



**MINUTES
ARCHITECTURAL COMMISSION
IN THE
TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 S. COUNTY RD., PALM BEACH**

MONDAY, NOVEMBER 16, 2015, 9:00 a.m.

Please be advised that in keeping with a 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.

I. CALL TO ORDER:

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

II. ROLL CALL:

Robert J. Vila, Chairman	PRESENT
Ann L. Vanneck, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Richard Sammons, Member	PRESENT (arrived at 9:23)
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived at 9:16)
Michael B. Small, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

Mr. Vila advised in the absence of Mr. Sammons and Mr. Ives, Mr. Small will be voting.

Staff members present: John S. Page, Director of Planning, Zoning and Building; John Lindgren, Planning Administrator; Nancy Roedel, Interim Board Secretary; Paul Castro, Zoning Administrator (for a portion of the meeting); John C. Randolph, Town Attorney.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE OCTOBER 28, 2015 MEETING:

**A MOTION WAS MADE BY MRS. VANNECK FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED WITH ALL IN FAVOR.**

V. APPROVAL OF THE AGENDA:

A MOTION WAS MADE BY MRS. VANNECK TO APPROVE THE AGENDA WITH THE FOLLOWING CHANGES:

B-093-2015 1520 South Ocean Blvd. to be deferred to the December meeting.

B-095-2015 108 El Mirasol to be deferred to the January meeting.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED WITH ALL IN FAVOR.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:

Mrs. Roedel administered the oath at this time and throughout the meeting as necessary.

VII. PROJECT REVIEW:

A. MAJOR PROJECTS-OLD BUSINESS:

B - 090 - 2015 Modifications

Address: 2800 S. Ocean Boulevard

Applicant: J.V. Associates (P.B.) LLC - Collin Clark, General Manager

Architect: Leo A. Daly

Project Description: The Four Seasons Resort Palm Beach is planning modifications to the hotel site in order to improve its guest facilities in terms of aesthetics, functionality, guest amenities and life safety standards. Includes west garden improvements, hotel facade improvements, remodel lobby level interiors, and pool deck improvements.

At the August meeting, this project was not heard and deferred to the September meeting at the applicant's request. At the September meeting, this project was deferred to the October meeting at the attorney's request. At the October meeting, a motion carried to approve the Architecture as presented, with the exception of the railings which were deferred to the November meeting and partially approving the Landscaping, including the pool area and the east half of the property, but deferring the entrance, lighting and the parking area on the western half of the property to the November meeting.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison, Mr. Karakul, Mrs. Vanneck, Mr. Vila, Mr. Small and Ms. Grace.

ARCHITECTURAL PRESENTATION: Paul Twitty, Leo A. Daily

LANDSCAPING PRESENTATION: Tim Johnson and Fernando Wong, Fernando Wong
Outdoor Living Design

Mr. Twitty stated they are here today to address the railings and the landscape issues discussed at last month's meeting. Mr. Twitty proposed a new railing, stating the wood cap will be kept. The railing is now white instead of black and has a vertical rectangular motif. The front entrance lighting has been studied and the fixtures have been revised.

Commission Comments: One of the Commissioners stated the changes to the railings were terrific.

Mr. Wong addressed the adjustment of size in the front elevation and reviewed the plant list. The front area will be kept lush. Mr. Johnson addressed the parking lot and advised the Palm tree hat

racking issue has been resolved, and Four Seasons management vowed not to cut back the trees like that again. Four shade trees have also been added to the parking lot.

Commission Comments: The Commission was pleased and are happy to finally be getting a wow factor at the front entrance, however, the walkway is still concrete, and the drive is tabby. Mr. Johnson advised the walkways will be changed to tabby.

A MOTION WAS MADE BY MR. KARAKUL TO APPROVE THE ARCHITECTURE AND LANDCAPE AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED WITH ALL IN FAVOR.

B - 093 - 2015 Tunnel and Landscaping

Address: 1520 S. Ocean Blvd.

Applicant: Il Sogno LLC (Janet Vargas, Manager)

Architect: Peter Pennoyer Architects/Tim Kelly

Original Project Description: Construction of a tunnel beneath South Ocean Boulevard, tunnel stairs, and installation of landscaping east of South Ocean Boulevard. Revised Project

Description: New tunnel beneath South Ocean Boulevard; East of South Ocean Boulevard: new seawall, new beach house, replacement of beach access stairs, new tunnel stairs, new landscaping and hardscaping; West of South Ocean Boulevard: new tunnel stairs, new front wall, new entry gates, piers and lights, new landscaping and hardscaping.

At the August meeting, this project was deferred pending submission of a proper application. At the September meeting a motion carried to defer to the October meeting, with the consideration that the beach house be moved to the north end of the property so it doesn't impact the view when driving from the south, and doing the stairs the same way they were done on the west side. At the October meeting, a motion carried to defer this project to the November meeting.

Please be advised this project has been deferred to the December meeting at the attorney's request.

B - 095 - 2015 New Residence

Address: 108 El Mirasol

Architect: Callori Architects/Michael T. Callori

Project Description: New two story Mediterranean style residence, pool, hardscape, landscape; one story garage. Building - White Stucco, Off White Cast Stone; Beige Trim; Roof - Peach Beige Palette

At the September meeting, a motion carried to defer to the October meeting. This project was deferred to the November meeting as the request of the architect.

Please be advised this project has been deferred to the December meeting at the attorney's request.

B - 096 - 2015 Demolition and New Residence

Address: 449 Australian Ave.

Applicant: Cushing Investments, LLC

Architect: Kevin Asbacher

Project Description: Demolition of an existing 1 story, 6 unit, multi-family building.
Construction of a 2 story, British Colonial, single family residence, with final landscape and hardscape. Building, Trim and Shutter Color - White; Roof - White concrete Tile.

At the September meeting a motion carried to defer the demolition until the October meeting. At the October meeting, a motion carried to defer the Architecture to the November meeting.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison, Mrs. Karakul, Mrs. Vanneck, Mr. Vila, Mr. Small and Ms. Grace.

Mr. Page advised that with Mr. Ives arrival, he will be voting.

ARCHITECTURAL PRESENTATION: Kevin Asbacher, Asbacher Architecture

LANDSCAPE PRESENTATION: Keith Williams, Nievera and Williams

ALSO TESTIFIED: Maura Ziska, on behalf of the property owner

Mr. Asbacher reviewed the adjustments made to the elevations in response to the comments at the previous meeting, regarding height and the overall scale of the project.

Commission Comments: There was some concern regarding the heaviness of the roof, Mr. Asbacher responded that the house is rectangular and the lot is only 50ft. wide; the roof will not have a huge impact from the street in mass.

A MOTION WAS MADE BY MR. GARRISON TO APPROVE THE ARCHITECTURE AS PRESENTED.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED WITH FIVE VOTES IN FAVOR AND TWO VOTES OPPOSED WITH MR. KARAKUL AND MRS. VANNECK DISSENTING.

Mr. Williams reviewed the existing site plan and stated all materials will be removed. They are working with the neighbors to the west to maintain their Ficus hedge, while the walls are going up. He reviewed the proposed plan and briefly discussed the plant list.

Commission Comments: There was a lot of discussion regarding the responsibility to the neighbors regarding the Ficus hedge. The Commissioners wanted to know if the hedge dies, will it be replaced or will the neighbors be compensated.

Ms. Ziska advised that they are in discussions with the neighbor about taking responsibility for the hedge privately.

A MOTION WAS MADE BY MR. GARRISON TO APPROVE THE LANDSCAPING AS PRESENTED WITH THE EXCEPTION OF THE WESTERN BOUNDARY, A HEDGE GREENETN BETWEEN THE PROPERTY OWNER AND THE WESTERN NEIGHBOR TO BE BROUGHT BACK TO ARCOM AT THE DECEMBER MEETING. MOTION SECONDED BY MRS. VANNECK. MOTION CARRIED WITH ALL IN FAVOR.

Please note Mr. Sammons arrived at 9:23 a.m. and will be voting for the remainder of the meeting.

B - 108 - 2015 Addition/Modification

Address: 200 Via Palma

Applicant: Herbert J. and Jeanne S. Siegel

Architect: Kirchhoff & Associates Architects

Project Description: Modify existing Regency style residence into Mediterranean style residence. New Pitched terra-cotta clay barrel tile roof. New loggia to replace existing. Demolish existing one story cabana. New one story Mediterranean style cabana. Other associated improvements.

At the October meeting, a motion carried to defer the Architecture to the November meeting.

Call for disclosure of ex parte communication: Disclosure by several Commission members

ARCHITECTURAL PRESENTATION: Tom Kirchhoff, Kirchhoff and Associates

Mr. Kirchhoff stated that as presented at last month's meeting, his clients like the style of the house at 101 El Vedado, which is Mediterranean style. He said that there were some issues last month in changing the style from Regency to Mediterranean because the house was a Wyeth. Mr. Kirchhoff said, in his opinion, this is not Mr. Wyeth's best work. This property is not landmarked and he thinks his clients should have the right to change the style. Mr. Kirchhoff advised that all variances have been approved by the Town Council.

Commission Comments: There was a question on the landscape which Mr. Kirchhoff addressed, stating the landscape will not be touched other than putting a roof on the cabana. It was observed that adding the roof to the house will be more attractive from the water. Mr. Kirchhoff was advised to re-study the windows on the pool house, they seem out of scale. It was stated that this is an unusual but good project. There was concern among some of the Commissioners that this project may be tampering with something and maybe not improving it as much as it might be.

MOTION MADE BY MR. GARRSION TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED WITH FOUR VOTES IN FAVOR AND THREE VOTES OPPOSING WITH MR. SAMMONS, MRS. VANNECK AND MR. VILA DISSENTING.

Mr. Page announced there is a technical issue with the Code, regarding three upcoming items on the agenda, which can be partially resolved today. The projects affected are B-115-2015, B-116-2015 and B-118-2015. We have a procedural error that was discovered this morning, and needs to be brought to the Commissions attention. The Code requirement states that notice of any project brought in front of ARCOM must be mailed to the neighbors within 250 ft., and the notice has to be mailed out at least 10 days prior to the meeting. Those notices were prepared and delivered to Staff. However, because the meeting date was moved forward, those notices went out 7 days prior to the meeting, not the required 10 days. Because these three projects involve variances and there is no code requirement indicating that the variance approval had to be noticed 10 days in advance, these three projects are scheduled to go to Council in December, and the notice correctly identifies the December meeting date for the variance consideration. It would be entirely appropriate for the Commission to hear the projects and act upon the variance recommendation today, without giving final ARCOM approval until the December meeting.

B. MAJOR PROJECTS-NEW BUSINESS:

B - 115 - 2015 Addition/Modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 417 Seaview Ave.

Applicant: Mr. & Mrs. Todd Carlson

Architect: MP Design & Architecture

Project Description: Raise existing floor to 7.5 ft. NGVD Elevation. Replace existing roof. New windows and doors. Replace existing siding with new stucco finish. New pool, new landscape and hardscape.

Call for disclosure of ex parte communication: Mr. Garrison, Mrs. Vanneck, Mr. Small and Ms. Grace.

ARCHITECTURAL PRESENTATION: Michael Perry, MP Design and Architecture

ALSO TESTIFIED: Maura Ziska, on behalf of the owner, Sofie Lutz, 419 Seaview Ave.

Ms. Ziska reported that this project was approved in February of this year. During construction 50% of the cubic volume was exceeded and due to that, they are again asking approval for the existing non-conformities. They are asking for variances to allow the existing house to be rebuilt in the same footprint. Ms. Ziska also mentioned objections to the project from some of the neighbors. One of the concerns regarded a wall on the west side of the property. She has consulted with the Landscape Architect and the wall can be removed and the hedge reduced.

Mr. Perry reviewed the plan. Everything has remained the same. The wall along the west side of the property will be removed and replaced with landscaping. There is nothing that is being newly created in the variances, everything exists currently on the property.

Commission Comments: It was stated that this is a great project and it's wonderful that the owners have preserved this cottage.

Ms. Lutz stated that their major concern has been resolved, since they are not building the wall.

A MOTION WAS MADE BY MRS. VANNECK THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED SIX VOTES IN FAVOR AND ONE VOTE OPPOSED WITH MR. GRUSS DISSENTING.

A SECOND MOTION WAS MADE BY MRS. VANNECK TO DEFER THE ARCHITECTURAL PORTION OF THE PROJECT TO THE DECEMBER MEEITNG.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED WITH ALL IN FAVOR.

B - 116 - 2015 Addition/Modifications

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 425 & 431 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: SKA Architects, Patrick Segraves

On the south side, remove bedroom and 1 balcony (27 sq. ft.) and enlarge front balcony at bedroom #2 and exercise room (95 sq. ft.). On the west side, remove west garage gate and close with 6 ft. wall, remove driveway and garage door and reduce area 45 sq. ft. Driveway area to become patio and landscaping. Curb cuts will be eliminated. Change windows in breakfast area, demolish existing pool and replace with new pool, replace and relocate windows on second floor in proposed bedroom 1, closet and bath 3. On the north side, convert family rooms to open loggia (675 sq. ft.). On the east side, remove existing pool, remove all windows on east wall of first floor. Replace and relocate windows on proposed closet. On the east side, remove existing pool, and remove all windows on east wall of first floor. Replace and relocate windows on proposed closet and add 262 sq. ft. addition to northeast corner, to enlarge living room.

Call for disclosure of ex parte communication: Disclosure by several Commission members.

ARCHITECTURAL PRESENTATION: Pat Segraves, SKA Architects

ALSO TESTIFIED: Frank Lynch, on behalf of the applicant

LANDSCAPE PRESENTATION: Keith Williams, Nievera and Williams

Mr. Segraves stated this is a two family townhouse and they are making it a single family home. He reviewed the existing and proposed plans.

Mr. Lynch stated that they are seeking a lot coverage variance. The lot coverage variance is for the back of the property and will not be seen from the street.

Commission Comments: There was some concern with the front second floor balcony, it was suggested that it be re-studied. It was stated by one Commissioner that they did not have any detailing and therefore could not discuss the architecture, however, based on what is here the duality should be toned down.

A MOTION WAS MADE BY MR. KARAKUL THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED WITH ALL IN FAVOR.

Mr. Williams stated there would be several gardens throughout the property, along with a Palm grove. He briefly reviewed the plan and the plant list.

Commission Comments: There was some concern among the Commission with the four car garage and the size of the motor court. Mr. Segraves stated that it is a four car garage, but the owner will be using it as a two car garage. The Commission wanted to know what was existing and what was new on the plan. Mr. Williams advised everything is new, they are not keeping anything and will be starting the landscape from scratch.

A MOTION WAS MADE BY MRS. VANNECK TO DEFER THE PROJECT TO THE DECEMBER MEETING TO ACCOMMODATE THE NOTIFICATION PROCESS.

MOTION SECONDED BY MR. KARAKUL.

MOTON CARRIED WITH ALL IN FAVOR.

B - 117 - 2015 Gates

Address: 134 Australian Ave.

Applicant: Anne Petry

Architect: Nievera Williams

Project Description: Final design for pedestrian and vehicular gates.

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

LANDSCAPE PRESENTATION: Keith Williams, Nievera and Williams

Mr. Williams stated they are proposing new vehicular gates. The new gate will be pushed back the 18ft. that is required. The gate is located on the north-west corner of the property, and will be a solid recessed panel gate.

Commission Comments: Mr. Williams responded to a question regarding rollers and said the gates will be designed so the rollers will not be visible.

**A MOTION WAS MADE BY MR. KARAKUL TO APPROVE AS PRESENTED WITH THE CAVEAT THAT THE DRIVEWAY GATE IS SOLID NOT LOUVERED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED WITH ALL IN FAVOR.**

B - 118 - 2015 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 222 Seaspray Ave.

Applicant: Denise and Robert Bendickson

Architect: Roger Hansrote

Project Description: Demolition of existing 2 story residence and carriage house. Construction of new 2 story British Colonial residence. The new residence will have a white stucco finish. The street view reveals an arched entry portico with pediment and brown shutters, doors and windows. The hip roof will have a flat white cement tile treatment.

Call for disclosure of ex parte communication: Disclosure by several Commission members

ARCHITECTURAL PRESENTATION: Roger Hansrote

ALSO TESTIFED: Maura Ziska, on behalf of the applicant

Ms. Ziska stated this house is in disrepair and has structural damage. The house was evaluated for renovation, but is not structurally sound.

Mr. Hansrote reviewed the demolition plans and the variances that are being requested. He then presented the plan for the new house.

Commission Comments: There was a discussion regarding the architecture of the new plan and a lack of cohesion between the front and the back of the house. The architectural style is not in conformity with the surrounding properties. It was stated that a grandfather situation is a very valuable thing to lose.

**A MOTION WAS MADE BY MRS. VANNCK TO DEFER THE VARIANCES,
ARCHITECTURE AND LANDSCAPING TO THE JANUARY MEETING.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED WITH ALL IN FAVOR.**

C. MINOR PROJECTS - OLD BUSINESS:

A - 053 - 2015 Addition/Modification

Address: 100 El Bravo Way

Applicant: Ken Tropin as Trustee of the Kenneth G. Tropin Trust

Architect: Brooks & Falotico Associates, Inc. Chuck Willette

Project Description: Addition of office and side entry along with driveway and landscape alterations on El Bravo Way. Modifications to doors, hardscape and landscape, alterations along South Ocean Boulevard. Various additions and modifications in the courtyard and rear of the house below existing roof lines.

At the October meeting, a motion carried to defer this project to the November meeting.

Call for disclosure of ex parte communication: Disclosure by Mr. Sammons, Mr. Karakul, Mr. Vila, Mr. Gruss and Mr. Small

ARCHITECTURAL PRESENTATION: Louise Brooks, Brooks & Falotico

LANDSCAPE PRESENTATION: Scott Hinen, Gregory Lombardi Design

Mrs. Brooks stated she is here today to address the concerns that the Commission had regarding the east elevation fenestration. She reviewed the changes they are proposing.

Mr. Hinen gave an overview of the landscape and hardscape. He stated that the Mimosa tree will be removed and replaced with a Palm tree, but they will be keeping all the other existing material.

Commission Comments: There was some discussion among the Commissioners regarding the new location of the Venetian well head. Mr. Hinen responded the well head was originally in the interior courtyard, which was a more ideal location, but thinks that the new location on axis with the entrance to the terrace, does give a focal point.

MOTION MADE BY MRS. VANNECK TO APPROVE THE ARCHITECTURE AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED WITH ALL IN FAVOR.

A MOTION WAS MADE BY MRS. VANNECK TO APPROVE THE LANDSCAPE WITH THE EXCEPTION OF THE DESIGN OF THE GATES AND THE RELOCATION OF THE WELL HEAD.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED WITH SIX VOTES IN FAVOR AND ONE VOTE OPPOSED WITH MR. GRUSS DISSENTING.

A - 054 - 2015 Addition/Modification

Address: 2252 Ibis Isle Rd.

Applicant: Mr. & Mrs. Andrew Marks

Architect: Gramatan Corporation

Project Description: Removal of shutters and textured plaster as well as simplification of the gates and addition of exterior lighting.

Call for disclosure of ex parte communication: Disclosure by Mrs. Vanneck, Mr. Vila and Mr. Ives

ARCHITECTURAL PRESENTATION: Gerard Beekman, Gramatan Corporation

Mr. Beekman stated that this project was approved in June 2014. He reviewed the approved site plan with the addition of a small trash enclosure. He proceeded to the elevations and the modifications that were being made.

Commission Comments: There was some concern among the Commissioners regarding the white aluminum gate, with the feeling it should be made of wood.

A MOTION WAS MADE BY MR. GARRISON TO APPROVE THE PROJECT AS PRESENTED WITH THE CAVEAT THAT THE GATE MUST BE WOOD.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED WITH SIX VOTES IN FAVOR AND ONE VOTE OPPOSED WITH MR. SAMMONS DISSENTING.

A - 057 - 2015 Awning (Amending Application A-049-2015)

Address: 313 1/2 Worth Ave.

Applicant: Bice Restaurant/Tricony Management, LLC

Architect: ACI, Inc.

Project Description: Delete two existing awnings within the via at Via Bice Restaurant and install one new retractable, larger awning at the same location.

At the October meeting, a motion carried to defer this project to the November meeting

Call for disclosure of ex parte communication: Disclosure by Mr. Sammons, Mr. Karakul and Mrs. Vanneck and Mr. Vila.

ARCHITECTURAL PRESENTATION: Richard Leja, ACI., Inc.

Mr. Leja reviewed the history of the project and presented a possible solution to the Commission's concerns.

Commission Comments: Many of the Commissioners voiced that this project is not attractive and does not meet the criteria for ARCOM approval. The awning detracts from the charm of the via.

A MOTION WAS MADE BY MR. GARRISON TO DENY THIS APPLICATION WHICH DOES NOT MEET THE FOLLOWING CONDITIONS OF APPROVAL: THE PLAN FOR THE PROPOSED STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE AND DESIGN AND IN GENERAL DOES NOT CONTRIBUTE TO THE IMAGE OF THE TOWN AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE,

FITNESS, CHARM AND HIGH QUALITY. THE PROPOSED STRUCTURE IN ITS EXTERIOR DESIGN AND APPEARANCE, IS OF INFERIOR QUALITY SUCH AS TO CAUSE THE NATURE OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN APPEARANCE AND VALUE. THE PROPOSED STRUCTURE 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.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED WITH ALL IN FAVOR.

D. MINOR PROJECTS-NEW BUSINESS:

A - 059 - 2015 Additions/Modifications

Address: 1906 South Ocean Blvd.

Applicant: 1906 South Ocean Blvd., LLC

Architect: Christopher H. Stone, AIA

Project Description: Proposed changes to the previously approved two story residence, beach house and hardscape, including the deletion of the staff house, addition of a canopy at north entry, and reduction in hardscape, pool elements, beach house foot print, and change in mullion color throughout.

Call for disclosure of ex parte communication: Mr. Vila

ARCHITECTURAL PRESENTATION: Chris Stone

Mr. Stone state that in the course of completing the design work, there have been a number of refinements made and the scope has been reduced considerably. He then reviewed the elevations, plan and renderings.

Commission Comments: The Commission had some concerns regarding the bronze finish on the windows and the swoop of the roof on the beach cabana; it was suggested both be studied.

A MOTION WAS MADE BY MRS. VANNECK TO APPROVE THE PROJECT AS PRESENTED WITH THE EXCEPTION OF THE COLOR OF THE WINDOW FRAMES (TO BE WHITE IN COLOR; NOT BRONZE) AND TO RESTUDY THE SWOOP ON THE BEACH CABANA.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED WITH FIVE VOTES IN FAVOR AND TWO VOTES OPPOSED WITH MR. SAMMONS AND MR. GRUSS DISSENTING.

Please note Mr. Gruss left the meeting at 12:12 p.m. and Mr. Ives will be voting in his absence.

A - 060 - 2015 Additions/Modifications

Address: 357 Seabreeze Ave.

Applicant: William Georgas

Architect: James C. Paine, Jr.

Project Description: Enclosure with a single hung window to match existing 328 sq. ft. front screened porch, new front entry door, hardscape and landscape adjustments, including new water feature.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison, Mr. Vila, Mrs. Vanneck and Ms. Grace.

ARCHITECTURAL PRESENTATION: Jim Paine

LANDSCAPE PRESENTATION: Fernando Wong, Fernando Wong Outdoor Living Design

Mr. Paine stated there are no zoning matters with this project. The main architectural changes are the addition of windows and a mahogany door to what is now a screened entry porch on the Seabreeze Rd. façade.

Commission Comments: There was a question from the Commission regarding the color of the window frames. Mr. Paine responded that the windows are white frame and the glass will be matched to the existing windows. There was also some concern with the mahogany door, and it was suggested that perhaps the window company manufacturers a door that would be compatible with the windows. Mr. Paine said he will examine the options for the door.

Mr. Wong stated that the design is intended to provide an additional buffer from Coconut Row. He reviewed the site plan and the plant list with the Commission.

A MOTION WAS MADE BY MRS. VANNECK TO APPROVE THE PROJECT AS PRESENTED WITH THE EXCEPTION OF THE FRONT DOOR WHICH IS NOT TO BE SOLID MAHOGANY (MUST HAVE GLASS AND MATCH WINDOWS) AND MUST BE APPROVED BY STAFF.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED WITH ALL IN FAVOR.

VIII. OTHER BUSINESS

General Discussion of Zoning Ordinance requirements and their effect upon Architecture and the Community at Large.

There was a lengthy discussion with Mr. Randolph regarding demolitions and who should be hearing the presentations. The Commission also had some concerns that the conditions they impose (when homes are being built or renovated) are not being followed. Staff indicated that a final Certificate of Occupancy can be withheld if ARCOM conditions are not met. There was also some discussion with Mr. Castro regarding the restrictions the zoning code places on non-conforming properties and what some of the proposed new zoning codes changes will be. The Commission also discussed the qualifications, including architectural licensure, that should be required of presenters. No actions were taken.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):

None

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

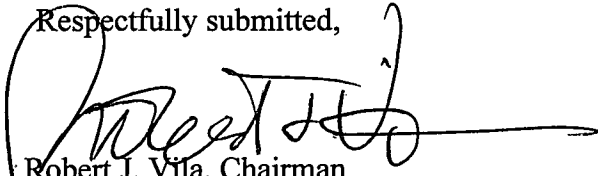
Mr. Sammons asked Mr. Lindgren to research the home at 310 Australian Ave., in regards to the architectural details that were approved by the Commission.

XI. ADJOURNMENT:

**A MOTION WAS MADE BY MR. KNOWLES TO ADJOURN THE MEETING AT 1:23 P.M.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED WITH ALL IN FAVOR.**

The next meeting will be held on Thursday, December 10, 2015 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Rd. Palm Beach.

Respectfully submitted,



Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

nar