



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

TUESDAY, SEPTEMBER 25, 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 (9:00:53 a.m.)

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

II. ROLL CALL:

Robert J. Vila, Chairman	PRESENT
Nikita Zukov, Vice Chairman	PRESENT
Kenn Karakul, Member	ABSENT (unexcused)
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	ABSENT (unexcused)
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	ABSENT (unexcused)
Dr. Martin Phillips, Alternate Member	ABSENT (excused)

Let the record reflect that Mr. Gruss was a voting member today.

Staff members present: John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. John C. Randolph, Town Attorney, was not present.

III. PLEDGE OF ALLEGIANCE: (9:01:33 a.m.)

- IV. APPROVAL OF THE MINUTES FROM THE AUGUST 22, 2012 MEETING: (9:01:49 a.m.)**
MOTION BY MRS. VANNECK FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.
- V. APPROVAL OF THE AGENDA : (9:02:03 a.m.)**
MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.
- VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:02:15 a.m.)**
Mrs. Delp administered the oath at this time and throughout the meeting as necessary.
- VII. OTHER BUSINESS: (9:02:30 a.m.)**
None
- VIII. PROJECT REVIEW (9:03:06 a.m.)**

A. MAJOR PROJECTS-OLD BUSINESS:

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.

Please be advised that the applicant's attorney has requested deferral of the remaining issues to the October meeting.

**MOTION BY MRS. VANNECK TO DEFER B-047-2012 TO THE OCTOBER MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B - 066 - 2012 Demolition and New Residence

Address: 1017 N. Lake Way (note: change of address requested for 342 Garden Road)

Applicant: 1017 North Lake Way, LLC

Architect: Dailey Janssen Architects, Roger P. Janssen

Project Description: Demolition of existing single story residence and hardscape. Proposed CBS construction of new 2-story residence with 5,405 air conditioned square feet with pool, landscape, hardscape and site lighting. Roof: Red flat cement tiles; Building and Trim Color: White

Please note that this project was reviewed at the August meeting, and was deferred to the September meeting to permit re-noticing to include demolition of the existing residence.

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

ARCHITECTURAL PRESENTATION BY: Roger P. Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: Don Skowron

Mr. Janssen presented the demolition report for this 1950's residence together with photos of the existing residence. He indicated that selective landscaping will be relocated and/or removed, and more specifically, that an existing Pigeon Plum and existing Royal Palms will remain. Mrs. Vanneck stressed the requirement for landscape demolition plans. *(It should be noted that Mr. Skowron was not present when this item was called. He arrived much later and presented this landscaping at the end of the agenda.)* Mr. Janssen continued with some minor architectural revisions made since the last presentation.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE ARCHITECTURE AS MODIFIED.

MOTION SECONDED BY MR. KNOWLES.

(NO VOTE AT THIS TIME, BUT AFTER THE FOLLOWING MOTION...)

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE DEMOLITION.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. VANNECK TO MOVE THE LANDSCAPING TO THE END OF THE AGENDA, AND IF NOT, TO THE OCTOBER MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B - 067 - 2012 New Residence

Address: 1840 S. Ocean Boulevard

Applicant: Guy Rabideau as Trustee of the 1840 South Ocean Land Trust U/A/D May 21, 2012

Architect: Dailey Janssen Architects

Project Description: New two-story oceanfront island Classical style home with a covered pool and detached pool house. Roof: Grey Hanson Victorian Concrete Tile; Building and Trim

Color: Off-White

At the August meeting, this project was reviewed and deferred to the September meeting for further study.

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

ARCHITECTURAL PRESENTATION BY: Roger P. Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Carol Perez, A. Grant Thornbrough & Associates

OTHERS WHO TESTIFIED: Dan Swanson, Contractor/Developer, Natalie Langner, Property Owner

Let the record show that Mr. Janssen brought the model back which had been prepared for last month's meeting. The model was not revised since last month. Revisions were presented digitally.

Mr. Janssen reviewed the architectural changes which had been made since last month in response to comments made at that time: Some changes include a general simplification, reducing the amount of stone detailing on the front elevation; reducing the second floor massing above the first floor wing; roof pitches lowered; and, fenestration changes on the west side of the house. Most members were very pleased with the revisions, though several suggestions were still offered.

It should be noted that though many different versions of the plans were represented in the submitted mini-sets and on screen, Mr. Janssen was advocating for Views 1-7, together with the corresponding Alternate Elevations.

MOTION BY MR. ZUKOV APPROVING VIEW 1 WITH ONLY STONework ON THE COLUMNS, AND VIEW 4 FOR THE WEST ELEVATION.

MOTION RE-STATED BY MR. VILA AND AGREED BY MR. ZUKOV FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED, EXCEPT ON VIEW 4, WHERE THERE SHALL BE ONLY 1 SET OF FRENCH DOORS FROM THE FAMILY ROOM TO THE PATIO INSTEAD OF TWO SETS.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED UNANIMOUSLY.

Ms. Perez presented the revised landscape plan pursuant to comments made last month. Mr. Lindgren noted that this is preliminary landscape approval only, but he requested that the commission review and perhaps approve the site walls today. These include the north and south site retaining walls, and the seawall which will be raised 4-5 feet. Dan Swanson testified relative to the retaining walls.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE ADDITION OF (APPROX.) 6 FT. HIGH RETAINING WALLS AROUND THE PROPERTY AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

The property owner, Natalie Langner, thanked the commission for their input which she felt created a better, simplified design.

The applicant is to return in the future with the final landscaping. (*New ARCOM application to be filed for same.*)

B. MAJOR PROJECTS-NEW BUSINESS (9:47:06 a.m.)

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

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

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

Mr. Segraves provided the demolition report with interior and exterior photos for this 1949 John Volk designed home. He noted that all vegetation, structures and landscape will be removed from the site. Mr. Wieland testified that there are no existing plants or trees of significance on the property.

**MOTION BY MR. ZUKOV FOR APPROVAL OF THE DEMOLITION WITH THE
TYPICAL CAVEATS FOR SODDING AND IRRIGATING.
MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Segraves continued with the presentation for the proposed new home in accordance with the submitted plans and as described above. The commission took exception to the placement of the generator and a/c equipment very close to the dining patio. As a result, Mr. Segraves stated that the generator will be relocated. Mr. Wieland presented the landscape/hardscape prompting several comments: taller landscape material recommended along the road; make the planting more undulating and interesting; the wall presented by Mr. Wieland does not match the presentation plans; and, suggestion to place the generator with the pool equipment.

**MOTION BY MR. ZUKOV 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.
MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED UNANIMOUSLY.**

B - 075 - 2012 New Residence

Address: 2266 Ibis Isle Road West

Applicant: Bruce W. and Tamara Watkins

Architect: Clemens Bruns Schaub

Project Description: A new tropical modern style lakefront home with courtyard pool. It is mostly ground floor with covered open air breezeways, dining and living areas. The second floor consists of an office, studio and full bath. Roof: Weathered Grey wood shingles; Building color: Vanilla Marblecote; Trim color: White

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

ARCHITECTURAL PRESENTATION BY: Clemens Bruns Schaub

Mr. Schaub presented the architecture and simple landscaping pursuant to the submitted plans and as described above for this courtyard home. The generator came into question, but Mr. Lindgren noted that the plans indicate "future generator", which will have to meet code.

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

B - 077 - 2012 New Residence

Address: 127 Reef Road

Applicant: Casa de Playa, LLC

Architect: Smith and Moore Architects, Inc., Peter Papadopoulos

Project Description: New 2-story Bermuda styled home on existing vacant lot. Final landscape and hardscape. Roof: White thick butt concrete tile; Building and Trim Color: White; Shutter color: Grey Blue

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects

Mr. Papadopoulos provided the presentation in accordance with the submitted plans and as described above. He stated that the proposed new home is predominantly a one story home with a two story master suite. It is a simple 3700 sq. ft. (under air) Bermuda style residence with a rectangular pool in the rear. The generator and pool equipment, behind walls, will be placed on the east side of the home, and a/c equipment on the west. The project received very positive comments.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION DIED FOR LACK OF A SECOND.

Under discussion of the landscaping, Mr. Papadopoulos agreed to add 5 (five) Coconut Palms on either side to help screen the second floor.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 10:30 a.m. to 10:45 a.m.

B - 078 - 2012 Modifications

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE

Address: 191 Bradley Place

Applicant: Mr. Nelson Fox

Architect: Smith and Moore Architects Inc.

Project Description: Addition of wall height and gable end barrel tile roof to existing north wing dining area, window and door replacement and reconfiguration. *Variance for height and overall height requested.*

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

Prior to the presentation, Mr. Lindgren read 14 pieces of correspondence from neighbors into the record wherein they express their concerns relative to this project: quality of life, noise, cooking fumes, number of door openings, creation of a "bar" rather than a restaurant, out of order customers on the sidewalk, parking for staff and customers, etc. (All correspondence on file.)

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects Inc.
ATTORNEY PRESENT FOR APPLICANT: Maura Ziska for the Meat Market
OTHERS WHO TESTIFIED: M. Timothy Hanlon, on behalf of Il Lugano, David Tornek, one of restaurant owners

Ms. Ziska reminded the commission that the commission should only concern itself with the architecture of the project rather than the other issues reflected in the letters which were read into the record. Those issues are reserved for deliberation by the Town Council. Ms. Ziska reviewed the variance requests for height and overall height. She indicated that additional doors and ceiling height are being requested merely to bring more light into the restaurant, and that many of the new proposed doors can be fixed to address neighbors' concerns.

Mr. Smith continued with the architectural presentation in accordance with the submitted plans. He stated that they propose to raise the dining room ceiling from 12 ft.-1" to 14 ft.-1". Three sets of doors will have to be operable to meet egress requirements. There are no plans to increase the square footage of the restaurant; no plans to request more seating; and, no plans to request outdoor seating. The flat gravel roof will be changed to a barrel tile roof when raised. The exterior color will change from pink to ivory. Signage will remain in the same location, but lettering will be changed.

Mr. Tornek testified to the proposed hours of operation.

Attorney Hanlon asked the commission to consider the effect on the neighborhood due to those concerns expressed in the aforementioned letters from surrounding property owners. He asked for conditions to be placed regarding fixed doors.

Most members were quite pleased with the architectural improvements and reminded others that ARCOM can only consider the architecture.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED 5-1, WITH MR. GRUSS OPPOSING.

MOTION BY MR. ZUKOV THAT THIS IS A GREAT IMPROVEMENT TO THE ARCHITECTURE OF THAT BUILDING; WE HAVE TO CLOSE ALL THE DOORS AND THEY CANNOT BE OPERABLE...THEY HAVE TO BE FIXED DOORS, EXCEPT FOR THE MAIN ENTRANCE DOOR, WHICH DOES NOT HAVE TO HAVE PANIC HARDWARE; THEN THE NORTH DOOR, WHICH MUST HAVE PANIC HARDWARE WITH AN EMERGENCY ALARM; AND THE SAME ON THE SOUTHERNMOST WESTERN DOOR, PANIC HARDWARE ONLY. ALL THE OTHERS ARE CLOSED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED 5-1, WITH MR. GRUSS OPPOSED.

Mr. Page noted that this issue will be heard at the October 10th Town Council meeting.

Mr. Gruss questioned the authority of ARCOM relative to impact upon neighbors. He felt that turning a "blind eye" to the issues presented today was ARCOM not doing its duty.

B - 079 - 2012 Additions

Address: 2250 Ibis Isle Road East

Applicant: Terry and Beth Levine

Architect: The Pandula Architects, Inc.

Project Description: Approximately 64 sq. ft. powder room addition at front elevation of existing residence, located under existing roof of entry porch; approximately 250 sq. ft. master sitting room addition at rear elevation (southwest corner) of existing residence; existing one story building height, hip roof and roof pitch to match existing; All finishes, colors and textures are to match existing.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects, Inc.

Mr. Pandula provided the presentation in accordance with the submitted plans and as described above for two very small additions. The commission called attention to the fact that the presentation documents do not show mullions on the windows.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED, WITH THE COMMENT REGARDING THE MULLIONED WINDOWS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B - 080 -2012 Demolition

Address: 305 Mediterranean Road

Applicant: Stephen Murray

Architect: Environment Design Group

Project Description: Demolition of existing one-story residence. Removal of existing vegetation on site. Addition of new perimeter hedge to screen lot.

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

ARCHITECTURAL PRESENTATION BY: Dustin Mizell, Environment Design Group

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

ATTORNEY PRESENT: Maura Ziska for the applicant

OTHERS WHO TESTIFIED: Ray Kramer, 1511 North Lake Way

Mr. Mizell showed interior and exterior photos of the existing 1951 one-story home with 1712 sq. ft. As for existing landscaping, there are no species of value or sustainability, except for the large shade trees on the north which will be kept during construction. All other landscaping will be removed. A Clusia hedge will be added on the south property line, along with sodding and irrigating the entire property.

There was a request that the hedge be planted at a minimum of 6 ft. in height.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE REQUIREMENT FOR 6 FT. HEDGES.

MOTION SECONDED BY MR. SAMMONS.

Mr. Kramer expressed his concern about this demolition and the next request for demolition, and the plan by the owner to create a large estate which Mr. Kramer felt would change the character of the neighborhood.

Ms. Ziska, representing the Murrays, stated that the Murrays plan to tear down the two small houses, but the land will be vacant only in the short term. They plan to construct a guest house/garage to be constructed on the property, but those plans are not yet formulated.

MOTION CARRIED UNANIMOUSLY.

B - 081 - 2012 Demolition

Address: 1510 North Lake Way

Applicant: Stuart and Hilary Dweck

Architect: Environment Design Group

Project Description: Demolition of existing one-story residence. Removal of existing vegetation on site. Addition of new perimeter hedge to screen lot. Demolition of swimming pool.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Dustin Mizell, Environment Design Group

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Mizell showed interior and exterior photos of the existing 1954 residence. As for landscape, the plan is to remove it all and continue the 6 ft. hedge around the property. There was concern about the large amount of hedge with a request to add plantings with some type of interest. Mr. Mizell indicated that the interest will be added during site development.

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

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS (11:45:28 a.m.)

None

D. MINOR PROJECTS - NEW BUSINESS (11:45:33 a.m.)

A - 037 - 2012 Exterior Improvements

Applicant: JP Morgan Chase Bank (Corey Lenga)

Address: 411 S. County Road

Architect: BDG Architects

Project Description: Pressure wash, repair cracks and repaint exterior building finish, pressure wash and repaint exterior banding and trim, and remove existing fabric on awnings and re-skin with "Chase Blue" fabric. The existing windows will be removed and replaced with high impact and glazing and will match existing window style.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Danlys Hernandez, BDG Architects

Ms. Hernandez provided the presentation in accordance with the submitted plans and as described above. The existing off-white exterior with red shutters is now proposed in latte with creamy trim and blue shutters.

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

A - 038 - 2012 Exterior improvements

Applicant: Mr. and Mrs. Ron Silverman

Address: 1440 North Ocean Way

Architect: Timothy Hullihan

Project Description: Change roof material from flat concrete tile to standing seam metal.

Restoration of the house's original Caribbean roof edge detailing is also proposed. The exterior is to be repainted.

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

ARCHITECTURAL PRESENTATION BY: Timothy Hullihan

Mr. Hullihan presented a restoration of the outriggers and a new white standing seam roof.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED 5-1, WITH MRS. VANNECK OPPOSED.

A - 039 - 2012 Carport

Address: 340 Polmer Park

Applicant: Robert Fromer

Contractor: American Awning Co., Joseph Mattei

Project Description: Install 3-car parking shelter (Carport); color to be green; North exposure will be covered by hedges

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Joe Mattei, American Awning co.

Mr. Mattei presented a 20 ft. x 30 ft. carport which will be hidden by hedges. The color choices for the carport are dark green or emerald green.

MOTION BY MR. ZUKOV FOR APPROVAL OF A DARK GREEN CARPORT.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Mattei returned, after conferring with his customer, to ask permission for either of the shades of green.

**MOTION BY MR. ZUKOV FOR APPROVAL OF EITHER GREEN COLOR.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

MAJOR PROJECTS-OLD BUSINESS: (CONTINUED)

B - 066 - 2012 Demolition and New Residence (continued)

Address: 1017 N. Lake Way (note: change of address requested for 342 Garden Road)

Applicant: 1017 North Lake Way, LLC

Architect: Dailey Janssen Architects, Roger P. Janssen

Project Description: Demolition of existing single story residence and hardscape. Proposed CBS construction of new 2-story residence with 5,405 air conditioned square feet with pool, landscape, hardscape and site lighting. Roof: Red flat cement tiles; Building and Trim Color: White

Chairman Vila re-called this item to allow presentation of the landscape/hardscape.

LANDSCAPE PRESENTATION BY: Don Skowron

Mr. Skowron stated that at the previous meeting, there were two comments made...to add more Coconuts and to illustrate the hedge properly within the presentation. In addition to the revised presentation responding to the comments from last month, other minor modifications were also made to the plan. Mr. Skowron also presented the site lighting plan including low profile traffic rated fixtures at the driveway, path lighting, and, up lights and down lights as presented.

Under commission comments, it was requested that the view of the chimney be mitigated by the addition of more landscaping, that the pool cabana be further screened; and, up light the Coconuts, rather than down light.

MOTION BY MRS. VANNECK FOR APPROVAL WITH CONDITIONS:

- 1) That an extra Coconut Palm or two be added to the northwest corner to screen the second story chimney;**
- 2) That a minimum of two Seagrape trees of at least 12 ft. height and one Coconut Palm be added to the south elevation screening the pool cabana; and,**
- 3) That the two down-lights in the Coconut Palms be eliminated with a preference to be up-lit.**

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (12:07:57 a.m.)

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (12:08:00 a.m.)

Mr. Page reported that one of the projects heard last month, 229 Ridgeview Drive, has been appealed by the neighbor, Mr. Paul Rampell. The appeal will be heard at the Town Council meeting on October 10th.

There was a brief discussion relative to ARCOM's authority when rendering opinions relative to variances.

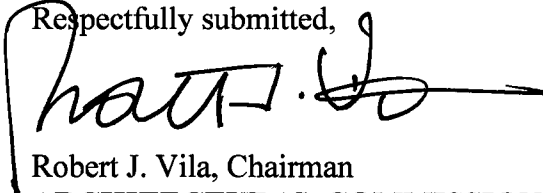
XI. ADJOURNMENT: (12:13:07 a.m.)

MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 12:22 P.M.

THERE WAS NO SECOND, BUT THE MOTION RECEIVED UNANIMOUS SUPPORT.

The next meeting of the Architectural Commission will be held on Wednesday, October 24, 2012 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "R. Vila", with a long horizontal flourish extending to the right.

Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

cmd