-story, single-family residence.

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

Architect Daniel Kahan presented changes to the home which will make it more in keeping with a traditional Mediterranean style residence. He pointed out that the entry will be changed from three bays with French doors to a square top, cast stone portico. Also, The wood outlookers will be replaced with a cast stone cornice.

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

B9-09 Additions

Applicant:	Robert and Helen Ficalora
Address:	221 Ocean Terrace
Architect:	Jeffrey Brasseur
Project Description:	A two-story addition of a master suite and bedroom, family room and dining room on the ground level floor with a kitchen remodel. The existing family/dining room is to be demolished.

Ms. Vanneck stated that she is very familiar with the street because she lived on Ocean Terrace for twenty years. Ms. Diver, Mr. Wheelock, Mr. Feldkamp and Mr. Youchak said they met with the architect and discussed the plans.

Architect Jeff Brasseur proposed additions of 1184 sq. ft. on the first floor and 1181 sq. ft. on the second floor for a total of 4762 sq. ft. added to the house. He proposed screening of the two-story addition by relocating cocoanut palm trees and fruit trees in addition to the existing 12' to 15' ficus hedge around the property.

Mr. Smith commented that by looking at the streetscape this house will be twice the size of any other house in the neighborhood. He was concerned that the addition will be very close to the rear yard setback and that the project has a lot of "pop top" to it.

Paul Castro noted that the plans did not have enough information to determine if the rear building height plane meets the code.

MOTION BY MS. DIVER TO DEFER THE PROJECT TO THE MARCH MEETING FOR RESTUDY.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

The meeting reconvened after a lunch break at 2:15 p.m. Chairman Wheelock was not in attendance. Therefore, Vice Chairman Feldkamp presided over the remainder of the meeting and Mr. Vila was a voting member.

B10-09 Landscape

Applicant:	Bruce Failing
Address:	231 Nightingale Trail
Architect:	Efflorescence
Project Description:	Final landscape plan

Mr. Vila said he visited the site.

Landscape Architect Alan Stopek said that the grounds are entirely surrounded by ficus hedges. He indicated that the driveway will be lined with cocoanut palm trees at staggered heights with under planted with single stem roebelenii palms.

MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED (THAT MEETS THE CODE) AND TO PLANT A FICUS HEDGE AT A MINIMUM HEIGHT OF EIGHT FEET.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

B11-09 Demolition

Applicant:	402 Primavera, LLC
Address:	402 Primavera Avenue
Architect:	SKA Architect + Planner
Project Description:	Demolition of an existing two-story home.

Mr. Vila said he visited the site. Ms. Diver said she met with the architect and discussed the plans.

Architect Pat Segraves proposed demolition of the house at 402 Primavera Avenue which was built in 1980 and designed by Architect Joseph C. Bennett. He noted that the structure is in fair to poor condition.

Landscape Architect Keith Williams presented the landscape plan which indicated that the perimeter vegetation will remain on the site. He stated that the Australian pine trees will remain until a new building is proposed.

Ms. Vanneck requested that the plant material on the "not preferred list" be removed prior to a final landscape approval.

MOTION BY MR. KARAKUL TO APPROVE DEMOLITION WITH THE PROVISION TO SOD AND IRRIGATED THE LOT WITHIN 15 DAYS AND THAT THE PLANT MATERIAL ON THE "DO NOT PLANT LIST" BE REMOVED PRIOR TO A FINAL LANDSCAPE PLAN IN THE FUTURE.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

B12-09 New Residence

Applicant:	Andrew Gordon, Trustee, Browne Gordon, Trust
Address:	1695 North Ocean Way
Architect:	Graham Geralds
Project Description:	12-month extension of ARCOM approval dated February 27, 2008 (New Residence)

Mr. Vila said he visited the site. Mr. Karakul said he received a telephone call from one of the principals of the project. Ms. Diver said she spoke to Andrew Gordon on the telephone. Mr. Feldkamp said he met with Andrew Gordon.

Attorney Maura Ziska, representing the applicant, reminded the Commission of the ultra modern project that was presented to them a year ago. She explained that the project has complicated engineering and structural details that still needs to be worked out.

MOTION BY MR. KARAKUL TO EXTEND THE PROJECT APPROVAL FOR TWELVE MONTHS.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

B13-09 New Residence

Applicant:	Laurie Silvers and Mitchell Rubenstein
Address:	1906 South Ocean Blvd.
Architect:	Robert A.M. Stern
Project Description:	New two-story residence designed in a classical style.

Mr. Vila said he visited the site.

Attorney Maura Ziska, representing the applicant, requested a twelve-month extension of the previously approved project.

MOTION BY MR. KARAKUL TO EXTEND THE PROJECT APPROVAL FOR TWELVE MONTHS.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

E. DEFERRALS AND CONTINUATIONS MINOR PROJECTS
None

F. NEW BUSINESS - MINOR PROJECT

A2-09 Dormer Windows

Applicant:	Arabian Beach, LLC (Lee Gordon)
Address:	1558 North Ocean Way
Architect:	Smith and Moore Architects
Project Description:	Addition of dormer windows to a previously approved single family residence, which is currently under construction.

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

Architect Peter Papadopoulos stated that this project was approved in August 2008. He proposed adding dormer windows on the front and back of the roof.

Most of the Commissioners were not in favor of the dormer window and felt that they did not enhance the house.

Ms. Diver disagreed, and after looking at examples of similar houses with dormer windows, she felt that they were appropriate.

Attorney Maura Ziska, representing the applicant, stated that the Gordon's have a house in the northern United States that has dormer windows and wanted the same for their house in Palm Beach. She suggested having the dormer windows only on the back of the house if the Commission feels they are inappropriate on the front of the house.

MOTION BY MS. DIVER TO APPROVE THE DORMER WINDOWS ON THE BACK OF THE HOUSE.
MOTION SECONDED BY MR. VILA.
ROLL CALL:

MS. DIVER	**YES**
MR. VILA	**YES**
MR. FELDKAMP	**YES**
MR. SMITH	**NO**
MR. BOYKIN	**YES**
MR. KARAKUL	**NO**

MOTION CARRIED 4-2.

Note: Ms. Vanneck was away from the meeting room during the roll call.

A3-09 Replace Stone Balustrade with Wrought Iron Handrails

Applicant:	Palm Beach Park Centre 4, LLC
Address:	440 Royal Palm Way
Architect:	T & L Architecture
Project Description:	Addition of new gutter and down spouts system, replacement of existing stone balustrade/poured concrete handrails with new wrought iron/brass handrails matching existing at site level.

This project was deferred from the February meeting for restudy.

There were no ex parte communications disclosed.

Architect Steve Treziee proposed replacing cast stone balconies with wrought iron railings and an aluminum gutter system painted to match the building.

The Commission felt that a copper gutter system and a cast stone balustrade would look much better on the building.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

A4-09 Facade Revision

Applicant:	Edward and Adele Khan
Address:	235 Peruvian Ave.
Contractor:	Daly Development
Project Description:	Overlay of front facade

This project was deferred from the February meeting for restudy.

Ms. Vanneck said she has been by the site.

Designer Tony Zaia proposed applying polyurethane material to the face of the building.

Contractor David Reback presented a material sample to the Commission.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

VIII INFORMAL REVIEW

Beautification - Greater South County Road Association

Patty Sands, President of the Greater South County Road Association, said that the Town Council approved a $12,000 budget to buy pots and plants to be placed on South County Road between Lewis Pharmacy to Worth Avenue on both sides of the road.

Laurel Baker, Palm Beach Chamber of Commerce, asked that this project be consistent and attractive.

IX EMPTY STOREFRONT TREATMENTS

Update and Approval of Themes

John Lindgren handed the Commissioner's a preliminary code/policy of vacant storefronts and possible themes to display in the windows.

The Commissioner's agreed with the proposal as submitted with the exception of the issue of continuous window themes.

THE MOTION TO APPROVE THE CONCEPT OF THE WINDOW TREATMENT POLICY CARRIED UNANIMOUSLY.

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

Director of Planning, Zoning and Building John Page reported that Mr. Feldkamp found companies that are in the business of designing, engineering and installing holiday lighting.

Public Works Director Paul Brazil stated that the Town does not have a budget to hire a company to assist with the decorations, but asked Christmas Designer's Company to come to the next ARCOM meeting to present some possibilities. He updated the Commission on the town wide beautification project. He noted that cut-sheets regarding signage will be given to the Commission Members for input at the next ARCOM meeting.

Mr. Page announced that the town hall will be under construction soon. Therefore, the meetings will he held off-site starting in the month of April.

Vice-Chairman Feldkamp read a letter from Jerome Klein, 225 Emerald Lane, regarding the property behind him at 240 Sanford. He objected to the proposed generator and pool pump location next to his property.

Mr. Page agreed to research and report his findings to Dr. Klein .

XI ADJOURNMENT

MOTION BY MR. SMITH TO ADJOURN THE MEETING AT 3:54 P.M.
MOTION SECONDED BY MS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

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The next meeting of the Architectural Commission will be held on March 25, 2009 at 9:00 a.m.

Respectfully submitted,

Morgan Dix Wheelock, Chairman