

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

FRIDAY, SEPTEMBER 19, 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: (09:00:13 a.m.)

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

II. ROLL CALL: (09:00:20 a.m.)

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

Let the record show that Mr. Ives and Ms. Grace served as voting members for this meeting. Let the record also show that a court reporter, Louanne Rawls, was present for Attorney Frank Lynch for the Testa project, B-108-2014.

Staff members present: John S. Page, Director of Planning, Zoning & 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.

III. PLEDGE OF ALLEGIANCE: (09:01:12 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE AUGUST 27, 2014 MEETING: (09:01:17 a.m.)

MOTION BY MR. IVES FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA:

MOTION BY MRS. VANNECK TO CHANGE THE ORDER OF THE AGENDA SO THAT THE TESTA PROJECT (B-108-2014) IS HEARD LAST, AND TO DEFER THE PROJECT FOR 1520 SOUTH OCEAN BOULEVARD (A-048-2014) TO THE OCTOBER MEETING.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

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

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

VII. OTHER BUSINESS: None

VIII. PROJECT REVIEW: (09:02:22 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS: (09:02:25 a.m.)

B - 027 - 2014 New Residence

Address: 266 Fairview Road

Applicant: William and Judith Cooley

Architect: Eugene Pandula, The Pandula Architects

Project Description: Construction of a new single family residence with landscape and hardscape approval requested. Two-story; Building Color-Beige; Roof-Tan Cement Tile; Trim-White

At the March meeting, the project was heard, and a motion carried to defer the project to the April meeting for further study. At the April meeting, the project was not heard and was deferred to the May meeting at the applicant's request. At the May meeting, a motion carried for approval, as presented, with the caveat that further detailing and landscaping are to return to the commission for approval. At the June meeting, a motion carried for approval as presented and defer the landscape to the July meeting. At the July meeting, a motion carried to defer the landscape to the September meeting at the request of the applicant. A second motion carried to approve the architecture as presented with the comments made by Mr. Gruss, Mr. Vila and Mr. Knowles regarding the railing throughout the property.

Call for disclosure of ex parte communication: Disclosure by Ms. Grace

ARCHITECT PRESENT: Eugene Pandula, The Pandula Architects

LANDSCAPE ARCHITECT: Fernando Wong, Fernando Wong Outdoor Living Design

Mr. Pandula noted that the architectural elements of the project were fully approved as of the July meeting. He introduced Mr. Wong to present the landscape/hardscape elements in accordance with the submitted plans. Design elements include: 12-14 ft. Callophyllum on both sides for screening; flowering trees; Fishtail Palms at the back of the pool and on the west at the outdoor patio; Areca Palms; Podocarpus at the front corners of the property and at the roof line; Purple Glory trees to enhance the architecture; small leaf Clusia; Ficus Green Island; and, vine on the trellis at the garage, and other landscape material as presented.

Commission Comments: You need to screen the garage doors to minimize them; try to decrease the direct view into this front loading garage; driveway width is too wide at 20 ft.; you have not mitigated the effect of the second story at this house for the neighbors; where are the other

landscape elevations?; all landscape elevations are required; the rigid bilateral symmetry to the landscape does not work well here; it would benefit from trees strategically placed to soften and disguise the large garage entrance; and, when you remove the two palm trees, there is still too much house...too massive...mitigate with landscaping.

MOTION BY MRS. VANNECK FOR DEFERRAL TO NEXT MONTH WITH OUR COMMENTS AND GET ALL FOUR SIDES OF THE LANDSCAPING IN ELEVATION WHICH IS WHAT IS REQUIRED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 090 - 2014 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Seaview Avenue

Applicant: Coral Beach Corporation

Architect: Ralph Cantin AIA

Project Description: New 2-story residence with white exterior stucco, white flat concrete roof tiles, dark grey windows and doors, with final landscape and hardscape.

At the July meeting, a motion carried to defer (to the August meeting) to re-study the design, siting, massing and landscaping, and look to Classic architects in the town, like Shoumate and Major, and Major Alley came to mind, and even what Mr. Sammons did with a house on Clarke Avenue a few years ago. At the August meeting, a motion carried to defer (to September) for re-study.

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin and Joe Brennan

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

ATTORNEY PRESENT: Frank Lynch

Mr. Cantin presented revised plans pursuant to the comments made at the last meeting. Changes include: Moved the gym to the second floor thereby decreasing the footprint by 250 sq. ft.; new staircase up to second floor; and, several fenestration changes. Joe Brennan discussed the details of the window profile at the coquina stone surround, and the roof.

Commission Comments: It is working in a much stronger way...nice to see how it can unfold; the material choices work; compliment you for changes from last month to this month...it's not even the same house...the detailing is what makes this a great house; still have a problem with the house...way too dissimilar to the surrounding neighborhood in style and mass; our Sea streets are very special to this town...they are special because they are charming; this house is not charming; this house is in the wrong location; perhaps more landscaping could mitigate it; there is a way for a contemporary house to fit in to that street, but I still have reservations; greatly improved and very attractive, but when you look from the street, it is still somewhat massive; and, the grey color and the charcoal window frames...the color choices make it terribly serious.

John Lang presented the revised landscape/hardscape plans in accordance with the submitted plans. Design elements include: Existing large Ficus hedge on south and east sides to remain; 53% green space; greatly decreased massing from the street with landscaping; the only two story

section of the house which is visible is the section at the front door; 30 ft. Royal Palms at pool; new hedge on west side; and, green roof with potted plants.

Commission Comments: Dying for color here...the landscape is terribly serious too...why does the design philosophy preclude color?; the landscape provides the opportunity to do some color; a sophisticated house needs sophisticated landscape with color; the Sea streets area is a warm, neighborly area, but this reinforces the sternness...make it warmer.

Mr. Lindgren read a letter into the record from Joe Mimran, 111 Seaview Avenue, in support of the project.

Attorney Frank Lynch reviewed the variances requested for the project: For building height, overall building height, CCR tied into the point of measurement, and for the flat roofed structure.

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

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 5-2, WITH MRS. VANNECK AND MS. GRACE OPPOSED.

MOTION BY MR. GARRISON TO DEFER THE ARCHITECTURE (THE WALL AND WINDOW COLORS) AND THE LANDSCAPE TO NEXT MONTH TO SEE A SAMPLE OF THE MATERIAL AND MOST IMPORTANTLY, FOR COLOR ADDED TO THE LANDSCAPING. THE APPLICANT WAS ADVISED TO BRING MATERIAL SAMPLES.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED UNANIMOUSLY.

B - 093 - 2014 New Residence

Address: 152 Dolphin Road

Applicant: Dr. Josef Huainigg

Architect: Robert L. Bell/Architect PA

Architect: Michael Johnson

Project Description: New two-story residence in the International Style with landscape and hardscape. Building and Trim Color-White; Roof-single ply flat roof with parapet

At the August meeting, a motion carried to defer to the September meeting for complete re-design and re-study. *Please be advised that the architect for this project has changed, and a deferral is requested to the November meeting.*

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. KARAKUL.

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.

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

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE OCTOBER MEETING.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 100 - 2014 Additions and Renovations

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Royal Palm Way

Applicant: 160 Royal Palm, LLC

Architect: RAR Architect, Inc.

Project Description: Additions and renovations to previously approved Palm House Hotel project

At the August meeting, a motion carried that implementation of the proposed variances (related to the architecture) will not cause negative architectural impacts to the subject property. A second motion carried to defer the landscaping to the September meeting, until the front is resolved. A third motion carried to "approve the architecture with what would be the southeast corner where is a proposed spa deck and parapet and elevator...that one section and area to be deferred (to September) and re-studied." *Please be advised that the applicant's representatives have requested a deferral to the October meeting.*

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE OCTOBER MEETING.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS: (09:44:19 a.m.)

B - 107 - 2014 Time Extension

Address: 212 Coral Lane

Applicant: Parkwood Trust Company (Tony Beyer)

Architect: Smith and Moore Architects Inc./Daniel Kahan

Project Description: A one year extension to a previously approved project. Further described as: A new one-story residence with final landscape, hardscape and pool.

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

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects

Mr. Kahan stated that the project remains unchanged since the original approval, but product approvals and details are still being worked out. As such, additional time is needed and is requested.

**MOTION BY MR. KARAKUL APPROVING A ONE YEAR EXTENSION.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

B - 108 - 2014 New Mixed Use Condominium/Commercial *

*Note: Project moved to the end of the agenda.

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

Call for disclosure of ex parte communication: Disclosures by Mr. Karakul, Mrs. Vanneck, Mr. Ives and Ms. Grace.

ARCHITECTURAL PRESENTATION BY: Harold Smith and Philip Bruno, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

ATTORNEY PRESENT: Greg Young, for the property owner

OTHERS WHO TESTIFIED: William Strawbridge

Let the record show that the applicant presented a model of the proposed new house.

Mr. Smith stated that the demolition has been completed at this site, but the tennis court remains as planned. He explained that they are in the process of a lot split with 61 Middle Road, and will also convey a small piece of land to 530 South Ocean Boulevard, thereby making it a conforming lot as to width. Two variances are requested for the project for point of measurement and building height plane.

Mr. Bruno continued with the presentation in accordance with the submitted plans. Design elements include: Two-story Palladian villa with strong connection and primary axis with the ocean; detached two-story guest house at south part of site; symmetrical facades; 20,800 sq. ft. under air with 26, 734 sq. ft. in total floor area; steps up to front door on south elevation; shallow entry loggia; courtyard off gallery; services contained in the basement; pool between main house and guest house; guest house, tennis pavilion and garage united by pergola and positioned around cloister; materials: cast stone, solid mahogany front door with arched transom, light textured stucco in Benjamin Moore China White, acid washed buff for cast stone, mahogany garage doors, mahogany windows and doors painted white, and single color roof tiles; water table; cast stone surrounds; and, Doric columns.

Attorney Greg Young explained the variances in greater detail.

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

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

Commission Comments: Very ambitious project; generally, a good approach to Palladian ideals, but have trouble with the east elevation; double porch overcomplicates it...there is room for improvement there; looking to the left or right of the double porch, the corners are problematic; arches collide with the projection of the porch; problem where arches come together; balconies on either side appear to be out of proportion; corbels are gigantic; prefer stone rather than cast stone; presentation very good; problem at south elevation roof-the main entry and flankers at same level; would like to see hierarchy between the roof masses; simplify the portico; issue with pedimented windows; issue with scalloped corners; review, revise and simplify; there is no access to the kitchen from the garage to bring in supplies; the house requires more formality; arches conflict in the corner; first floor east elevation needs re-study; first floor south elevation-either arches or pediments, not both; great presentation; re: stone vs. cast stone...stone will make a big difference; hope you will not see the tower piece from the street; model and elevations do not match; address the fenestration of the east elevation; on the west facade, the upper porch spoils the specialness of the courtyard; you have to balance the owner's desires with the requirements of the Palladian style; and, (later in the discussion) the balconies are too heavy.

Keith Williams continued with the landscape/hardscape in accordance with the submitted plans. Design elements include: Retain Australian Pine hedge along South Ocean Boulevard, the site wall, and Seagrape hedges on the interior of the property; re-use and relocated existing beautiful trees and add more Coconut Palms and Seagraves; morning pool engages with east loggia; keep 6 massive Seagraves; retain feeling of privacy and lush landscape; 2 curb cuts; central motor court; drive through tall landscape archways; bridge; fountain; main pool; spectacular Green Buttonwood tree; cloister with quatrefoil fountain and citrus trees; open pergolas covered in Bougainvillea; property lines heavily landscaped; and, other landscape/hardscape as presented.

Commission Comments: Really well done and appropriate to the property; love the re-use of the existing materials; the scale is complementary; thank you for hiding the garage doors; and, nice tropical solution respecting the Palladian theme, but would like to see more of an Italian feeling there.

William Strawbridge , 223 Atlantic Avenue, complimented Mr. Vila on his comments relative to Palladio and offered his own relative to detailing and massing of a Palladian design.

MOTION BY MRS. VANNECK TO DEFER TO OCTOBER WITH THE INTENT THAT YOU RE-ADDRESS SOME OF THESE DETAILS THAT HAVE BEEN DISCUSSED TODAY.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 10:43 a.m. to 10:55 a.m.

B - 110 - 2014 Demolition

Address: 1700 S. Ocean Boulevard

Applicant: Jagbir Singh (Ocean Villa Holdings, LLC)

Architect: Jacqueline Albarran, Architect P.A.

Project Description: Demolition of existing house, pool, patios, and driveway. Existing perimeter landscaping remains. New irrigated lawn as per code.

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

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran

OTHERS WHO TESTIFIED: Jagbir Singh, property owner, Paul Castro, Zoning Administrator, and Maureen Donnell, neighbor

Mrs. Albarran provided the demolition report for this Clarence Mack designed home built in 1960. This is one of seven Clarence Mack designed homes in the Regency style at Parc Monceau. She explained that the structure is deteriorated with roof damage, cracked floors, and mold issues. All of the perimeter walls and landscaping will remain, except for the palm and shrubs which are close to the house. She noted that her client has removed a deteriorated chainlink fence, but will be happy to replace it with whatever makes the neighbor satisfied. Mrs. Albarran noted that the existing structure is in the setback and is non-conforming. She noted that she and other professionals have opined that demolition is the correct course of action for this particular home, as opposed to the normally preferred restoration/rehabilitation. Mrs. Albarran stated that she feels a great responsibility to design a new house which is completely compatible with the other six houses.

Mr. Lindgren read several letters into the record: (1) Letter dated August 27, 2014 from Mrs. John R. Donnell, 1690 South Ocean Boulevard, strongly objecting to the demolition; (2) letter dated August 27, 2014, from Geoffrey Caraboolad, 300 Parc Monceau, strongly objecting to the project; and (3) letter dated September 19, 2014, from Attorney Charles D. Barnett representing the owner of 124 Parc Monceau wherein he cites no objection to the project.

Mr. Castro offered his comments relative to the discussions that he and Mr. Lindgren had earlier this week with Mrs. Donnell. He explained that Mrs. Donnell's main concern is the proposed demolition of this house since it is obvious that these homes were built as a unified development. She was also upset that the chainlink fence, which she believes is on her property, was removed.

Maureen Donnell, stated that she had previously lived at 300 Parc Monceau for 24 years and more recently at 1690 South Ocean Boulevard. She stated that demolition of any of the Mack homes on Parc Monceau has never been requested until now. Owners have gutted the interiors, but have preserved the facades, and she advocated for the same course of action for 1700 South Ocean Boulevard.

Commission Comments: Are they creating a hardship for themselves by demolishing the house?; has the house been reviewed by a structural engineer?; this house is a "bookend", and would be difficult to re-build; Clarence Mack is an important architect...this house is a piece of a group; it is too bad that this is a situation of neglect; be really careful with what you put back there.

Mr. Page stated that the Town Attorney, Mr. Randolph, has previously advised that unless the house is landmarked or is under consideration for landmarking, an owner is entitled to demolish the property.

Mr. Singh, the property owner, testified that he worked as a professional structural engineer in New Jersey for 20 years. He stated that this property has been ignored and is unfortunately not able to be saved. The safety of workers must be considered. He stated that he likes the architecture of the home, and wants to construct a new home which is as harmonious and compatible with the neighborhood as possible.

Mrs. Vanneck responded to the owner that they have every right to demolish the house, but she urged them to see if the house can be landmarked to allow the house to be re-built in the same footprint.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED. (WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.)
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 5-2, WITH MR. IVES AND MR. VILA OPPOSED.**

B - 111 - 2014 Demolition

Address: 309 Dunbar Road

Applicant: Elizabeth Sorel

Architect: MP Design & Architecture

Project Description: Demolition of existing residence

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Caroline Forrest, MP Design & Architecture

Ms. Forrest provided the demolition report for this one story residence built in 1955. All perimeter landscaping on the north, east and west property lines will remain, along with the southernmost Banyan tree, the 3 Foxtail Palms and the Seagrape tree.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

B - 112 - 2014 Renovation and Addition

Address: 180 Barton Avenue

Applicant: 180 Barton, LLC

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

Project Description: Renovation and addition of existing two-story residence, first floor addition of master bedroom and bathroom, renovation to north and west elevations

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. Design elements include: Master bedroom and bath addition on west side; fenestration changes; retain existing landscaping, pond, double bridge, and coquina pool and patios; add quoins; add wooden plank

shutters in light charcoal; new awning at master bath; charcoal concrete roof tiles; and, creamy pink for the building color with cream trim.

Commission Comments: Great improvement, except for bay window on east side; and, issue with shutters; and, change the shutter color to match the surrounds.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH A CHANGE OF THE SHUTTER COLOR.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 113 - 2014 Tennis Court

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 228 Country Club Road

Applicant: Palm Beach Country Club (Steven Bielsky, Mgr.)

Architect: Jeff Blakely, Blakely and Associates

Project Description: Addition of 3rd tennis court next to the two existing tennis courts

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Jeff Blakely, Blakely and Associates

ATTORNEY PRESENT: Maura Ziska for the applicant

OTHERS WHO TESTIFIED: Reid Moore, attorney for a neighbor

Ms. Ziska discussed the variances requested for this 3rd tennis court project: for front yard setback, fence height, landscaped open space, and hedge height.

MOTION BY MRS. VANNECK THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

Mr. Blakely presented the project in accordance with the submitted plans for the third tennis court and additional landscaping along Country Club Road to screen the tennis courts.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

Attorney Reid Moore, representing Leonard G. Rogers, 241 Fairview Road, testified to his client's opposition to the project as an abutting neighbor. Mr. Rogers is quite concerned about the noise produced by the tennis courts. Attorney Moore stated that the applicant already has eight (8) tennis courts, and legally, the applicant fails to meet the burden of showing unique hardship which is necessary to grant the applicant's request. As such, he recommended denial.

Ms. Ziska offered a correction that there are only 2 tennis courts at the Palm Beach Country Club. Other tennis courts in the area serve the Beach Club. She also reminded that hardship cannot be considered by ARCOM, as it can only be properly determined by the Town Council.

Commission Comments: You are improving the Country Club Road view; and, there is ample room in the southwest corner to deafen the noise of the tennis court with additional landscaping.

MOTION AMENDED BY MRS. VANNECK TO INCLUDE A LARGER TREE IN THAT CORNER TO MITIGATE NOISE, AND APPROVE AS PRESENTED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

C. **MINOR PROJECTS - OLD BUSINESS: (11:52:41 a.m.)**

A - 039 - 2014 Exterior modifications

Address: 231 Via Las Brisas

Applicant: Mel and Nancy Goodes

Architect: Peter Moor, Moor & Associates, Architects, P.A.

Project Description: Primarily interior renovation of an existing one-story residence that includes replacing the barrel tile roof and windows, painting exterior stucco, adding operable shutters, and updating the eave details. These exterior improvements maintain the existing building footprint with a minimal rearrangement of window openings and a reduction of arbitrary exterior decorative swag to create a simpler, more refined Mediterranean vernacular.

At the July meeting, a motion carried to approve the renovation as presented and come back with detailed landscape plans, (defer landscape and hardscape to the August meeting). At the August meeting, a motion carried for deferral to the September meeting, at the request of the applicant.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Peter Moor, Moor & Associates, Architects, P.A.

LANDSCAPE PRESENTATION BY: Warren McCormick

Mr. Moor noted that he has returned, at ARCOM's request, with the landscape portion of the project. He introduced Warren McCormick who presented the project in accordance with the submitted plans. Design elements include: A re-styling of existing vegetation on site; salvage much of the existing landscape, since there is no change to the footprint, including Ficus, a specimen Canary Island Date Palm, a Bismark Palm, and other plants; east and west boundaries already screened with existing 14 ft. Ficus hedge; modify front drive to create a parking space for a caregiver; decrease the pool size; create series of courtyard spaces; private garden off east side which is walled and gated; shell tabby driveway and vehicular spaces; and, Turkish marble for all pedestrian surfaces.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

A - 042 -2014 Lighting for Sign

Address: 241 Royal Palm Way

Applicant: Frederick J. Keitel III, FJK TEE JAY LTD

Architect: YJ, Inc.

Architect: Glidden Spina

Project Description: Add lighting to exterior sign reading "First Republic Bank Building" - existing sign

At the August meeting, a motion carried to defer (to September) advising the applicant to (1) come with information regarding any other lit signs, and (2) to re-select another light. *Please be advised that the architect has changed for this project, and the architect has requested a deferral to the October meeting.*

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE OCTOBER MEETING.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

A - 045 - 2014 Security Cameras

Address: 202 Worth Avenue

Applicant: Miguel Vargas

Contractor: NAVCO

Project Description: External camera installation for Van Cleef & Arpels (small camera dome)

At the August meeting, a motion carried to defer (to September) for re-study. *Please be advised that the applicant has requested that the project be withdrawn.*

**MOTION BY MRS. VANNECK TO WITHDRAW THE PROJECT.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

Mr. Lindgren explained that he had staff approved very small security cameras for 202 Worth Avenue (A - 045 - 2014) and for 214 Worth Avenue (A - 046 - 2014).

A - 046 - 2014 Security Cameras

Address: 214 Worth Avenue

Applicant: Miguel Vargas

Contractor: NAVCO

Project Description: External camera installation for Cartier Boutique (small camera dome)

At the August meeting, a motion carried to defer (to September) for re-study. *Please be advised that the applicant has requested that the project be withdrawn.*

**MOTION BY MRS. VANNECK TO WITHDRAW THE PROJECT.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

D. **MINOR PROJECTS - NEW BUSINESS: (12:00:45 a.m.)**

A - 047 - 2014 Modifications to Previous Approval

Address: 225 Mockingbird Trail

Applicant: Michael Peacock

Architect: John M. Melhorn, AIA

Project Description: The second story addition to the existing residence and entry lantern were approved in May. This application for modifications to the original submission include: a third bedroom and bath on the second floor at the rear. Additional revisions were made to entry lantern size and stair tower.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: John M. Melhorn

Mr. Melhorn stated that this project had originally been reviewed and approved by ARCOM at the May meeting. Those changes reduced lot coverage by demolishing a cabana and a front entry. With that loss of square footage, the owner now requests approval of an additional bedroom and bath upstairs, together with additional revisions to the entry lantern size and stair tower.

Commission Comments: There is a lot going on...a lot of roof lines, towers, etc.; refreshing that you are trying to work within the code, rather than requesting multiple variances; loved this house before you started “messaging” with it; back in May, the owner knew that they needed another bedroom...this compromises the house totally...we are not obliged to compromise a house when they knew they needed another bedroom...this is not good architecture; way too busy...perhaps the elevation does not do it justice; and, can we not just cancel the tower altogether?... it is an enormous statement and expense for its purpose, and by raising it, you just created an east elevation that...I cannot support it.

**MOTION BY MR. KARAKUL FOR DEFERRAL TO THE OCTOBER MEETING.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

A - 048 - 2014 Modifications to Previous Approval

Address: 1520 South Ocean Boulevard

Applicant: Il Sogno PB LLC, a Delaware limited liability company

Architect: Peter Pennoyer Architects

Project Description: To amend ARCOM approvals granted to Application B - 078 - 2013 as follows:

1. Change entry door from glazed bronze to solid wood - dark stained cypress.
2. Add additional copper gutters and leaders
3. Add fixed window at north elevation
4. Revert to breezeway design as originally approved
5. Revise glazed door opening to become window at east and west elevations
6. Revise bronze doors to painted wood at east, south and west elevations
7. Revise loggia roof at west elevation
8. Add awnings to west elevation

Please note that this project was deferred to the October meeting under “Approval of the Agenda”.

Let the record show that at 12:15 p.m., the Commission and any members of the public were invited to view the model of the Royal Poinciana area in preparation for the afternoon discussion. Members and others were advised that there could be no conversation while viewing the model. The ARCOM meeting recessed for lunch between 12:30 p.m. and 1:30 p.m. Mr. Garrison did not return to the meeting as he had a conflict. The remaining six members reconvened at 1:32 p.m.

VIII. PROJECT REVIEW: (01:32:00 p.m.)

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

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette Design Group Inc.

ATTORNEY PRESENT: Frank Lynch

OTHERS WHO TESTIFIED: Paul Castro, Zoning Administrator

Mr. Lynch began with a review of the Town Council approvals which are requested for the project: Site Plan Review; four Special Exceptions; and twenty variances (related to underground parking, setbacks, building height, landscaped open space, lot coverage, number and width of parking spaces, height of interior tower features, maximum building length, sign height, and other variances as described). The underground parking will provide 100 undersized parking spaces (14 for the 6 residential condo units, and 86 for the public). It was later mentioned that the underground parking will be strictly valet operated.

There was discussion relative to the width of the sidewalks on Royal Poinciana Way and Sunset Avenue at the subject property. Relative to the requirement that 5 ft. of the sidewalks are to be on the private property, Mr. Castro added that there may be inconsistency there because many buildings were in place prior to the code as adopted and amended in 1980.

Mr. Janssen presented the project in accordance with the submitted plans. He began by discussing the history of this area of the town and the visioning of the 1929 Garden Club Plan. He stated that the design was developed after study of the architecture in the immediate area of the subject property, the architectural fabric created by Flagler in that era, and some of the work that Flagler did in St. Augustine. The design goal is to create something great for the block, the street, and the town. Mr. Janssen explained that the site runs for 235 feet on Royal Poinciana Way, and 275 feet on Sunset Avenue. The architectural solution provides a mixed use environment which de-emphasizes the vehicle and increases and improves the pedestrian experience, together with landscaped vias and courtyards with raised planters, water features, and benches, and by placing parking underground. The proposed structure includes commercial spaces and 6 condominium units (3 facing Royal Poinciana Way and 3 facing Sunset Avenue). Each of the condo units has its own private gated entry, its own private garage, and its vertical circulation via an elevator and lobby from the garage up to the units. Other design elements include: Classical, symmetrical facade; arcades, awnings and planter strips along the street; the two tallest elements occur at the entries to the two major vias; materials-coquina, cast stone, decorative tiles, red brick, terra cotta, South American hand-made Alhambra barrel tile roof, heavy timber brackets;

vertical parapets breaking the eave line; large balconies with metal pergola structures at each of the 3 residential units off Royal Poinciana Way; and, mustard yellow color for doors and windows.

Chuck Yannette continued with the landscape/hardscape in accordance with the submitted plans. Design elements include: Retain existing Royal Palms along Royal Poinciana Way; Bougainvillea over the arches at the via entries, over the metal trellis work at the condo units, and at other locations as described; concrete sidewalks with brick borders and banding; on Sunset Avenue, Coconut Palms with 15 ft. of clear trunk and Adonidea palms (14-18 ft.); underplanting as presented; east side – 15 ft. double Macarthur palms; west side – 18 ft. Traveler Palms and Montgomery Palms; and, interior courtyard – raised planters with palms and tropical palette for pedestrian interest and for pleasant views from for the condo residents, bench seating, tiled bubbler fountains, cast stone paving with brick banding and tile insets.

Commission Comments: A symmetrical approach is leading you in the wrong direction...would like to see greater variety; you should not look to St. Augustine to inspire a Palm Beach design; cannot approve the variances based upon this architecture; nice materials and via concept, but as one enters the town, would prefer to see something that is more broken up with different styles...look for charm in different styles and facades; the scale may be off; request to see a written list of the 20 variances to be able to analyze them better; too big for the neighborhood; the number of parking spaces is not for us to decide, but if it is difficult to park, people won't use it; the scale of the roofline and pitches is rather theatrical; this is over 200 feet long, making a strong statement; this is a wonderful start, though some of the details are over the top; make the vias proud to break up the linear look, so it looks more like five different buildings; you have made an effort regarding the parking; you are trying to create a "destination", a way to revitalize Royal Poinciana Way; Sunset Avenue will become so much more important; many of the variances are merited, but some tweaking is needed; this is an excellent job at creating a building that is in the wrong place; you are inspired by buildings in north Florida, but Flagler's architects did not use the same language here in south Florida; love the focus on the pedestrian; this design dominates everything else to such a degree that it creates a failure for itself; perhaps we need 3, 4 or 5 different buildings; in plan, you are creating a wonderful experience for the pedestrian; look to Spain, rather than New England, for your choice of ceramics; issue with pitch and heaviness of the roof; respect the reality of what happened on this street; this building dominates the street; create a compromise between what the original intent for the street was with the reality of today; there is a homogeneity that gives it that dominating characteristic, but the use is not homogenous; who will be interested in a 5,000 sq. ft. unit above a restaurant?; the size of the balconies overlooking Royal Poinciana Way may lend to the length, mass and heaviness...that linear line going straight across is one of your biggest downfalls, and the heaviness...re-study so there is some motion there; and, address the details.

Mr. Castro explained, during the comments, that the applicant is not guaranteed maximum relief from the code in requesting variances for building size, height and length, etc. These are issued which will need to be worked out through the design process.

Mr. Lindgren read a letter dated Sept. 18, 2014 into the record from Tom Youchak for Ian Campbell, Vesenaz, Inc., owner of neighboring property, wherein a deferral of the project is requested to allow them additional time to review the plans, but also noting their general support of the project. The letter includes their concerns regarding variances, height of the building, awnings, sidewalks, water feature locations, mechanical equipment, residential windows and future renovations.

Mr. Page read the comments of Mr. Garrison who could not be here for this project. Mr. Garrison liked the concept and the architecture, but had concerns about density, parking numbers, and setbacks, and preferred more courtyards.

Commission Comments (continued): They used good sense to shield the neighbors...they gave us interest in the courtyard...they provided extra planting on both streets...they should be commended for that; perhaps break up the buildings by changing the color of the Bougainvillea; mix up the landscape to define separate spaces; they've done a good job with what they've got; the overall landscape is very generous, but there is repetition on the east and west sides...variety needed.

MOTION BY MRS. VANNECK FOR DEFERRAL TO THE OCTOBER MEETING.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (02:55:04 p.m.)

Mr. Page stated that at the last ARCOM meeting, ARCOM approved a new contemporary house at 237 Ridgeview Drive. He reported that an appeal was filed by William Cooley, and that appeal will be heard by the Town Council at their October 15, 2014 meeting.

Mr. Page also reported that with the approval of the budget, the Town Council doubled the amount of money allotted for the historic preservation consultants. He anticipated an increased number of landmark designations being forwarded to the Town Council for ratification.

Mr. Page distributed the 2015 ARCOM Meeting Dates to the members. He noted that in the months of September 2015, November 2015 and December 2015, ARCOM will not meet on the typical 4th Wednesday of the month due to conflicting holiday schedules.

The next several meetings of 2014 are as follows:

Wednesday, October 22, 2014

Friday, November 14, 2014

Thursday, December 11, 2014

Members were encouraged to attend the Town Council meeting of October 15, 2014 relative to the appeal filed for the house on Ridgeview Drive. There was also mention that the Palm House, 160 Royal Palm Way, will be discussed at the October 13, 2014 Town Council meeting at 1:00 p.m.

XI. ADJOURNMENT: (03:17:00 p.m.)

MOTION BY MR. IVES TO ADJOURN THE MEETING AT 3:17 P.M.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, October 22, 2014 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach.

Respectfully submitted,

Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

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