



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

WEDNESDAY, OCTOBER 24, 2012, 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 (8:59:47 a.m.)

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

II. ROLL CALL (8:59:52 a.m.)

Robert J. Vila, Chairman	PRESENT
Nikita Zukov, Vice Chairman	EXCUSED
Kenn Karakul, Member	UNEXCUSED
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived at 9:04 a.m.)
Dr. Martin Phillips, Alternate Member	PRESENT

Let the record show that Mr. Gruss and Mr. Ives were voting members today.

Staff members present: John C. Randolph, Town Attorney, (for part of the meeting), John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission.

III. PLEDGE OF ALLEGIANCE: (9:00:15 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 25, 2012 MEETING: (9:00:33 a.m.)
MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA : (9:00:47 a.m.)

**MOTION BY MR. HOMES FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:00:57 a.m.)

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

VII. OTHER BUSINESS: (9:01:07 a.m.)

None

VIII. PROJECT REVIEW (9:01:12 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS: (9:01:15 a.m.)

B - 047 - 2012 Revisions to previous approval

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Royal Palm Way

Applicant: 160 Royal Palm LLC (Glenn F. Straub, Manager)

Architect: Rafael A. Rodriguez

Project Description: The subject condominium hotel is currently under renovation pursuant to Town Council in May 2007. The site building has been modified from the original plan which requires approval from ARCOM. The following is a list of proposed changes to the approved plan: 1. Elimination of 2 pool structures and relocation of a pool structure 2. Elimination of mansard roof on the east elevation and addition of mansard roof on north elevation and east guest awning elevation 3. Redesign of landscaping, cabanas and pool terrace area 4. Addition of interior floor above lobby to total 1,486 of which 500 square feet is dining area 5. Addition of parapet to connect east and west stair towers 6. Addition of roof deck lounge on existing roof top of hotel 7. Addition of elevators to be shown on roof plans of function room where previously not shown 8. Elevators #2 and #5 up to roof deck 9. Third floor unit #3 exterior wall shown where previously not shown 10. Entrance stair balustrade changed to cast stone 11. Elevator penthouse #7 now shown where previously not shown 12. Front door design has been redesigned 13. Water table and rustication has been removed 14. New cast stone balustrade at function room parapet wall 15. New pergola at south dining terrace 16. New revised west elevation at function room 17. Exterior balconies extended 3'-6" beyond face of building on North, West courtyard and South courtyard elevations. Variances requested for height and overall height, parking spaces, and to allow construction to be phased

Revised Project Description: The subject condominium hotel is currently under renovation pursuant to the approval of the Town Council in May 2007. The site plan has been modified from the original plan which requires approval from the Town Council and ARCOM. The following is a list of the proposed changes to the approved plan: Elimination of two pool structures and relocation of a pool structure which includes service bar. Relocation of pool restrooms to inside of Function Room Elimination of the mansard roof on the east elevation and keep the existing mansard on the east guest wing elevation in lieu of the parapet that was previously shown on the plans and approved. Relocation of pool equipment and storage to under pool service building. Approval of landscaping, cabanas and pool terrace for the entire site. Addition of plunge pools to the pool terrace area. Addition of interior floor above lobby to total 1,486 square feet of which 500 square feet is dining area (#7 not under ARCOM jurisdiction) Addition of parapet to connect east stair tower to existing approved parapet. Addition of elevator to be shown on roof plan of Function Room roof where previously not shown. Replace solid parapet on Function Room with balustrade railing. Increase height of doors in main lobby overlooking pool deck by 3 feet. Add a breezeway from the main lobby to Function Room. Add a 7 foot tall hedge with a 42 inch rail on

south side of proposed swimming pool to run length of pool deck area. Add pergola on south elevation and extend balconies on north, south and east elevations. Addition of service corridors and expansion of kitchen and laundry room which totals approximately 3,625 square feet. (#15 not under ARCOM jurisdiction) Shift location of approved Function Room 25 feet to the east and add back the 4 of the 6 parking spaces that are lost. The size of the spa facility is decreased from 7,325 square feet to 5,948 square feet which eliminates the need for 2 parking spaces that were lost. Net effect is zero loss of parking spaces. Replace solid concrete railing on stairway on south side of west wing fire escape with precast balustrade railing.

At the June meeting, there was a motion to defer and see each one of these individual requests come in with the approved plans, pictures of existing conditions, and requested changes with supporting information. At the July meeting, there were a series of motions for approval and/or deferral to the August meeting. Deferred items include: The front elevation (porte cochere) which is to be re-designed with piers or double columns and then brought back to ARCOM; the Landscape plan is to return to ARCOM after obtaining final site plan approval from the Town Council; and, detailing of the breezeway from the main lobby to the Function Room to return to ARCOM. At the August meeting, there was a motion to approve, as presented, the southern wall exposure boundary line with the addition of doubling up the number of 14 ft. Traveler Palms that are from the Function Room east, adding Confederate Jasmine of a minimum height of 12 ft. to that wall, and that immediately, the eastern hedge perimeter be treated, fertilized, at least once a week, and be allowed to grow to a height of 16-18 feet, and that all these Traveler Palms are under perpetual maintenance, and the whole property should be under perpetual maintenance, and that it is our recommendation that the Medjool Palms be replaced with Coconuts. There was a second motion relative to the front porte cochere to make these four columns square piers, and that the piers are to align with the wall above, and the applicant is to return next month (Sept.) with a drawing of the piers (effectively a deferral). There was a third motion relative to the south stairs on the west wing, to remain with the original design of the exits, i.e., to not replace the cement with aluminum. The applicant was also asked to address the issue of noise from the A/C equipment at the September meeting. At the September meeting, without hearing the project further, the project was deferred to the October meeting at the applicant's request.

Please be advised that the applicant's attorney has requested deferral to the November meeting.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE NOVEMBER MEETING, BUT THE APPLICANT IS CAUTIONED THAT THIS IS THEIR SECOND AND FINAL DEFERRAL.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

At Mr. Homes' request, Mr. Page provided a status update with regard to this project. He stated that the project is moving forward, and there is a time deadline of February 14, 2013 to finish the project. Landscaping along the south property line has been completed. The applicant has both ARCOM and Town Council approval to complete the project, but any additional changes would have to return to ARCOM. Those issues will be heard at the November ARCOM meeting.

B - 072 - 2012 Park Garden

Address: 224, 226, 234 Seminole Avenue

Applicant: Temple Emanu El of Palm Beach, Inc.

Architect: Cotleur & Hearing, Inc.

Project Description: Passive park garden that includes a walking path with benches and a pergola

At the August meeting, without hearing the project, there was a motion for deferral to the October meeting.

Call for disclosure of ex parte communication: Disclosures by Mr. Vila and Dr. Phillips

ARCHITECTURAL PRESENTATION BY: Donaldson Hearing, Cotleur & Hearing

ATTORNEY PRESENT FOR THE APPLICANT: Maura Ziska

OTHERS WHO TESTIFIED: Sophia Burnichon, 235 Seminole Avenue; Joanne Warshaver, 223 Seminole Avenue

Prior to any discussion of this matter, Mr. Vila reminded the commission and the audience that ARCOM was only concerned with the aesthetics of the garden, not usage issues.

Mr. Hearing provided a brief history of the genesis of the garden. He explained that several months ago the site was cleaned up, sod was installed, and a much better buffer along the southern boundary was created. The project is to continue the beautification effort, to install a 5 ft. scored concrete walking path, and to construct a solid redwood pergola on the east side of the site, along with additional landscaping and hedging. The north hedge row is proposed to be a doubled solid 6 ft. Podocarpus hedge. The project includes a decorative black anodized gate at the entrance, and low level lighting on the pergola and pathway. Ms. Ziska stated that per the Town Council, the Podocarpus hedge will be grown to a minimum height of 8 feet.

Under comments: Disappointed that there are not more shade trees; and, request for a tree to be placed to disguise the pergola from the street and the neighbors.

Town Attorney Randolph read from the Declaration of Use Agreement for this project reminding the commission that the Town Council placed an emphasis on landscape screening along the north, west and south boundaries. Mr. Hearing pledged that all landscape screening will be maintained in the future. Mr. Randolph also clarified that according to the Declaration of Use Agreement, the hedge is to be planted at a minimum height of 6 feet, and then be allowed to grow to 8 feet, and be maintained at that height.

Sophia Burnichon, 235 Seminole, expressed her concerns relative to the project, i.e., view from her bedroom; number of people who will enter the garden at the proposed location; height of screening. Joanne Warshaver, 223 Seminole Avenue, expressed her concerns relative to the project, i.e., requested a postponement because, in her opinion, neighbors have not been notified about the true nature of the application; stated she has been unable to see the plans; concerned with privacy for neighbors and insufficient screening; problem with entrance location; concern regarding maintenance equipment, and concern regarding 300 people entering the property

Ms. Ziska clarified that the entrance location is already set pursuant to the previous Town Council review of the site plan.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED WITH THE CAVEAT THAT A TREE OF SUFFICIENT HEIGHT BE INSTALLED TO PARTIALLY SCREEN THE PERGOLA.

MR. SAMMONS REQUESTED THAT A RESIZING AND REDESIGN OF THE PERGOLA BE INCLUDED IN THE MOTION. THIS WAS NOT ACCEPTED BY MR. GRUSS.

MOTION FAILED FOR LACK OF A SECOND.

MOTION BY MR. SAMMONS FOR APPROVAL OF THE LANDSCAPE AS PRESENTED, INCLUDING THE REQUEST FOR AN ADDITIONAL TREE (TO SCREEN THE PERGOLA), AND A DEFERRAL OF THE PERGOLA REQUESTING RE-DESIGN AND FURTHER DETAILS.

MOTION SECONDED BY MR. GRUSS.

THERE WAS NO VOTE RELATIVE TO THIS MOTION.

Under discussion, there was an opinion recommending against deferral, and in support of the pergola as designed. Others felt that the presentation was insufficient as to details and bracing of the pergola.

MOTION BY MR. HOMES TO APPROVE THE LANDSCAPE PLAN AND DEFER THE PERGOLA (TO THE NOVEMBER MEETING). [Note: There was no mention of the additional tree to screen the pergola in this motion, but that was the consensus of ARCOM.]

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 073 - 2012 Demolition and New Residence

Address: 200 Eden Road

Applicant: Act II Properties, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves, AIA

Project Description: Demolition of existing two-story home. Construction of new two-story British West Indies style home to be approximately 6,600 square feet. Home will consist of four bedrooms, 5.5 baths, living room, family room, dining room, kitchen library, loggia and a three-car garage. Final landscape will also be included. Roof: Patina green flat concrete tile; Building color: Cream; Trim color: White; Shutter color: Dark Green

At the September meeting, there was a motion for approval of the demolition with the typical caveats for sodding and irrigating. There was a second motion to approve the architecture, but to return with the final landscape (effectively a deferral to October), with the comments that were made including a new location for the generator, and revisions to the landscape along North Ocean Boulevard.

Please be advised that the landscape architect has requested deferral to the November meeting.

MOTION BY MR. IVES FOR DEFERRAL TO THE NOVEMBER MEETING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS:

B - 076 - 2012 Demolition and New Residence

Address: 140 Australian Avenue

Applicant: Elizabeth Rad and Steven Elghanayan

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

Project Description: Demolition of existing one-story home. Construction of new two-story Mediterranean-Revival style home to be approximately 4,900 square feet. New home will consist of six bedrooms, six and one half baths, living room, den, study, staff bedroom and bath, loggia and a two-car garage. Final landscape design will also be included. Roof: Terracotta barrel tile; Building Color: White; Trim: Stained cypress/cast stone

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

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

LANDSCAPE PRESENTATION BY: Don Skowron

Mr. Segraves provided the demolition report for this 1941 Volk designed home. He indicated that the perimeter walls will remain. After viewing the photos of the interior, it was suggested that the demolition contractor attempt to salvage the cypress paneling.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING, AND REQUESTING THAT THE MATERIALS BE SALVAGED IF POSSIBLE.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

Mr. Segraves provided the presentation for the new 1&2-story Mediterranean Revival home, with a circular driveway and side-loaded garage, in accordance with the submitted plans and as described above.

Under commission comments: Column spacing off on rear elevation; issue with windows on front elevation in guest room vs. garage; scale of entrance door; issue with size of rafter tails and they do not follow the pitch of the roof.

Mr. Skowron continued with the landscape/hardscape presentation. During demolition, all landscape material will be removed except for the construction buffer. Design elements include: front courtyard, circular driveway, front walkway, 70 ft. x 10 ft. pool, generator and mechanical equipment on west side, and, Green Buttonwood hedge around the entire property.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, WITH THE CHANGE TO THE RAFTER TAILS AND A RE-STUDY OF THE COLUMNS.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED 5-2, WITH MRS. VANNECK AND MR. SAMMONS OPPOSED.

B - 082 - 2012 Demolition

Address: 1475 North Lake Way

Applicant: Peter Herne

Architect: Smith and Moore Architects, Inc.

Project Description: Demolition of a one-story residence and pool

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Don Skowron

OTHERS WHO TESTIFIED: Mrs. McDonald, Debra Lane, representing her daughter and son-in-law

Mr. Papadopoulos provided the demolition report for this 1963-constructed home. Mr. Skowron stated that all landscape material will be removed except for a construction landscape buffer.

Mr. Lindgren read two pieces of correspondence into the record: 10/15/12 letter from James Myers, a neighbor at 1473 North Lake Way, and an e-mail from Mr. Leidy, another neighbor, at 217 Debra Lane. Both neighbors were concerned that the landscape buffer be retained during construction. Noise and privacy were also concerns. Mrs. McDonald expressed the concerns of her family with regarding to the number of trucks which the project will bring to the neighborhood.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 083 - 2012 Demolition

Address: 212 Coral Lane

Applicant: Parkwood Trust Company (Tony Beyer)

Architect: Smith and Moore Architects, Inc./Daniel Kahan

Project Description; Demolition of an existing one-story residence and pool

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

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects

Mr. Kahan provided the demolition report for this 1951 Howard Chilton designed home. He noted that the significant Ficus around the perimeter will remain, while most other plant material will be removed. Three Royal Palms, a Date Palm, and Chinese Fan Palms will be retained as well.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

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

Let the record show that there was a short recess from 10:25 a.m. to 10:35 a.m.

B - 084 - 2012 Final Landscape/Hardscape

Address: 221 El Vedado Road

Applicant: 221 El Vedado LLC

Architect: John Lang, Lang Design Group

Project Description: Previously approved revision/addition of 2nd story guest room above garage. Plus final landscape, hardscape and landscape lighting per previously approved preliminary landscape.

Please note that there was no call for disclosure of ex parte communication relative to this item.

ARCHITECTURAL PRESENTATION BY: Jay Valade, Mark Findlay Architects

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Valade presented a revision to the previously approved one-story garage which would add a second story to that garage. The applicant has also adjusted the location of the equipment pad for the generator, moving it closer to the front of the property and toward the garage.

Under comments: Problem with dormers on second floor; it has lost some of the character of the old design; suggest pedimented dormers instead; issue with fountain size; and, kitchen agreement needed.

Mr. Lang noted that the shape of the pool has been changed; green space has been increased; trash pick-up area moved; hedging added; and, plant palette remains the same.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 085 -2012 Demolition

Address: 8 Golfview Road

Applicant: Dana Landry and Bill Moody (Contract Purchasers)

Architect: James C. Paine Jr.

Project Description: Demolish existing residence

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

ARCHITECTURAL PRESENTATION BY: James C. Paine Jr.

OTHERS WHO TESTIFIED: Ted Cooney, 495 North Lake Way, and Daniel Ponton, 9 Golfview Road

Mr. Paine presented the demolition report for this 1922 Mediterranean Revival home designed by Wyeth.

Mr. Vila interrupted Mr. Paine to ask whether the one page mini-set was all that Mr. Paine intended to include in the mini-set for this project. Mr. Paine responded affirmatively, but noted that more information was on-screen for the presentation.

Mr. Paine noted that the Landmarks Preservation Commission had considered this home for landmark designation, but the commission voted 6-1 against landmarking. The property owner

opposed designation at that time. Mr. Paine stated that the plans include maintaining the site walls and a 10 ft. landscape buffer around the property during demolition. The property will be sodded and irrigated.

Under commission comments: Lack of information in the mini-set; mini-sets not submitted by deadline; photos presented by the applicant are not very good; this house is a fine house, charming and restorable; staff asked to watch for construction damage to recently improved Golfview Road; the documentation provided was deliberately not to show off the charms of the house; this house is part of the ensemble of the street; the presentation shows the bad parts of the house; and Golfview is one of the most charming streetscapes in Palm Beach.

**MOTION BY MR. HOMES FOR DEFERRAL FOR A BETTER PRESENTATION.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED.**

Mr. Lindgren noted that the applicant met the ARCOM submission requirements for the Application and Record files, but included very little of this information in the mini-sets. He also stated that the deferral will prevent the demolition from occurring prior to the December 1 cut off date for demolitions.

Mr. Paine asked the commission to reconsider the deferral, stating that there was no intent to provide one-sided photos of the house. Mr. Homes responded that he does not wish to penalize the contract purchasers, but the presentation and mini-sets were lacking.

Ted Cooney, 495 North Lake Way, and Landmarks Preservation Commission Chairman, affirmed that the property had been considered by the LPC previously with a 6-1 vote against landmarking. The property owners at that time were opposed to the designation and hired Attorney James Brindell and other experts to challenge the designation. Mr. Cooney offered some historical comments relative to Golfview Road, and an attempted historic district on the street. Mr. Cooney encouraged ARCOM to make sure that any new home would be harmonious with the street.

Daniel Ponton, 9 Golfview Road, stressed that the charm of the street is irreplaceable, and asked ARCOM to be very careful about what is eventually approved for the site.

B - 086 - 2012 Demolition

Address: 149 Brazilian Avenue

Applicant: Roger Kent Investments Inc.

Architect: Michael J. Johnson

Project Description: Demolition of single family residence and accessory structures, hardscape, interior landscaping.

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

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

Mr. Johnson provided the demolition report for this 1920 Mediterranean Revival home by an unknown architect. Mr. Menard reviewed the photos of the existing home. As for landscaping, there is no significant existing landscape material at the site. The perimeter vegetation will be retained during construction.

Mrs. Vanneck asked the applicant to be sure to remove the Schefflera in the rear. The applicant plans to present a new home at ARCOM's December meeting.

MOTION BY MR. HOMES FOR APPROVAL OF DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING.

MOTION SECONDED BY MR. IVES AND MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS (11:17:08 a.m.)

None

D. MINOR PROJECTS - NEW BUSINESS (11:17:14 a.m.)

A - 041 -2012 Awning,sign>window

Address: 314 S. County Road

Applicant: 314 Foods, Inc. (Pickles)

Architect: MP Design & Architecture Inc.

Project Description: Proposed new awning, signage and existing window modification

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

ARCHITECTURAL PRESENTATION BY: Caroline Forrest, MP Design & Architecture

This project makes changes to the former Hamburger Heaven restaurant, which will now become a restaurant named Pickles. The former green awning will be replaced with a white awning with scalloped edge, and the awning will be placed higher on the facade. Existing metal shutters will be replaced with decorative metal panels. Applied mullions/muntins will be added to the existing plate glass windows. Signage will be applied to the facade and on each door.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

A - 043-2012 Awning

Address: 319 Worth Avenue

Applicant: Richard E. Burke

Contractor: American Awning

Project Description: Change color of awning from black to turquoise and white stripe, 12" wide

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

ARCHITECTURAL PRESENTATION BY: Joe Mattei, American Awning

Mr. Mattei presented the proposed awning to recover an existing frame.

MOTION BY MR. HOMES FOR APPROVAL AS PER THE PROJECT DESCRIPTION.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (11:29:31 a.m.)

None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (11:29:34 a.m.)

Mr. Page reminded the members that the November meeting will be held on Wednesday, November 28, 2012.

A. Direction regarding ARCOM approval of B-070-2012(440 Royal Palm Way) - New South Property Line Landscape Buffer (11:29:37 a.m.)

Mr. Lindgren provided some history relative to this matter. The issue for discussion today was the property owner's request to be relieved of a portion of the previous ARCOM approval which would require that a fence be installed at the south perimeter (out of the easement) immediately beyond the new Fishtail palms. The property owner had requested staff approval, but Mr. Lindgren did not feel that was appropriate.

Attorney Ray Royce and Art Kelly, President of the Brazils HOA, presented evidence as to why the fence is necessary, and encouraged ARCOM to uphold their August 22, 2012 ruling. Robert Moore, on behalf of the Brazils HOA, presented a similar viewpoint.

Mr. Lindgren read received correspondence from the property owners of 440 Royal Palm Way and from Botanica, a landscape company, into the record.

It was the collective opinion of the commission that the fence should be installed, thereby honoring the agreement made at the August 22, 2012 ARCOM meeting.

XI. ADJOURNMENT: (12:07 p.m.)

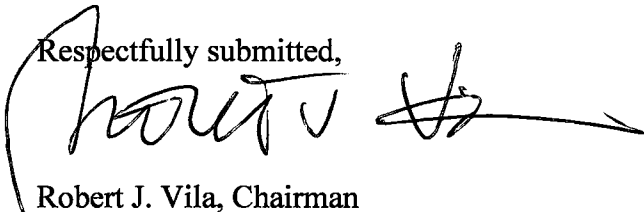
MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 12:07 p.m.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, November 28, 2012 at 9:00 a.m. in the Town Council Chambers, 2nd Floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,


Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

cmd