



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

FRIDAY, NOVEMBER 14, 2014, 9:00 a.m.

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Cindy Delp, Secretary to the Architectural Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER: (09:00:55 a.m.)

Vice Chairman and Acting Chairman, Ann Vanneck, called the meeting to order at 9:00 a.m.

II. ROLL CALL: (09:01:00 a.m.)

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

Let the record show that Mr. Small was a voting member today.

Staff Members present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, Paul Castro, Zoning Administrator (for part of the meeting), and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney John C. Randolph did not attend this meeting.

Let the record show that a court reporter, Paula McGuirk, was present for the project at 101 Via Marina.

III. PLEDGE OF ALLEGIANCE: (09:01:31 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE OCTOBER 22, 2014 MEETING: (09:01:51 a.m.)
MOTION BY MR. GARRISON FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA: (09:02:05 a.m.)
MOTION BY MR. KARAKUL FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED UNANIMOUSLY.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:02:19 a.m.)
Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

VII. OTHER BUSINESS: (09:02:36 a.m.)

A. Informal Review: 201 Angler Avenue (09:03:02 a.m.)

Request use of galvanized steel windows with small U-PVC covering the steel

Mr. Lindgren reported that the applicant for this request was not prepared to present at this meeting. As such, this will be moved to the December meeting.

B. Informal Review: 254 Tangier Avenue (09:03:05 a.m.)

Request use of structurally reinforced cellular PVC for fence and gate alongside of home, but will be visible from street

Mr. Lindgren explained that ARCOM's position in the past has been that it is acceptable to use PVC or vinyl fencing if the fence is in the rear of an interior lot, and is hidden by landscaping. He distributed a sample of the proposed structural reinforced cellular PVC material to the members. Mr. Lindgren asked for the Commission's opinion relative to the use of this material at this address, and for the use of this exact material in other locations in the future.

Commission Comments: The material looks better than it ever did before, and can be used for some of these maintenance items; have used it and it holds up well; looks good...OK with it; this is a slippery slope...we will have people coming in with plastic roofs and celluloid windows...think carefully to establish a written standard for the future; plastic is plastic...once you start using it, where do you stop?; requests a visual depiction of examples where the product has been used; unreal aspect to materials like this that end up looking a lot like Celebration/Disneyland...wood does rot and age, it's part of its charm; how about a case by case basis?; in reviewing it case by case, it's very hard to avoid setting a precedent...I don't think that is the direction where we want to head; for a fence, that's one thing, but to use it on a cornice of a house is another...OK with it as a fence, but not in all other applications; and, can be used effectively in some applications as a practical use.

MOTION BY MR. KARAKUL TO AUTHORIZE THIS MATERIAL IN THIS CASE, AND FOR FENCES AND GATES ONLY, AND IT MUST BE MATERIAL OF THIS QUALITY.

MOTION SECONDED BY MR. GARRISON.

MOTION FAILED 3-4, WITH MR. KNOWLES, MR. SAMMONS, MR. GRUSS, AND MR. SMALL OPPOSED.

VIII. PROJECT REVIEW: (09:12:55 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS: (09:13:03 a.m.)

B - 093 -2014 New Residence

Address: 152 Dolphin Road

Applicant: Dr. Josef Huainigg

Architect: Michael Johnson

Project Description: New two-story single family residence, updated Dutch Colonial style. White stucco finish with light grey metal shutters and light grey cement tile roof. New landscape and hardscape.

At the August meeting, a motion carried for deferral to the September meeting for complete re-design and re-study. At the September meeting, a motion carried for deferral to the November meeting. The architect has changed.

Call for disclosure of ex parte communication: Disclosures by Mrs. Vanneck and Mr. Small

ARCHITECTURAL PRESENTATION BY: Michael Johnson, Architect, and Daniel Menard, La Berge and Menard, Design Architect

LANDSCAPE PRESENTATION BY: Louis Vlahos, Majestic Views Landscape Architects Inc.

Mr. Johnson introduced the project and then, Mr. Menard, who provided the presentation in accordance to the submitted plans and as described above for this new residence. Mr. Menard explained that the design concept married the owner's love of Contemporary architecture with a respect for the character of the neighborhood. Design elements include: Symmetrical two-story residence in a modern, South African Colonial style; side loading garage on east side; two terraces on the north side flanking the entry and one in the rear overlooking the lap pool; espresso colored windows and doors; smooth white stucco; light grey shutters; light grey concrete tile roof; small trellis at rear doors; many gable roofs on different facades of building; buttresses; garage doors stained light grey; and, metal canopy above front door.

Commission Comments: A vast improvement over previous presentation (by former architect); intrigued by international flavor; the north end is evolving...there is a place for this architecture; issue with the windows in the back and French doors leading into the garage...the doors in the front and back are different; problem with plate glass in the gable; giant sliding doors are not attractive; the design has interest; very pleased to see side loaded garage; nice interpretation; re-study the plate glass window; great addition to the neighborhood; is the gable with the plate glass even necessary in the back?; incredible vast improvement; and, the rear gable is south facing...no need to bring that much heat in.

Mr. Vlahos continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Two large Date Palms framing the front entry; sculpted Pigeon Plums; two large Montgomery Palms up against the building; formal, rectilinear lap pool with two decks on east and west sides; large grass areas; sculpted line of Clusia in the rear; large Yellow Bamboo

and large Magnolias; Fishtail Palms on east side for screening; and, Podocarpus and Clusia hedge around the property to be maintained at 7 ft., except on west side where there is the neighbor's existing Ficus hedge.

Commission Comments: Fits with house...good style...like use of grass at driveway; question regarding height of various palms; we require all landscape elevations in the mini-sets...those included are too small; question use of Bamboo so close to pool; problem with break in back elevation behind the pool equipment...privacy is valued in Palm Beach...need higher hedge with no peep hole through it; you are relying on your neighbor's hedge on the west side...you should install an 8 ft. hedge instead of a 5 ft. hedge.

MOTION BY MR. SMALL TO APPROVE THE ARCHITECTURE AS PRESENTED WITH THE EXCEPTION OF THE GABLE WHICH IS TO BE RE-STUDIED AND RETURNED IN DECEMBER; AND, DEFER THE LANDSCAPING FOR FURTHER STUDY, WITH LARGER PRESENTATIONS, ALSO TO THE DECEMBER MEETING. MOTION SECONDED BY MR. KARAKUL. MOTION CARRIED UNANIMOUSLY.

B - 094 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 210 Orange Grove Road

Applicant: Mrs. Alice Ruth and Mr. Ron Alvarez

Architect: MP Design and Architecture Inc.

Project Description: Addition of one story garage to existing residence. All finishes to match existing house.

At the October meeting, a motion carried that closing up the garage did not affect the house negatively architecturally. A second motion carried that the proposed project can be designed in an architecturally suitable manner which conforms to our Code of Ordinances without the need for a variance. A third motion carried to defer the architecture to the November meeting.

Mr. Page read an email dated November 13, 2014 into the record from the architect requesting that the project be removed from the agenda.

MOTION BY MR. SMALL FOR REMOVAL FROM THE AGENDA. MOTION SECONDED BY MR. GARRISON. MOTION CARRIED UNANIMOUSLY.

B - 095 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 120 Jungle Road

Applicant: Jungle Road LLC

Architect: MP Design & Architecture, Inc.

Project Description: Existing tower terrace consisting of 200 square feet to be enclosed as part of existing tower.

At the August meeting, at the request of the applicant's representatives, a motion carried to defer to the September meeting with the strong suggestion that this does not come back in this form. At the September meeting, the project was not heard, and a motion carried for deferral to the October meeting at the request of the applicant. At the October meeting, a motion carried for deferral to

the November meeting at the request of the architect. *Please be advised that the architect has requested deferral to the December meeting.*

Call for disclosure of ex parte communication: Disclosures by Mr. Small and Mrs. Vanneck

ARCHITECT PRESENT: Michael Perry, MP Design & Architecture, Inc.

Michael Perry stated that, despite the fact that this project has already been deferred three times, he was involved in a structural study related to this project, and is still working on the drawings. He will be ready to present at the December meeting.

**MOTION BY MR. KARAKUL FOR DEFERRAL TO THE DECEMBER MEETING.
MOTION SECONDED BY MR. SMALL.
MOTION CARRIED UNANIMOUSLY.**

B - 102 -2014 Window Replacements

Address: 2505 South Ocean Boulevard

Applicant: The President of Palm Beach Condominium

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

Project Description: Replace existing kitchen and bathroom windows in all units with impact windows.

At the August meeting, upon staff's recommendation, a motion carried for deferral to the November meeting.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

Mr. Segraves presented the project in accordance with the submitted plans and as described above for this window replacement project. Existing jalousie windows will be replaced with impact horizontal sliding windows.

**MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

B - 106 - 2014 New Residence

Address: 619 Island Drive

Applicant: Mr. and Mrs. Ray Celedinas

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: New construction of a two-story residence with one-story garage, pool and spa, landscape, hardscape and dock. Building Color-Off White; Trim Color-White; Shutter Color-Blue/Black; Roof-Wood Shake

At the October meeting, after hearing the project, a motion carried for deferral to the November meeting.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Janssen presented revised plans in response to the Commission's comments last month. He explained that some material selections have been changed since last month, namely, the cedar shake roof has been abandoned in favor of a slurry coat white cement tile, and instead of coquina coral accents, run stucco detailing is proposed. Other changes include: Enlarged diameter of columns at entry portico; re-articulated piers between the railings; re-studied spacing of windows/shutters; lowered crickets at roof; reduced amount of glazing in rear; and, added metal pergola at French doors. A corrected front elevation, accurate to the material changes, was shown on the Elmo projector.

Commission Comments: Happy with the changes; big improvement...white roof better...like the scale; more charm; and, better materials.

Keith Williams continued with the landscape/hardscape in accordance with the submitted plans. Changes since last month include: On the west side, palm heights are now more undulating; and, adjusted Bougainvillea on west facade to only occur at the center.

Commission Comments: Do not understand the design of the front wall with the railing...gimmicky; better to delete the railing at the front wall and let the wall stop; and, break up the front driveway with some pattern (*comment by Mrs. Vanneck*).

**MOTION BY MR. SMALL TO APPROVE THE ARCHITECTURE AND THE
LANDSCAPING AS PRESENTED WITH THE CAVEAT THAT THE FRONT ENTRY
BE MODIFIED AS INDICATED BY OUR CHAIR.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.**

B - 108 - 2014 New Mixed Use Condominium/Commercial

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 221 & 231 Royal Poinciana Way, Sunset Avenue, 214 Sunset Avenue, 214 Sunset Avenue, 216 Sunset Avenue

Applicant: T3 Family Investments, LLC

Architect: Dailey Janssen Architects, Roger Janssen

Project Description: Construction of a 120,525 square foot, two (2) story mixed use condominium structure with 100 underground parking spaces, 26,204 square feet of commercial space on the first floor and six (6) residential units on the second floor totaling 36,179 square feet (34,618 square feet under air). Building Color-Off White; Roof-Terra Cotta Clay Barrel tile; Trim-Terra Cotta

At the September meeting, after review of the project, a motion carried for deferral to the October meeting. At the October meeting, after review of the project, a motion carried for deferral to the November meeting.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects, Jason Skinner, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette Design Group

ATTORNEY PRESENT: Frank Lynch for the applicant

OTHERS WHO TESTIFIED: Jere Zenko, William Cooley, Marion Gorelick, and Paul Castro, Zoning Administrator

Mr. Lynch stated that the plans have been revised incorporating the Commissions' comments from the last meeting. He stated that the changes have little impact on the requested Town Council approvals.

Mr. Janssen stated that he hopes to receive at least conceptual approval today, so the project can move forward to the Town Council, after which he would be happy to return to ARCOM for further discussion relative to architectural details. Chairman Vanneck, however, responded that ARCOM would prefer to forward an ARCOM approved project to the Town Council.

Mr. Janssen presented the revised project in accordance with the submitted revised plans. He stated that his goal with these revisions was to reduce the mass and scale, and articulate it into more individual structures. Changes include: Three individual buildings separated by two vias; reduced the scale of the Via Testa entry; eliminated the planter strips to provide direct access into the buildings; pushed the middle building back to create an arcade on Royal Poinciana Way; narrowed the via entrances; changed the shape/size of the interior courtyard to 45 ft. x 55 ft.; three buildings separated by two vias on Sunset Avenue as well, with an arcade on the middle structure; varied roof heights and eave lines of buildings; planned spaces for tenant signage; adjusted floor plates; and, fabric, timber, and terra cotta awnings, raised planters and bench seating in the interior courtyard. Mr. Janssen stated that the project is now a better project as a result of these changes.

Mr. Page read the comments of ARCOM Alternate Member Alexander Ives into the record. Mr. Ives comments: Cannot approve the project as presented, because greater variety is still needed; and, call for more asymmetry and less homogeneity. Mr. Page read an email/letter into the record from Tom Youchak and Ian Campbell representing the neighbor to the east, Vesenez, wherein 16 comments are rendered on the plans primarily to address noise, drainage, and financial impact.

Jere Zenko, 232 Tangier Avenue, stated she was concerned about the Palm Beach brand, and asked ARCOM to keep the historical standards in mind. While she saw the revisions as improved, she asked that the scale of the project be compared to the rest of the block. She advised that ARCOM continue to ask the question: Is this the best you can do?

William Cooley, 171 El Pueblo Way, stated that this project should not be compared to Worth Avenue, but instead to all else on Royal Poinciana Way. He inquired as to the residential uses contemplated, but felt that the second floor of the project is "in your face", massed up against the sidewalk. He recommended that the second floor be pulled back.

Marion Gorelick, 173 Main Street, stated her concern regarding parking.

Commission Comments: At the last meeting, the Sunset elevation lacked luster...what you've done is vastly improved; "the spell is broken by the garage doors"...the auto is driving the architecture...can't the garage doors be moved to the west facade so they are not seen from the street; let this project set a new bar for Sunset...you're not there yet; would not like to see the auto driving the architecture just to satisfy the parking requirements for this mass...perhaps the mass ought to be reduced so there are less parking requirements; in terms of the garage doors, the way you have rigged them is about the best way you could possibly do that; from an urbanistic

standpoint, you are miles ahead of where you were; this project is all about the details; shutters too wide for the windows; in the center building on both streets, the building seems to be in a miniature scale; this could even be more massive...it should be a more urban building...don't understand the comments about it being too massive; get the details and the scale right; it's the quality of the details and the materials; urbanistically, it is getting there...would love to see an arcade all the way across the front; courtyard scale is about right; you're moving in the right direction; it's really come a long way; you're developing something that has the potential to be a very strong asset for the community; on Royal Poinciana Way-east building facade (center section), perhaps drop the stone in the center and have that break...it seems a little grand; may be able to create another arcade in front of shops; issue with scale of tower of east building could be re-studied; create relief at the garage doors...any way to pull them back; any way to enter the garage on one side of building and exit on the other side so garage doors are broken up; on the east and west facades on Royal Poinciana Way, break a few walls down that create a blocking effect...perhaps, drop some of those roofs down; an unbelievable amount of work in a short time; study the arcade of the center building...it doesn't have to be all the same; the tower on the east building is great; great job with roofs; place the garage doors on different planes; how about one larger door instead of two separate doors; the mass of the second floor is stepped in and out; regarding the scale to the street, Sheet 03 shows how this building fits on the streetscape; the details are the issue; do something with the garage doors; like the revisions...no criticisms, though the details can be worked out with architects on our commission; as to the garage, look at entrance to Saks Fifth Avenue shopping arcade which works very well...there are no doors there; maybe you don't need doors, or maybe push them back to where the ramps start to go down; the garage doors don't need to be there...though, you may want an open grill gate that drops at night; perhaps add an arcade at the garage area, so it looks further recessed; thank you for doing so much work; and, the difference between this and City Place is indistinguishable at this point...it has to go further via the detailing, the materials and the execution.

Mr. Lynch took a few moments to address the comments of the neighbor, Vesenz.

**MOTION BY MR. SAMMONS TO DEFER THE ARCHITECTURE TO THE
DECEMBER MEETING FOR FURTHER STUDY.**

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED.

It should be noted that there was some discussion after the motion relative to whether it was appropriate for ARCOM, at this time, to offer a recommendation relative to the variances to be forwarded to the Town Council. Paul Castro, Zoning Administrator, testified that the Town Council is most interested in opinions from ARCOM which relate to the architecture, rather than the zoning issues like parking, for example. Mr. Castro stated, "If the architecture is not ready to go, or it needs massaging related to the variances they are requesting, you obviously cannot make recommendations on those."

Chuck Yannette, Parker Yannette Design Group, continued with the revisions to the landscape/hardscape pursuant to the submitted plans. Changes include: Pots instead of planting beds along the street; vines and accent plants at the arcade; ground cover and annuals in pots; on Sunset, added large Adonidea Palms in place of the planter beds; added Cocoanuts flanking each side of colonnade area; added Callophyllum trees outside the vias for shade; and, the courtyard is still developing...large planters with large trees for shade; smaller planters and pots; accents of Alexander and Adonidea Palms; vines; hardscape in cast coral stone with Spanish tile insets; and vias in cast stone with brick.

Commission Comments: Like the scale of the courtyard; regarding the 4 ft. high planters, perhaps add more interest...break up the seating area with greenery, more softening; the detailing of the planters is mall-like...let the architect add his hand to their design; use handmade Spanish tiles; like the idea of the fountain in the courtyard...perhaps do wall fountains as well; there is a need for charm, individuality and "age"; and, mix it up...the charm is in the details.

MOTION BY MR. KARAKUL TO DEFER THE LANDSCAPING TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

The applicant was asked to reach an agreement with the neighbor prior to the next meeting.

Let the record show that the Chairman announced a ten minute break at 11:30 a.m. (and a proposed lunch break at 1:00 p.m.) The meeting reconvened at 11:40 a.m.

B - 109 - 2014 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 101 Via Marina f/k/a 540 S. Ocean Boulevard

Applicant: 540 South Ocean Boulevard LLC

Architect: Smith and Moore Architects, Inc.

Project Description: New two-story Palladian residence, with partial basement and two-story guest house; Final hardscape and landscape. Building Color-Beige; Trim Color: Buff; Roof-Terra Cotta Flat Clay Tile

At the September meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried to defer to October with the intent that the applicant re-address some of these details that had been discussed. At the October meeting, a motion carried for deferral to the November meeting for re-study of proportions and detailing.

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

ARCHITECTURAL PRESENTATION BY: Harold and Taylor Smith, Smith Architectural Group

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

ATTORNEY PRESENT: Greg Young for the applicant

Harold Smith explained that last month he was asked to re-study the basic building proportions and details, the relationship of scale between the first and second floors, the scale and sizes of the doors, some of the details above the doors, like transoms, the elimination of the tower, the extent of the balustrade, and heaviness of the cantilevered balconies on the east elevation. He distributed some supplemental information to the members, and then provided the presentation pursuant to the submitted revised plans. Changes include: Eliminated tower; eliminated east facing loggias; removed double height entry portico; added stone surround centered under pediment at front door; some additional work on the pavilion; east elevation: introduced Ionic pediment instead of double stacked columns, eliminated the two connecting loggias, introduced rectangular transoms at some first floor windows, narrowed the cantilevered balconies, introduced frieze at second floor; north

elevation: carried frieze around, restudied windows; west elevation: stretched out loggia, scaled down doors and sizes of loggia spaces.

Taylor Smith stated that they have been working to improve the elevations pursuant to meetings with some of the members, and have been working on their Classical detailing. He continued with the presentation showing several design options. Harold Smith confirmed that Option A, for the east and south elevations, is the preferred design.

Commission Comments: Great improvement...simpler and more elegant; much better; looks great...but the cornice on top of the chimney may be a bit overdone; the projection on the sides of the balconies looks off on the renderings; what's not to like; east elevation is magnificent; perhaps study the wood front doors; Bravo!; commend you for the extra effort.

Keith Williams continued with the landscape lighting only, since the landscape/hardscape was already approved. The lighting consists of well lights, up lights and down lights using LED warm, white lights for a soft glow. Palms will be highlighted and trunks will be illuminated. Some of the lights will wash on the building to highlight architectural details. It was clarified that there will be no lights in the palms, but some lighting is hidden in some of the tree canopies and will shine down.

MOTION BY MR. KARAKUL FOR APPROVAL OF THE ARCHITECTURE AND THE LANDSCAPING AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Mr. Small requested that Items B-115-2014 and B-125-2014 be reviewed one after the other since they are adjoining properties.

MOTION BY MR. SMALL TO MOVE B-115-2014 AND B-125-2014 TO BE THE FIRST PROJECT TO BE HEARD AFTER THE LUNCH BREAK.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

The architect for these projects, after the motion, was advised to remain because Mrs. Vanneck thought it might be possible that the projects would be heard prior to the lunch break.

B - 116 - 2014 Demolition and New Residence

Address: 1230 N. Ocean Way

Applicant: Mrs. Margaret Duriez

Architect: MP Design & Architecture

Project Description: Demolition of existing residence. New two-story residence, pool, landscape and hardscape. Building and Trim Color-White; Roof-Wood Shingle

At the October meeting, after hearing the project, a motion carried to approve the demolition with the typical caveats for sodding and irrigating within 30 days. A second motion carried to defer to the November meeting to refine based on the comments of the Commission today and the issue with the gravel on the landscaping.

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Perry presented revised plans in response to the comments made at the last meeting. He distributed additional plans to the members. Changes include: Front elevation-lowered grade and added more steps, changed entry piece adding more stone, removed balcony, changed glass doors to solid, re-proportioned windows; eliminated small stair tower; and, changed some fenestration on other facades as well.

Commission Comments: The owner likes it the way it is; the window to wall ratio was better in the previous version; architrave is a little thin...make it stronger; make window surrounds stronger; portico looks good; stagger the seam; like the simplicity and improvements; beef up trim around windows; proportion of wings is much better; it's so simple, it bothers me...not great architecture...this is the client's wish, but we don't have to approve it...would like more detailing and extravagance.

Keith Williams continued with the landscape/hardscape pursuant to the submitted plans for a very natural, lush and tropical palette; replace originally proposed gravel driveway with tabby concrete; grey brick pavers leading back to garage (Note: Mr. Williams agreed to abandon the brick pavers in favor of more tabby concrete.)

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, WITH THICKER STONE WINDOW SURROUNDS AND THE SEAMING.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED.

B. MAJOR PROJECTS-NEW BUSINESS: (12:07:50 a.m.)

B - 096 - 2014 Restroom Structure

Address: 2882 S. Ocean Boulevard

Applicant: PBC Capital Improvements Division, Miradieu Aubourg

Architect: Colome' & Associates Inc., Elizabeth Colome'

Project Description: An existing 755 square foot restroom structure built in 1979 is proposed to be replaced by a new 1,360 square foot structure which will include restrooms and lifeguard office/break room and storage. To be constructed in the same general location as the existing structure.

Call for disclosure of ex parte communication: Disclosures by Mrs. Vanneck and Mr. Garrison

ARCHITECTURAL PRESENTATION BY: Colleen Walter, Urban Design Kilday Studios and Elizabeth Colome', Colome' & Associates Inc.

Ms. Walter explained that the Town Council has granted special exception and Site Plan approval for improvements to the park including replacing the restroom building, widening the westernmost driveway and preparing for a future children's playground. Ms. Colome' continued with the architectural aspects of the project. The #1 goal of the project was to save all the trees on site. In the former restroom building, the men's and women's rooms entrances are very close together. The new proposal will offer a much greater separation of the entrances for safety

reasons. On the east side, there is a bench and a trellis. The proposed building has a standing seam metal roof, wood fascia, hardi-plank siding on the lower portion of the building; functional louvers; a/c in the lifeguard break room only; and, in general, is designed to blend into the environment and for low maintenance.

MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

B - 121 - 2014 Demolition

Address: 280 N. County Road

Applicant: 280 N. County Road PB, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Demolition of existing one-story ranch style home

Call for disclosure of ex parte communication: Disclosures by Mr. Small and Mrs. Vanneck

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

Mr. Segraves provided the demolition report for this one-story ranch style home designed in 1950 by architect Byron Simonson. The house is in fair condition. Existing Ficus hedge on North County and the hedge that buffers against the neighbor to the west will be retained. A few palms will be saved for privacy.

MOTION BY MR. SMALL TO APPROVE THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS, AND RETAIN THE TREES AND FICUS HEDGE AS INDICATED BY THE ARCHITECT.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 123 - 2014 Service Corridor

Address: 2800 S. Ocean Boulevard

Applicant: JV Associates

Architect: Alan Strassler Architects Inc.

Project Description: New service corridor to Atlantic Bar & Grill. Approximately 200 sq. ft. building area located between south building and Atlantic Bar & Grill

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Guy Pelletier with Alan Strassler Architects

Mr. Pelletier presented the project in accordance with the submitted plans and as described above for this project to provide a service corridor for supplies being moved to the Atlantic Bar & Grill.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

Item B-115-2014 and B-125-2014 were now heard, one after the other. The architect brought models of each of the proposed homes to the meeting.

B - 115 - 2014 New Residence

Address: 1340 South Ocean Boulevard (f/k/a 1300 South Ocean Boulevard - Lot 3)

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Two-story Georgian influenced home totaling 16,665 sq. ft., swimming pool and associated landscaping. Building and Trim Color-White; Roof-Red concrete tile

At the October meeting, after hearing the project, a motion carried to defer to November for re-study.

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Joe Peterson, Peterson Design Professionals

Mr. Schreier presented revised plans in response to comments made at the last meeting. Changes include: Dormers removed in favor of pairs of windows on the front and sides of the house; quoins reduced by 2" in width; introduced more building mass in the rear; fenestration changes; adjusted massing at covered loggia on the south elevation; simplified chimneys; and, increased density of landscaping on the west side due to the large amount of glass.

Commission Comments: Concern regarding the color of the tinted glass; this is deeply troubling on huge levels; the detailing is not Georgian; issue with horizontal two lite windows; cornice is wrong; the order on the front of the building and window surrounds are not correct; issue with size of modillions; issue with pediments over windows...crown crashing into another crown; all details are wrong; very disturbing...four windows on the garage element facing the street and four windows at the walk-in closet; the organization of space is wrong and is driving these details; and, you should come in with samples of the actual tint on the windows.

Mr. Peterson continued with the landscape/hardscape pursuant to the submitted plans. He explained that there are over 50 existing trees on the site and the plan is to preserve as many as possible. Some existing Royal Palms will remain in place, while others will be relocated on site. Other design elements include: Areca Palms relocated for privacy; at road, 3 layers of landscaping; large 20 ft. Magnolias; Strangler Fig relocated to southwest corner; and, add 16 Cocoanut Palms at staggered heights to shade the rear.

Commission Comments: Break up the driveway...a lot of brick; need greenery up to the second story-north side; and, north elevation-looks like something is missing.

MOTION BY MR. GRUSS FOR DEFERRAL TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 125 - 2014 New Residence

Address: 1330 S. Ocean Boulevard (formerly known as 1300 S. Ocean Blvd. Lot 2 Casa Apava)

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Two-story West Indies influenced home totaling 15,240 sq. ft., swimming pool and associated landscaping. Building and Trim Color-White; Roof-Brown Concrete Roof Tiles; Shutter Color-Blue

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE ARCHITECT PRESENT: Joe Peterson, Peterson Design Professionals

Mr. Schreier presented the project in accordance with the submitted plans and as described above. This presentation was brief, but design details include: Fountain nearly flush with driveway; regularly ordered house; large front porch; large covered loggia on north side; shutters; and, stone course in front.

Commission Comments: Concern with amount of windows in rear due to sun exposure; no possibility of shade there; no space to have dinner outside; issue with rear center windows on first floor; detailing is wrong; proportions wrong; would look better without the stone; these houses are seated on beautiful lots, but the designs seem very repetitive, out of scale, especially the way the garages protrude out; one northern building and one Caribbean building...somewhat incongruous; issue with window surrounds and fenestration; there is a lack of care...example, the chamfers on columns...the heavy part goes on the bottom and you have it backwards; all these little things add up to a not so great result; there are ingredients that are good, but it needs refinement; some trouble with the dissimilarity of the two houses; the garages trouble me ...they look like an afterthought; you have a lot of space here, yet where is the front door?; with all of this space, why can't you enter the garages from the outside, so you are not entering and looking at garage doors...not a good use of space; the fountain in the middle does not look like Palm Beach; why are there semi-circular projections on a West Indies house?; cabana bath is way too tiny...way under scale; this house has not been thought through...re-study details.

Since a deferral was imminent, Chairman Vanneck requested that the landscape presentation be held to the next presentation.

MOTION BY MR. KARAKUL TO DEFER THE PROJECT TO THE DECEMBER MEETING FOR RE-STUDY.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

Let the record show that at 1:10 p.m. the meeting recessed for lunch until 2:10 p.m. Please note that Mr. Karakul returned at 2:18 p.m.

B - 126 - 2014 Entry Gates

Address: 947 N. Ocean Boulevard

Applicant: 1200 South Ocean Boulevard LLC

Architect: SMI Landscape Architecture Inc.

Project Description: Addition of vehicular entry gates at north and south driveways

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

LANDSCAPE PRESENTATION BY: Jorge Sanchez, SMI Landscape Architecture
OTHERS WHO TESTIFIED: Robert L. Moore

Mr. Sanchez presented the project in accordance with the submitted plans and as described above. The main entry gate, or north gate, will be bronze and emulates the design of the railing in the garden. The service gate, on the contrary, is simpler with one large swoop in the middle.

Commission Comments: Why aren't both gates the same design because they both open out onto North Ocean?

Mr. Sanchez noted that a Royal Palm, located in the wrong place, will be relocated to the correct spot. Robert Moore, on behalf of Mr. Goodman, the neighbor at 911 North Ocean Boulevard, stated that the palm trees appear to be in the right of way and sight triangle. Mr. Goodman has no objection to the gates, but wants the palms to be addressed. Mr. Sanchez assured Mr. Moore that the trees will be adjusted to be absolutely sure that nothing is in the sight triangle.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 6-1, WITH MR. SMALL OPPOSED.

B - 127 - 2014 Landscape/Hardscape

Address: 1564 S. Ocean Boulevard

Applicant: A. Richard Sloane and Carolyn J. Sloane

Architect: SMI Landscape Architecture

Project Description: Development of new gardens including: New driveway, columns, site walls, swimming pool, walkways, terraces, fountain, generator, pedestrian gates, and new plantings

Call for disclosure of ex parte communication: Disclosures by Mr. Sammons and Mrs. Vanneck

LANDSCAPE PRESENTATION BY: Jorge Sanchez and Brian Vertesch, SMI Landscape Architecture

Mr. Sanchez presented the project in accordance with the submitted plans and as described above. Design elements include: South side-low hedge with two gates and 3 risers going down to the lawn and oval pool; from loggia, niche with fountain and splashing place for grandchildren; north side, utilitarian walkway; added Sabal Palms at different heights; south side-modified driveway reducing its size and moved the entrances a bit for more privacy front door; added solid gate to garden area; added trees to south end; and, the only color is on the leeward side of wall.

Commission Comments: Add more Coconuts closer to the loggia; the mini-sets do not have elevations; why do you need two curb cuts?; questioning height of landscaping in front of existing wall.

Mr. Vertesch stated that the Town Council has granted a variance for a 30" hedge in front of the 6 ft. site wall.

**MOTION BY MR. KARAKUL FOR APPROVAL OF THE LANDSCAPE AS
PRESENTED WITH THE ADDITIONAL TREES UP BY THE HOUSE.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED.**

B - 128 - 2014 Landscape/Hardscape

Address: 300 Indian Road

Applicant: Mr. and Mrs. David and Kathy Ferguson

Architect: SMI Landscape Architects Inc.

Project Description: Landscape/Exterior Hardscape

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

LANDSCAPE PRESENTATION BY: Jorge Sanchez, SMI Landscape Architects Inc.

Mr. Sanchez presented the project in accordance with the submitted plans for the landscape/hardscape for a new residence. Design elements include: Guava trees at the main entrance to keep the public side of the house more open; rectangular pool with curved corners instead of the circular pool shown on the previously presented preliminary landscape plans; one-sided pergola instead of the two-sided pergola previously presented; two Pigeon Plums at end of pool; plan designed for shade and tropical feel; and, breakfast terrace with fountain and two shade trees.

Commission Comments: Renderings of the elevations are required in the mini-sets (they were shown on Elmo projector); from the street, it looks bare; you're not addressing the second story massing...need something higher; soften the house and add mystery for charm; soften the second story of the front elevation; and, taller privacy screening is needed in the rear because of all the glass.

**MOTION BY MR. GARRISON FOR APPROVAL OF THE LANDSCAPING WITH THE
COMMENTS BY THE CHAIRMAN.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B - 129 - 2014 Landscape/Hardscape

Address: 390 N. Lake Way

Applicant: 390 North Lake Way, LLC, a Florida limited liability company

Architect: Joe M. Peterson

Project Description: Final landscape and hardscape plan approval

Call for disclosure of ex parte communication: Disclosures by Mr. Small and Mrs. Vanneck

LANDSCAPE PRESENTATION BY: Joe Peterson, Peterson Design Professionals
ATTORNEY PRESENT: Frank Lynch for the applicant

Mr. Peterson stated that the preliminary landscape/hardscape had been approved some time ago.

Let the record show that Mr. Sammons left the meeting at 2:55 p.m.

Design elements include: Across the roadway, three-tiered landscaping; Oak trees (18 ft.) at front corners; large Date Palms at entryway in front of and inside the gates; 7 ft. site wall on south property line with Clusia hedge inside; add more Coconut Palms and Royal Palms; add two 14 ft. tall Satin Leaf trees; relocate some trees as needed; 3 ft. tall Clusia hedge and Coconut Palms along bike path; large Green Buttonwood to remain; along north property line, and, Ficus hedge to remain no lower than 20 ft. high.

Commission Comments: Were gates approved?; respect the Royal Palm allée on Sanford in this design; and, Clusia should be at 10 ft. on south elevation.

MOTION BY MR. KARAKUL TO APPROVE THE PLANS AS PRESENTED WITH THE ROYAL PALMS AND TALLER CLUSIA HEDGE AND ADD A FEW PALMS ON THE WEST ELEVATION.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 130 - 2014 New Residence

Address: 309 Dunbar Road

Applicant: 309 Dunbar Road LLC

Architect: MP Design & Architecture Inc.

Project Description: New two-story residence, pool, landscape and hardscape. Building & Trim Color- Off-White; Roof-Grey Cement Tile

Call for disclosure of ex parte communication: Disclosures by Mr. Small and Mrs. Vanneck

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture Inc.
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Perry provided the presentation in accordance with the submitted plans and as described above. Design elements include: Garage door faces street, but is totally screened; moved driveway further south along the curve; front entry portico centered on tree in Dunbar Circle; stucco quoins and cornices; shutters; and, large loggia in rear with terrace above.

Commission Comments: Concern with garage facing the street, but otherwise charming; very nice; not overdone; thanks for trying to hide garage doors; suggest taller window on front elevation instead of the single window shown in the stair; questioning paneled garage doors; and, problem with lites of French doors being totally different from the window lites.

Mr. Perry showed an alternate design on the Elmo projector adding a vertical mullion and showing a change to the balcony.

Keith Williams continued with the landscape/hardscape in accordance with the submitted plans with design elements to include: Ficus tree in the center of the road remains; removal of 2 Ficus trees to allow for more light; moved driveway to the south/southeast; walkway to front door lined with trees and underplantings; Confederate Jasmine vines growing up the sides of the house; 14 ft. x 30 ft. pool on axis with the loggia; terrace off family room for dining; the revised north elevation as shown on the Elmo projector; and, other landscape material as presented.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED WITH THE VERTICAL WINDOW IN THE STAIR HALL AND THE BALCONY DETAIL CHANGED, AND THE NEW LANDSCAPED OPENING TO THE GARAGE AS PRESENTED.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

Mr. Perry asked that his remaining item, last on the agenda, be heard next due to a time conflict.

MOTION BY MR. SMALL TO HEAR THE LAST ITEM.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

A - 054 - 2014 Modifications to previous approval

Address: 240 Garden Road

Applicant: Mr. and Mrs. Louis Polk

Architect: MP Design & Architecture Inc.

Project Description: Changes to ARCOM approved front entry and other associated changes as presented

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

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

Mr. Perry presented the project in accordance with the submitted plans for this modification to the front entry which was made more vertical and narrower, and for changes to the window lites.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 131 - 2014 Landscape/Hardscape

Address: 176 Sunset Avenue

Applicant: 176 Sunset Avenue LLC

Architect: KVLA Design, LLC - Landscape Architects

Project Description: Final hardscape, landscape and landscape lighting plan for the new construction of a townhouse with two residences

Call for disclosure of ex parte communication: Disclosures by Mr. Small and Mrs. Vanneck

LANDSCAPE PRESENTATION BY: Steve Kvarnberg, KVLA Design LLC

OTHERS WHO TESTIFIED: Robert L. Moore, and, Marion Gorelick

Mr. Kvarnberg presented the project in accordance with the submitted landscape/hardscape plans for this project currently under construction. Since the preliminary presentation of the landscape/hardscape, the pools have been made smaller and the hardscape is decreased; the site has been lowered; low site wall in front; front driveways in concrete pavers of varying shades of grey and darker grey banding; sidewalk in Castle Stone-bluestone grey; back pool decks and covered loggia in taupe blend. (samples passed); sidewalk with grass joints leading to street.

Members interrupted the presentation to state their displeasure with the pavers selected, as being too dark. They were also not in favor of the darker grey banding, i.e., the striping. Re-study was requested to eliminate the striping and lighten up the paving.

Continuing with the landscape, design elements include: House is very simple and clean so the plan is for the landscape to follow; landscape is not designed to hide the house from view, but want to break up the mass; preference for Rusty Fig in front yard; Podocarpus hedge inside the low front site wall; 3 existing Coconut Palms on the street to remain; Callophyllum and Alexander Palms buffering the Schottenstein side; generator and enclosure located on Schottenstein side; shade tolerant hedge on east side with Callophyllum; rear: Callophyllum hedge and Foxtails; two properties divided by 9 ft. site wall which drops to 7 ft. at rear setback; trough runnels spill into pool; a "dog house" to shield the pool equipment; and, other landscape/hardscape elements as presented. Mr. Kvarnberg reviewed the proposed site lighting to include down lights at the columns, front: up lights to light tree bases, and rear: in-ground lights under 10 watts. At the pool area, lights will be mounted on the tree trunks to shine down.

Marion Gorelick, 173 Main Street, the neighbor behind this property, expressed her concerns relative to privacy, noise from the pool pump, and protection for her 80 year old Cabbage Palm. . She requested that the pool pump be covered on the sides and top to help with noise.

Mr. Lindgren read a letter into the record dated October 20, 2014 from Marguerite and Peter Tretheway, neighbors at 165 Main Street, wherein they request that the applicant be required to maintain the landscape as dense or more dense than currently exists on the north side, for privacy concerns; and, that no tall outdoor lights shine down on their patio area.

Mr. Lindgren noted, for the record, that if pool equipment is located in the side or rear yard setback, it must be housed in a pump house, with sides and a roof.

Robert Moore, on behalf of the Schottensteins, neighbors to this property, stated that he feels that he will be able to address the location of the dumpster with the contractor for this project. The Schottensteins take issue with the hedge on the east side having been removed, and the proposed replacement Callophyllum hedge is meager. Mr. Moore stated that if ARCOM approved just the Callophyllum hedge for the east side, Mr. Schottenstein wants them planted now instead of at the end of the job. Secondly, the Schottensteins have strong objections to the location of the generator as it is right outside their window. Mr. Moore requested a deferral to allow for re-study.

Commission Comments: Are you doing a 6 ft. site wall around the property as was discussed?; The rendering shows that the garage doors are not screened; you removed the Coconuts against the apartment building...you could have kept them and worked around them; you are not there yet...there is not enough mitigation to break the roofline or hide the garage doors...recommend deferral for re-study; more information is needed, especially about the rear property line; maybe the pool has to move forward so you have more room in the back; you don't have enough privacy on all four sides; urge the owner to speak with the neighbors to work out these issues; your scale is off; be more sensitive to the other properties; you will have to make some mitigation to allow for a site wall to the south which is necessary for privacy and noise control; beef up the buffers; the Callophyllum is going in way too wide, perhaps put them in now so they have grown a lot until you are ready for CO; re-study the location of the generator; the Podocarpus hedge, on the east and west sides, front to back, at 4 ft. is not enough; the renderings presented are set so you don't see the project head on, as we like to see them; you may want to consider Fishtails at the west border; and, no vegetation breaks the roofline and you need that.

Mr. Kvarnberg defended the proposed location of the generator. Mr. Moore responded that "the theory in the Town, forever, with generators has always been...if one is going to be placed, the person that is going to be offended by it is the owner, not the neighbors." Under discussion, generator housing was suggested.

MOTION BY MR. KARAKUL TO DEFER FOR RE-STUDY, AND RESOLVE THE ISSUES WITH THE NEIGHBORS, AND RE-STUDY THE BACK WALL SO THERE IS INCREASED WALL PROTECTION BETWEEN THE PROPERTIES TO THE SOUTH. MOTION SECONDED BY MR. GARRISON. MOTION CARRIED UNANIMOUSLY.

B - 132 - 2014 Additions and Renovations

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 663 Island Drive

Applicant: Mr. Harold Baxter

Architect: Kirchhoff & Associates Architects

Project Description: New one story additions and renovation to existing one-story house. New pool, landscape, and hardscape. New seawall.

Call for disclosure of ex parte communication: Disclosures by Mr. Small and Mrs. Vanneck

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, Kirchhoff & Associates
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Kirchhoff presented the project in accordance with the submitted plans and as described above for changes to the existing residence. He explained that the client would like changes to the front entry, the roof shape, the shallow rear loggia, and assorted window changes. Additions are proposed at the kitchen and loggia, along with an addition for a guest bedroom. The master bedroom will gain a bay window, and a parapet roof will be added around the house. He explained that a variance is needed for overall height related to the roof changes.

MOTION BY MR. GRUSS FOR APPROVAL OF THE ARCHITECTURAL CHANGES AS PRESENTED. MOTION SECONDED BY MR. KARAKUL.

Commission Comments: Well done...they are not tearing it down or intensifying it; bold move to fix a house that is awkward and dated; variance does not have impact; real reservations about the way the roof works with the parapet; the design is not cohesive; terrific job with a troublesome roofline; wonderful job changing the front; you saved the character.

MOTION CARRIED 5-1, WITH MRS. VANNECK OPPOSED.

MOTION BY MR. SMALL THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY. MOTION SECONDED BY MR. KARAKUL. MOTION CARRIED 5-1, WITH MRS. VANNECK OPPOSED.

Mr. Williams continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Removal of existing driveway and pool; keep north and south perimeter landscaping and some landscaping along Island Drive and walls; re-use the existing curb cuts to retain a circular driveway; relocate existing two Ficus trees; add tall Date Palms; cast stone and grass forecourt at garage; formal gardens; terrace off kitchen; new lap pool, 12 ft. x 40 ft., with terrace; floating terrace to north side of pool; new wall on north and south property lines; and, new dock.

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

C. MINOR PROJECTS - OLD BUSINESS: (04:18:15 a.m.)

A - 049 - 2014 Alterations

Address: 257 Atlantic Avenue

Applicant: Luciano Tauro and Michele Mele

Architect: Ralph Cantin AIA

Project Description: Removal of front terra cotta screen walls, trellis and faux outriggers; new impact windows; incidental hardscape and landscape

At the October meeting, after hearing the project, a motion carried to approve the renovations with a deferral to November for the landscape.

MOTION BY MR. GRUSS TO DEFER TO DECEMBER AT THE ARCHITECT'S REQUEST.

MOTION SECONDED BY MR. SMALL.
MOTION CARRIED UNANIMOUSLY.

D. MINOR PROJECTS-NEW BUSINESS: (04:20:31 a.m.)

A - 052 - 2014 Modifications

Address: 230 Sunrise Avenue

Applicant: The Breakers Palm Beach Inc.

Contractor: Artisan Tile & Marble, Inc., Arnold Hess

Project Description: The scope of work includes the replacement of all existing exterior tile in front of the Echo Restaurant and the former adjacent flower shop.

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

ARCHITECTURAL PRESENTATION BY: William Lalor, Director of Restaurant Development at the Breakers

OTHERS WHO TESTIFIED: Robert Moore for the applicant

Mr. Lalor presented the project in accordance with the submitted plans and as described above. He explained that the proposed paving will be a non-slip porcelain which appears like natural stone. It will be installed in 12" x 24" tiles a staggered pattern. This will replace the existing red quarry tile which is deteriorated and slippery. Mr. Gruss spoke in favor of using natural stone rather than the proposed product. Mr. Moore, on behalf of the Breakers, confirmed that slipping has been a real issue with the existing paving. Chairman Vanneck noted that a composite material works much better than a natural stone with regard to slipping issues.

MOTION BY MR. GARRISON APPROVING THE MATERIAL AND THAT IT IS PUT INTO A PATTERN SUBJECT TO APPROVAL BY STAFF AND OTHERS WHO MAY HAVE INPUT.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

A - 053 - 2014 Pergola

Address: 970 N. Ocean Blvd.

Applicant: Mary Campbell

Architect: Nievera Williams Design, Mario Nievera

Project Description: Proposed new open pergola

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams presented the project for a new open pergola in the northeast corner of the property on axis with the pool and spa. It is made of white powder coated aluminum and is already in place. It is designed with a Thai flavor and was designed as a folly. One member commented that it would look better if the column was all the way under the beam.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): (04:35:42 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (04:37:57 a.m.)

There was some discussion as to the number of projects on the agenda and whether that number could be limited. There was some discussion relative to docks and whether they are subject to ARCOM's review.

XI. ADJOURNMENT: (04:47:50 a.m.)

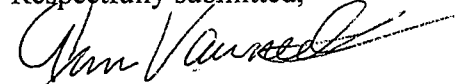
MOTION BY MR. GRUSS TO ADJOURN THE MEETING AT 4:47 P.M.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on **THURSDAY, DECEMBER 11, 2014** at 9:00 a.m. in the Town Council Chambers, 2nd Floor, Town Hall, 360 S. County Road, Palm Beach.

Respectfully submitted,



Anne Vanneck, Vice Chairman and Acting Chair

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