



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

WEDNESDAY, AUGUST 27, 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: (09:02:00 a.m.)

Due to technical difficulties with the recording equipment, the meeting started a bit late. Chairman Vila called the meeting to order at 9:02 am.

II. ROLL CALL:

Robert J. Vila, Chairman	PRESENT
Ann L. Vanneck, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Richard Sammons, Member	PRESENT (arrived at 9:10 a.m.)
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT
Michael B. Small, Alternate Member	PRESENT
Alicia "Maisie" Grace, Alternate Member	PRESENT

Until Mr. Sammons arrived, Mr. Ives was a voting member.

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

III. PLEDGE OF ALLEGIANCE: (09:02:44 a.m.)

○ IV. **ADMINISTRATION OF THE OATH OF OFFICE TO NEW MEMBER: (09:03:15 a.m.)**
Mrs. Delp administered the Oath of Office to Mr. Garrison who will serve as one of the required architects on ARCOM.

V. **APPROVAL OF THE MINUTES FROM THE JULY 23, 2014 MEETING: (09:05:15 a.m.)**
MOTION BY MR. GRUSS FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

VI. **APPROVAL OF THE AGENDA: (09:05:23 a.m.)**
MOTION BY MR. KARAKUL FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

Mr. Page referenced the voting conflict form filed by Mr. Karakul at the last meeting regarding the project at 241 Jungle Road.

VII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:05:55 a.m.)**
Mrs. Delp administered the oath at this time and throughout the meeting as necessary.

VIII. **OTHER BUSINESS:** None

○ IX. **PROJECT REVIEW: (09:06:10 a.m.)**

A. **MAJOR PROJECTS-OLD BUSINESS: (09:06:13 a.m.)**

B - 068 - 2014 Demolition and New Residence

Address: 225 Plantation Road

Applicant: Palm Beach Plantation LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: 1) Demolition of a two-story residence construction in 1954; and 2) Construction of new two-story 4,611 sq. ft. residence with its associated landscape and hardscape. Roof-White Flat Concrete Tile; Building Color-Light Blue; Trim Color-White

At the July meeting, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating within 30 days. A second motion carried to defer the project for re-study.

Call for disclosure of ex parte communication: Disclosures by Mr. Small and Ms. Grace

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects
LANDSCAPE PRESENTATION BY: Steve Parker, Parker-Yannette Design Group

Mr. Schreier presented a series of changes made to the plans since the July meeting: Window lites are now more consistent; added horizontal banding to mitigate verticality; held back the roof overhang so it does not jut out as far; simplified the roof configuration; widened the columns in the rear; reduced the number of lights on the north elevation; second floor windows lowered by 3"; changed fenestration on side elevation; and, changed how the chimney meets the roof.

Let the record show that Mr. Sammons had arrived and will vote relative to this project.

Mr. Parker continued with the landscape/hardscape plans. He indicated that the driveway opening has been reduced to 12 ft. at the street. Other design elements include: Low walls in the front with a walkway and a series of steps to welcome visitors; two small seating areas off French doors on front facade; large Cocoanut Palms in front; Montgomery Palms at front entry; Ligustrum along the street; supplementing existing Ficus hedges on the sides; 4 Sylvester Date Palms at pool; and, other plant material as presented.

Mr. Knowles commented that it would have been nice to see the difference between the proposal from last month vs. the revised plans presented today. He suggested that this might be a requirement moving forward. Staff noted that we already require a narrative of changes, but this can be added to the requirements of the ARCOM application.

Commission Comments: You have done a great job addressing our concerns; this will blend nicely into the neighborhood; noted that the landscape plans do not show the required walls around the generator site (Mr. Schreier stated that the architectural plans indicate the walls.); the palms on the west side are insufficient to create space and privacy for the neighbors...it's too open...fill in that side; questioning the adequacy of the rear landscaping...nothing there to break up the roofline; and, need some taller trees/plants at the garage.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, WITH THE
ADDITIONAL LANDSCAPE CHANGES AND ADDITIONS.**

MOTION SECONDED BY MR. GRUSS.

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

B - 081 -2014 Addition and Renovation

Address: 226 Via Linda

Applicant: Andrew Thomka-Gazdik

Architect: Rafael Rodriguez

Project Description: Addition and renovation to the existing residence located at 226 Via Linda. Work includes 681 sq. ft. of additions, new roof, doors and windows. Site development includes new driveway and walks, new pool deck and landscaping.

At the July meeting, a motion carried for approval of the landscape and architecture as presented, but come back with a re-study of the front entry, and remove the garage overhang.

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

ARCHITECTURAL PRESENTATION BY: Rafael Rodriguez

Mr. Rodriguez returned to ARCOM with revised plans in response to comments made at the last meeting relative to the entry feature and the roof overhang. The entry feature has been revised to a hipped roof with two wooden columns. The roof overhang, which had been over the garage door, has been eliminated. Some additional revisions were made as well: Added decorative single leaf shutters on the east elevation; added a window on the east elevation; and, set back portion of west elevation.

Commission Comments: Looks good...you've cleaned it up; design cries for a wider and stronger front door; suggestion for a 3 ft. door with 1 ft. sidelites on each side; confused by shutters on the east elevation...inconsistent; and, confused by variety of shutters which are not tied to function...design begs for uniformity.

MOTION BY MR. KARAKUL FOR APPROVAL WITH THE CHANGES AT THE FRONT DOOR.

At this point there was discussion about the front facade shutters, and a comment that they may be erroneous as designed.

**MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

B - 083 - 2014 Demolition

Address: 249 Orange Grove Road

Applicant: Orange Coin Holdings LLC

Architect: John M. Melhorn Architect, AIA

Project Description: Demolition of existing single story residence

At the July meeting, the project was not heard, and was deferred to the August meeting at the request of the architect.

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

ARCHITECTURAL PRESENTATION BY: Gary Clayton, John M. Melhorn Architect

Mr. Clayton provided the demolition report for this one-story residence, built in 1950, which is in fair to poor condition. As for existing landscaping, the perimeter hedges, a large Banyan and some cabbage palms will be retained. Several other existing trees (9 palms, 1 pine and 2 deciduous trees) will be removed and stored at a nursery (Armstrong Landscape) to be re-used for the new construction to come.

Mrs. Vanneck stated that she would like to have an inventory of what will be removed from the lot, since the previous owner was a master gardener. She felt the landscape demolition plan submitted was not complete.

**MOTION BY MR. GRUSS TO APPROVE THE DEMOLITION AS PRESENTED.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.**

B - 089 - 2014 Addition

Address: 217 Via Linda

Applicant: Edwin and Linda Phelps

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Second story addition of approximately 1,000 square feet to existing one-story home

At the July meeting, a motion carried to defer for re-study to see if there is a more mitigating way to do it within the neighborhood and with the neighbors and just visually, and add more interest, and look for a way to avoid popping up with a second story.

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

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

Mr. Segraves responded, with revised drawings, to the commission's comments at the last meeting regarding this two-story home in a predominantly one-story neighborhood. He showed photos of surrounding properties, some of which are two-story homes. Changes since last month include: Decreased the height of the house by 1 ft. 4"; added quoins to match those on the first floor; added windows on the east elevation; other fenestration changes; and, added Travelers Palms and Fishtail Palms to buffer the house from the neighbors.

Commission Comments: Glad the roofline is decreased; placement of octagonal second floor window is odd...perhaps lower it and add banding; you did a good job avoiding the "pop up" problem by lowering it and adding the quoins.

MOTION BY MR. GARRISON FOR APPROVAL WITH THE OCTAGONAL WINDOW CENTERED IN THAT SPACE ON THE SECOND FLOOR.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 6-1, WITH MRS. VANNECK OPPOSED.

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.

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin and Joe Brennan

ATTORNEY PRESENT: Frank Lynch

Mr. Cantin began with a brief explanation of the variances required. He explained that since the last meeting, the design has been "totally flipped" in response to the neighbor to the east. Now the driveway and generator are located on the west side of the property. Last month, there was a comment that the house was too long. To mitigate that, the massing has been revised.

Mr. Brennan identified himself as the design architect. He stressed the fact that this is a very large lot. Having visited with the neighbors, he testified to the opinions of several of the neighbors

relative to this project. Mr. Brennan repeated that the look of the house has been changed substantially in response to the objecting neighbor and ARCOM's comments last month.

Mr. Lindgren read several letters/e-mails into the record: (1) Letter from Burt C. Oliver III, 167 Seaview Avenue opposed to the project; (2) letter from Nancy Beach Bhargava, 140 Seaview Avenue, opposed to the project; and (3) an email from John Beach opposed to the project.

Commission Comments: The south elevation is primarily glass...in South Florida with no shading?; issue with how the limestone joints are reflected in the plans; it is "scaleless"; part of our duty is to enforce the code which seeks "charm" for Palm Beach...Palm Beach is not Miami; no problem with the one-story part; if you take away the tree, the two-story part looks like an afterthought; the two-story part lacks charm, and does not fit with the one-story part; do a better job on the two-story part; the front is so plain; we should have before and after drawings; explain the variances (Mr. Cantin & Mr. Lynch obliged); this is an improvement over the first proposal, but the different roof style and windows lack harmony; look for more consistency in roof styles; this is a very difficult street; there is a significant issue about the harmony of this project relative to style; this house will be significantly taller; big change since last time, but the two-story part is quite massive; height of two-story portion is the issue; suggest you take off the proposed roof and make it a flat roof; flipping the house is very positive; your other house on Chilean had greater charm and respect for the street, but you have not achieved the same objective here.

**MOTION BY MR. KARAKUL TO DEFER (TO SEPTEMBER) FOR RE-STUDY.
MOTION SECONDED BY MR. SAMMONS.**

Commission Comments: Great that you flipped it; concern with Palm Beach charm; you have to consider the fenestration, especially along the street facade...it is not charming as is; consider pastels...this is grey...the opposite of Palm Beach; this is a minimal house, but there is no clarification as to what the materials really are; a house like this needs to be done at a very high level.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Chairman Vila called for a short recess from 10:24 a.m. to 10:37 a.m.

B. MAJOR PROJECTS-NEW BUSINESS: (10:37:00 a.m.)

B - 087 - 2014 Generator and Miscellaneous Changes

Address: 1485 Via Manana

Applicant: Axel Ulrich

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

Project Description: Add generator and wall to west side of existing home in front setback, change roof material from barrel tile to concrete tile, add cast stone parapet and add cast stone band around doors and windows

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

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

Mr. Segraves stated that the Town Council has denied a variance requested for the generator as described above. That portion of this project is therefore eliminated. The remainder of the project is as described above.

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

B - 091 - 2014 Time Extension

Address: 50 Blossom Way

Applicant: PBH LLC

Architect: Smith Architectural Group Inc.

Project Description: A time extension for a period of one year of the approval of complete demolition of the existing house structure, pool, decks, driveway, and landscape material as reflected on the survey. Three historic specimen trees will be salvaged and protected during demolition.

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

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

B - 092 - 2014 Demolition

Address: 200 South Ocean Boulevard

Applicant: David and Becky Gochman

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

Project Description: Proposed project includes demolition of two separate structures that comprise a single family residence at 200 South Ocean Boulevard. Site will be left sodded and irrigated. The residence is not landmarked, nor are any plant species on site.

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

ARCHITECTURAL PRESENTATION BY: Peter D. Moor, Moor & Associates, Architects

Mr. Moor provided the demolition report related to the demolition of the house and guest house/garage/cabana, built in 1920 in the Mediterranean Revival style. The structures are in good condition. As for the existing landscaping, the Australian Pine and Seagrape hedges will be retained to provide buffers to the west and south.

Many members expressed their regret to have no choice but to approve demolition for this project. Hopefully, some of the interior finishes and paneling will be saved and re-used.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. VILA OPPOSED.

B - 093 - 2014 New Residence

Address: 152 Dolphin Road

Applicant: Dr. Josef Huainigg

Architect: Robert L. Bell/Architect PA

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

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

Mr. Randolph advised the members to routinely elaborate on their ex parte communications.

ARCHITECTURAL PRESENTATION BY: Robert Bell, Architect

Mr. Bell presented the project in accordance with the submitted plans and as described above. He explained that his Austrian clients want a home designed with a Classical European flavor. Design elements include: Side loaded garage; pool and generator in rear; perimeter wall going all the way around the property; add 3 ft. high wall with landscaping in the front of the property; beige smooth limestone slabs surrounding the recessed entry; banding around windows; white pea gravel driveway; and, anodized bronze window frames.

Commission Comments: Where does the second story fall on top of the first story?; a very incomplete presentation and set of drawings; with minimalism, it must be exacting; the entire south elevation is glazed with no shading; it does not work...does not fit in with the neighborhood; inclined to defer or deny; style doesn't fit; there is a way that the style might fit with some severe re-study of the second floor; troubled when we do not see all of the details in a presentation; defer or deny; very problematic design for the neighborhood; too dissimilar: this style needs to be in a park setting.

Mr. Lindgren read two e-mails into the record in opposition to the project...one from Jeff and Katy Amling and one from Joanne Paladino, 148 Seagate Road.

**MOTION BY MRS. VANNECK TO DEFER TO THE SEPTEMBER MEETING FOR COMPLETE RE-DESIGN AND RE-STUDY.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

B - 094 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 210 Orange Grove Road

Applicant: Mrs. Alice Ruther and Mr. Ron Alvarez

Architect: MP Design & Architecture Inc.

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

Please be advised that staff recommends that this project be removed from the agenda.

**MOTION BY MRS. VANNECK FOR REMOVAL FROM THE AGENDA PER STAFF INSTRUCTIONS.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

Mr. Page stated that staff will determine whether this will be re-advertised and brought back at a later date. There are some permitting abnormalities which must first be resolved.

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.

Call for disclosure of ex parte communication: Disclosures by Mr. Small and Ms. Grace

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture
ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska explained the variances requested (for building height plane and gross floor area related to the tower) to enclose the existing 3rd floor balcony off the tower. The balcony or tower terrace is mostly unusable as is. Mr. Perry presented the project in accordance with the submitted plans and as described above. He stated that the details of the enclosure will match the details of the existing house.

Commission Comments: An L-shaped tower is awkward; how about an enclosed pergola structure?; it is hard to believe it is not landmarked; when you see the other terraces here, it was intentional in the original composition of the building; is this an improvement?...no, it is a detraction...it weakens the overall composition.

MOTION BY MR. GARRISON TO DENY THE ADDITION AS IT IS A DISTRACTION.

Mr. Randolph interrupted to advise that if there is a motion to deny, it must set forth the criteria in the code that are not met.

Ms. Ziska and Mr. Perry requested a deferral instead, to allow time to confer with their client.

MOTION WITHDRAWN BY MR. GARRISON.

AT THE REQUEST OF THE APPLICANT'S REPRESENTATIVES, MOTION BY MRS. VANNECK TO DEFER TO THE SEPTEMBER MEETING WITH THE STRONG SUGGESTION THAT THIS DOES NOT COME BACK IN THIS FORM.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 097 - 2014 Demolition

Address: 535 S. County Road

Applicant: Joel and Angela Glazer

Architect: Chuck Yannette, Parker Yannette

Project Description: Demolition of existing single family residence and appurtenances, except perimeter wall; removal of landscape material, except perimeter landscaping; sod and irrigate.

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

ARCHITECTURAL PRESENTATION BY: Attorney Frank Lynch
LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker-Yannette Design

Mr. Lynch, on behalf of the Glazers, provided a demolition report for this two-story frame residence, built in 1937 with no architect of record. The property was considered in 2000 by the Landmarks Preservation Commission for landmarking, but was turned down. Mr. Vila asked that the photos of this "perfectly beautiful Monterey style house" be shown on screen. Mr. Vila asked Mr. Lynch to characterize the condition of the house, to which Mr. Lynch responded: "very good". Chuck Yannette stated that the landscape is also in very good shape. He indicated that the plan is to retain as much landscape material as possible, but to remove that which is adjacent to the structures being demolished and any invasives.

**MR. SAMMONS: "THIS IS AN UNTENABLE SITUATION WHERE WE HAVE TO APPROVE THINGS WHICH WE KNOW ARE WRONG, SO I REGRETFULLY SUPPLY THE MOTION TO APPROVE THE DEMOLITION OF THIS WONDERFUL HOUSE."
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 5-2, WITH MR. VILA AND MR. GARRISON OPPOSED.**

B - 098 - 2014 Demolition and New Residence

Address: 237 Ridgeview Drive

Applicant: Paul & Rita Rampell

Architect: Smith Architectural Group

Project Description: Demolition of existing one story residence. Construction of new two story 3394 sq. ft. residence with pool, landscape, hardscape and site lighting. Building Color-White; Roof-Flat

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

ARCHITECTURAL PRESENTATION BY: Jeffery W. Smith
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Smith explained that the Rampells are upset that their entire street has been redeveloped and built up causing their home to flood. Mr. Smith provided the demolition report for the existing one-story Ranch, built in 1954. There are no historic trees on the property.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.
MOTION SECONDED BY MR. SAMMONS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Smith continued with the new house in accordance with the submitted plans and as described above. The goal of the project was to preserve as much green space as possible and to create a garden-like setting for a modestly sized home on the lot, which is small in comparison to the newer homes being built on the street. Design elements include: Contemporary two-story home, with one-story portions, surrounded by tall hedges; coquina stone walls; clear anodized aluminum finish windows; glass balconies.

Commission Comments: This house does not fit into the neighborhood 18-205 (5) (b); very modern and does not fit 18-205 (4) ; be careful not to misinterpret the code...there is room for Contemporary design...it is more about finishes and scale and the way it fits onto the lot...they have the support of their neighbors; the design is respectful to the surrounding houses and neighborhood...it is not overwhelming and "in your face"...not "excessively dissimilar."; excellent design, but it looks like a house that cars live in because the only thing you see from the street is the garage; can you reduce the driveway opening to 12 ft.?; the front facing garage is an issue...you have a blank slate...change the position of the garage; make it more charming...too austere for the neighborhood; we approve many front facing garages; change the landscaping...perhaps pavers with grass between and a smaller curb cut; and, elegant design which is nicely small.

Mr. Lindgren read several letter/e-mails into the record: (1) Letter of support from David J. Thomas III; (2) letter of support from Constance Thomas; (3) e-mail in support from Brian and Jane Hurley at 210 Ridgeview Drive; (4) e-mail in support from Chris Condon at 236 Fairview Drive; (5) e-mail in opposition from Dr. Maurice Belkin; (6) e-mail in support from Nicholas Coniglio; (7) e-mail in support from the Whitakers, 234 Ridgeview; and (8) another e-mail from Dr. Maurice Belkin expressing concerns relative to the proposed removal of a Royal Palm.

Mr. Vila stated that because one of the letters references 167 Seagate Road, he felt obliged to draw a distinction between that project and this one. The 167 Seagate site was very oriented toward North Lake Way and was also of a much larger volume.

Keith Williams continued with the landscape/hardscape plans. He first stated that the Royal Palm tree mentioned in Dr. Belkin's letter will remain in its existing location. Other design elements include: Hedges to remain on the east, west and north sides; minimalist landscape plan to create garden views of open green lawn and green walls; flat and clean; little hardscape; and, 37 ft. x 8 ft. pool. Mr. Williams agreed to reduce the driveway apron and add more landscape at the garage area.

MOTION BY MR. GRUSS TO APPROVE THE DESIGN AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 4-3, WITH MRS. VANNECK, MR. KNOWLES AND MR. GARRISON OPPOSED.

B - 099 - 2014 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1053 N. Lake Way

Applicant: Mr. & Mrs. Naveja-Diebold

Architect: MP Design and Architecture, Inc.

Project Description: Demolition of existing residence. New two-story residence, guest house, pool, landscape and hardscape. Building Color-Off White; Trim Color-White; Roof-Light Grey Flat Cement Tile

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

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

Mr. Perry provided the demolition report for this residence, built in 1966, which he stated was in poor condition. All of the perimeter Ficus on the north and east property lines will remain, along with the Royal Palms (some may be relocated).

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION AS PRESENTED WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

Mr. Perry presented the new house plans in accordance with the submitted plans and as described above. He discussed the two variances necessary for this project for rear setback and angle of vision. Design elements of the new residence include: British West Indies style; one and two story elements; two car garage facing Laurian Lane; guest house facing Laurian Lane; guest house connected to garage via breezeway; pool located between main house and guest house; white stucco with flat grey roof tiles.

Mr. Williams continued with the landscape/hardscape. Design elements include: Retain east perimeter hedging, but remove Ficus on north and south sides; re-use Royal Palms in the front of the house to help screen the guest house; design goal to create clean gardens; incorporate garden rooms; many trees; cast stone driveway apron flanked by loose gravel; 8 ft. tall Cocoplum hedges along the west side; dining room terrace; vegetable/herb garden; citrus grove off the garage; service drive off Laurian Lane; pool centered between the buildings; and, added more screening at the guest house.

Mr. Perry noted that the address of this house will be changed to a Via Marila address, but the variances will still be necessary.

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

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Commission Comments: The guest house is a little too tall...top heavy...concern regarding comparison of guest house to main house and neighboring homes; question the safety aspects of the second story balcony on the west elevation at the children's rooms; the fenestration is "all over the map"...changing window widths; detailing is lacking; like the plan, but thinly detailed; thin portico in front; with regard to proportion and detailing, it is not there yet; problem with fenestration; problem with north elevation porch and balcony on the side; there is room for improvement here; on the east elevation, a lot of the second story is visible...add more buffering; it is important that there is a buffer between the house and North Lake Way using a variety of heights...no landscaping intersects the roofline.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED, "IF THE ARCHITECT WANTS TO TAKE SOME OF THE POINTS THAT WE RAISED SERIOUSLY HE WILL, AND IF HE REGARDS IT AS NIT-PICKING , HE WILL ALSO, BUT I THINK THIS DESIGN IS GOOD ENOUGH."

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

① *Let the record show that Mr. Vila declared a one hour lunch break at 12:13 p.m. The meeting resumed at 1:15 p.m.*

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

Prior to the review, Mr. Vila noted that this project has been ongoing for years; that it has experienced a number of changes to the design and the development team; and, that a number of changes have been built without permits and/or approvals.

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

ATTORNEY FOR THE APPLICANT: Gregory Kino

ARCHITECTURAL PRESENTATION BY: Raphael Rodriguez, Architect

LANDSCAPE PRESENTATION BY: Tim Johnson, Fernando Wong Outdoor Living Design

OTHERS WHO TESTIFIED FOR THE APPLICANT: Jim Mauer, Managing Director of the Palm House, Inge Moore, HBA London, Gordon Campbell Grey, Chairman, Campbell Grey Hotels

OTHERS WHO TESTIFIED: Jorge Sanchez, 140 Royal Palm Way

① Mrs. Vanneck asked staff to request Mr. Elwell, Town Manager, to look into the actions of the architect, the builder and Town Staff with respect to this project. Mr. Randolph responded that Staff has looked into that and will continue to do so and report back to the Town Council.

(Let the record show that Mr. Karakul arrived back to the meeting at 1:30 p.m.)

Mr. Grey testified to his desire to do "something amazing" at the hotel and get it open as soon as possible. He pledged to resolve remaining issues and move forward.

Mr. Kino spoke to the multiple variances requested for the project: Technical variances pertaining to garage addition, variances with no physical modifications, front and rear setback variances for awnings and structures, and variances pertaining to the third floor roof deck use for outdoor dining (The Sunset Deck), to accommodate 39 outdoor dining seats, a bar/beverage station, decorative open trellis, enclosed stair, elevators, and storage room and a deck expansion. He mentioned that the applicant is under contract to purchase two of the properties to the south of the hotel property. These property owners to the south had been the ones who raised most objections relative to the hotel renovation. Mr. Kino did not have any information as to the projected use of those two properties in the future.

① Mr. Rodriguez presented the project in accordance with the submitted plans. His comments were supplemented by comments from Inge Moore, HBA London, Interior Designer. Ms. Moore discussed the pink color choice for the hotel, the color which exists on the building. Mr. Rodriguez explained that some of the changes being requested are a result of the new hotelier's review of the previous plans; i.e., that the previous plans were not conducive to a viable hotel. Mr. Rodriguez reviewed the following changes: Changes to the north elevation (white and grey

striped awnings added above the third floor cantilevered balconies; new front door design (wrought iron and glass - much more ornate for a grand hotel arrival experience); new secondary lobby entry design; rooftop features (seating for 39 people, stair enclosure/storage unit and two elevator enclosures and wood trellis); and awning over the second floor porte cochere at the north dining terrace); ...

Let the record show that Mr. Sammons left the meeting at 1:55 p.m. Mr. Ives will vote in his stead.

Members called attention to the difference in the height of the parapet, "approved" vs. "proposed" on Page 7 of the plans. Though there is an obvious visual difference, Mr. Rodriguez responded that the "approved" plan is in error, and the "proposed" version is correct and is as the parapet exists. The parapet is 3 ft.-6 in. above the finished floor.

A discussion started relative to "use" of spaces at the hotel. Mr. Randolph quickly advised that ARCOM is to remain focused upon the review of the architecture only.

... changes to east elevation (balconies enclosed; balustrade added over Function Room; fenestration changes at Function Room; increase size of Function Room by 1500 sq. ft. to add finishing kitchen, backstage area and a green room; parapet wall to shield a/c equipment from neighbors); changes to south elevation (elevator up to spa deck, along with stair enclosure; cabanas moved to rear property line; new men's pool bath; site changes (free-form pool changed to rectangular pool; white and grey awnings at entrances to Function Room; soft grey paving; Function Room restrooms).

Mr. Castro discussed some of the zoning aspects of this project.

Gordon Campbell Grey stated that they are trying to create a sophisticated hotel, but one that is inclusive of all ages, a "fun place, but not a loud music place", and one that is affordable and accessible. He wants it to be a little gem or masterpiece. The requested changes are necessary to make the hotel successful.

Commission Comments: The rooftop use is dictating the need for elevators and variances...is there any way to mitigate it?; concern with the number of pop-ups on the roof; great improvement; happy with overall concept; the caliber of detailing has been elevated; the use of the awnings can be very effective; technically, this will enable a successful hotel which is important to the town; the additional pop-ups will not hurt the aesthetics of the building and are mitigated by the ambience created; the height of the roof is being driven by the elevator machinery...there are elevators that do not require anything above the roof; the colonnade to the west of the front door should be arches; the color of the building might be more pink; my compliments...you did an excellent job of taking something that was poor and making it much better; you are enhancing the beauty of the project and the neighborhood; this is a commercial street and this project is needed on South County Road; we have been looking at that section of County Road with nothing but closed shops...it can be a watershed moment when you do get it up and running and you do have an impact on that part of town.

Jorge Sanchez, 140 Royal Palm Way, longtime neighbor of the hotel, discussed his concerns related to the project as they relate to privacy and noise issues. He stated he is totally opposed to the applicant breaking a prior agreement with the Town Council by placing a sun deck above the Function Room. Mr. Lindgren read an e-mail from Mr. Sanchez into the record with similar

concerns. Discussion began with suggestions as to how to mitigate the situation for Mr. Sanchez. Mrs. Vanneck noted also that the a/c units are now on the east side and will likewise affect Mr. Sanchez.

Tim Johnson, Fernando Wong Outdoor Living Design, presented the landscape/hardscape showing a plan with clean, simple lines. He listed the plant material proposed along with fountains in the front of the property. The applicant was asked to provide sound attenuation with respect to Mr. Sanchez's concerns.

Mr. Vila asked Mr. Johnson specifically about the whether the applicant is going to remove the Medjool Date Palms and replace them with the appropriate Coconut Palms within the landmarked streetscape. Mr. Johnson responded that they will make this change.

It was noted that the plunge pools, previously approved, have been omitted from the plans. Mrs. Vanneck discussed the courtyard which would not support grass. Chairman Vila suggested that succulents in trays might be utilized instead, with stepping stones inserted between the plants. Mrs. Vanneck called attention to the fact that there is artificial turf between the fountains in the front. Mr. Castro stated that if plants were approved there before, a landscaped open space variance would be needed to keep the artificial turf in these locations. Mr. Johnson responded that they would be happy to plant grass to replace the artificial turf, and thereby avoid another variance request. Mrs. Vanneck also recalled that there was an agreement to provide more hedge height on the east property line. Mr. Johnson stated that they will comply with that request and will work with Mr. Sanchez toward his satisfaction.

MOTION BY MR. IVES THAT IMPLEMENTATION OF THE VARIANCES (RELATED TO THE ARCHITECTURE) WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. KARAKUL.

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

MOTION BY MRS. VANNECK TO DEFER THE LANDSCAPING TO THE SEPTEMBER MEETING, UNTIL THE FRONT IS RESOLVED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

There was further discussion relative to past approvals and suggestions for the sun deck over the Function Room.

MOTION BY MR. IVES TO APPROVE THE ARCHITECTURE WITH WHAT WOULD BE THE SOUTHEAST CORNER WHERE THERE IS A PROPOSED SPA DECK AND PARAPET AND ELEVATOR...THAT ONE SECTION AND AREA TO BE DEFERRED (TO SEPTEMBER) AND RE-STUDIED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED, CITING SECTION 18-205 a (2).

The applicant was advised that a deeper pink is requested for the exterior color.

Let the record show that there was a short recess from 3:00 to 3:10 p.m.

B - 101 - 2014 Partial Demolition, Remodel & Addition

Address: 710 S. County Road

Applicant: Joan Granlund

Architect: M. Mark Marsh, Bridges Marsh and Associates

Project Description: Demolition of existing two-story garage wing, existing pool and hardscaping. Remodel of existing main house in Island Style with addition of new two-story garage wing, tennis court, new pool, new landscaping and hardscaping. Building Color-Ecru; Trim Color-White; Shutters-St. Lucia Teal; Roof-Mont Pelier Green flat clay tile

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

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh and Associates

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Marsh presented the project in accordance with the submitted plans and as described above. In addition to the project description listed above, other design elements include: Changed front entry and defined it; trellis between front door and garage across front facade; garage moved further to the south; change garage door style; fenestration changes; split shutter details; change roof tiles to grey/green; new Tischler windows; change to some rooflines to make more casual; new cupola; change guest house hip to gable; and, change to balustrade. The changes were visualized in the video presentation.

Commission Comments: Sensitive and well thought out way to preserve a house; doing a great job...the shutters, cupola and other touches are the key to its success; detailing is really great...terrific renovation; and, questioning the oval windows at the front door.

**MOTION BY MR. IVES FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

John Lang continued with the landscape/hardscape with design elements to include: Adding tennis court on the north side; new smaller, simple lap pool; change configuration of driveway; change orientation as you come through the gate; add coquina wall between casita and tennis court; owner wants open lawn and palm area at the tennis court; plan shows 56% green space; relocate large Banyan to the south side of the driveway to provide an arch; and, other landscape material as presented. Mr. Lang noted that the neighbor to the north is concerned with privacy issues and is requesting a 12 ft. Podocarpus hedge to be planted as soon as possible.

Mr. Lindgren read an e-mail into the record from Marilyn Bardes, who requests that a Podocarpus hedge be planted along the north wall immediately.

The applicant noted that a tennis pavilion and the front gate will be brought back to ARCOM.

**MOTION BY MR. GARRISON FOR APPROVAL OF THE LANDSCAPE AS
PRESENTED, WITH THE PAVILION AND THE FRONT GATE TO COME BACK AT A
FUTURE DATE ON A NEW APPLICATION.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B - 102 - 2014 Window Replacement

Address: 2505 S. Ocean Boulevard

Applicant: The President of Palm Beach Condominium

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

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

Staff has been advised that this project may not be heard at this meeting. The project may either be withdrawn or deferred to a date certain.

Mr. Lindgren stated that the applicant has requested a deferral to November. He explained that the windows are not owned by the condominium, but are instead individually owned. As such, the condo did not have legal authority to submit the application.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE NOVEMBER MEETING.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

B - 103 - 2014 Addition

Address: 583 East Woods Road

Applicant: Mr. and Mrs. Albert Togut

Architect: MP Design & Architecture Inc.

Project Description: One story garage addition of additional 338.5 sq. ft. to existing house. All finishes to match existing house.

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

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

Mr. Perry explained that a variance for this project has already been approved by the Town Council. The property owner requests a two-car garage along with additional living area for elderly parents. Hardscape at the driveway has been decreased, thereby increasing green space.

Commission Comments: Jarring to have gable end of the garage in the front of the house; it would be nice to turn the garage; decrease the width of the driveway to 12 ft. and use landscaping to canopy over the garage; and, can you turn the garage so the doors face south?

**MOTION BY MR. KARAKUL TO ACCEPT FLIPPING THE ROOF AROUND AND
NARROWING THE ENTRANCE.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

B - 104 - 2014 Gates

Address: 134 Casa Bendita

Applicant: Casa Bendita Irrevocable Trust

Architect: SMI Landscape Architects

Project Description: Addition of 6 ft. ht. staff parking gates, within property

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

LANDSCAPE PRESENTATION BY: Jorge Sanchez, SMI

Mr. Sanchez presented the new gate at the staff parking area, constructed of a trellis-like Azek material to match those in the rear of the property.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B - 105 - 2014 Storefront Renovation

Address: 225 Worth Avenue

Applicant: Kate Spade New York

Architect: TPG Architecture, LLP

Project Description: Partial demolition of existing storefront and construction of new. Stone in-fill to match existing material. Removal of existing half-moon awning and replace with new rectangular fabric awning. New doors and associated hardware, new signage and lighting.

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

ARCHITECTURAL PRESENTATION BY: Amy Sciorra, TPG Architecture

Ms. Sciorra presented the project in accordance with the submitted plans and as described above for modifications to the Kate Spade New York tenant space. She explained that this was previously the Juicy Couture space. This proposal divides that tenant space into two spaces, one side for Kate Spade New York and the other for a tenant to be determined. As such, two new entrances will be created. Design elements for the Kate Spade space include: Rectangular black awning; framing of doors/windows to be done in either polished brass or aged satin brushed brass. The other space will have a black half-moon awning. Signage was shown on the proposed rendering, but no exterior lighting was proposed or presented.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH BRUSHED BRASS.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

C. MINOR PROJECTS - OLD BUSINESS: (03:30:34 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). *Please note that the architect has requested deferral to the September meeting.*

①
**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE SEPTEMBER MEETING.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

D. MINOR PROJECTS - NEW BUSINESS: (03:31:39 a.m.)

A - 042 -2014 Lighting for Sign

Address: 241 Royal Palm Way

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

Architect: YJ, Inc.

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

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Larry Mease, Genesis Lighting

Mr. Mease presented the project in accordance with the submitted plans to add five 8.5 watt LED lights placed one foot above the existing signage.

Commission Comments: Are any other building signs illuminated on Royal Palm Way?; why would someone light a bank after hours anyway?; object to the way these lights look on the building; the light fixtures are inappropriate for Classical architecture; and, we do not want to set a precedent.

①
**MOTION BY MRS. VANNECK TO DEFER (TO SEPTEMBER) ADVISING THE APPLICANT TO (1) COME WITH INFORMATION REGARDING ANY OTHER LIT SIGNS, AND (2) TO RE-SELECT ANOTHER LIGHT.
MOTION SECONDED BY MRS. IVES.
MOTION CARRIED UNANIMOUSLY.**

A - 043 - 2014 Facade Modifications

Address: 400 Hibiscus Avenue

Applicant: Love II LLC

Architect: Keith Spina, Glidden Spina Architects

Project Description: Re-paint facade; remove existing fabric awning, new tenant signage on east and north facade; doors will remain at northwest and southeast entrance, but will be sealed permanently; potted plants/topiaries will be placed in front of the now permanently closed southeast doors, and at all pilasters; all exterior trees remain; install new sconce lighting both sides of main entry door; and, add new fabric awning at northeast entry wall.

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

ARCHITECTURAL PRESENTATION BY: Keith Spina, Glidden Spina Architects

Mr. Spina presented the project in accordance with the submitted plans and as described above for the new John Barrett Salon (New York). In addition to the design elements included in the project description, Mr. Spina noted that the building field will be painted cream with black trim, and the

awning will be black. There will be two signs using black letters, one of the east side and one on the north side.

Commission Comments: Like the topiaries, except for the ones which are proposed to block the former entrances; nice project; would approve, but come back changing the former entrance doors to windows; problem with the planters...they don't relate to Worth Avenue or the area...suggest coquina or limestone instead.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH THE DIRECTION THAT WHEN YOU HAVE TIME AND THE STORE IS OPEN, THAT THOSE TWO DOORS BE REPLACED WITH WINDOWS AND THAT YOU RE-VISIT THE SELECTION OF THE PLANTERS TO BE MORE IN KEEPING WITH WORTH AVENUE.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

The Commission stated that the changes can be staff approved in the future.

A - 044 - 2014 Driveway modification

Address: 1511 N. Lake Way

Applicant: Mr. and Mrs. Raymond E. Kramer III

Architect: Glen Harris

Project Description: Proposed new circular driveway for existing residence

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

ARCHITECTURAL PRESENTATION BY: Glen Harris

LANDSCAPE PRESENTATION BY: Bob Fleck

Mr. Harris presented the project in accordance with the submitted plans and as described above for the new circular driveway proposal in tabby concrete pre-cast pavers in a herringbone pattern with a border. Mr. Fleck added that 3 triple Adonidea Palms and grass will be placed in the new landscape island.

Commission Comments: The island would be better curved at the sides; the temporary trash storage area should be screened; and, very little landscape is being added here in comparison to the neighboring properties.

MOTION BY MRS. VANNECK THAT THE TRIANGLE CURB CUTS BE ELIMINATED; CURVE THE ISLAND; 14 FEET MAXIMUM WIDTH AT THE CURB; THE ADDITION TO SITE SCREEN FOR THE TEMPORARY TRASH STORAGE; AND OTHERWISE, APPROVE AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

3

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)

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Miguel Vargas

Mr. Vargas explained that he has been directed, for insurance purposes, to place external security cameras at all street level stores. He passed a sample of the proposed camera and the camera arm. He noted that two Worth Avenue tenants have cameras already: Graff Jewelers and Vineyard Vines.

The Commission was not in favor of the suggested camera and asked the applicant to look for another way. Staff will investigate as to how the two existing cameras were erected without ARCOM approval.

Let the record show that Mr. Karakul left the meeting at 4:23 p.m. Mr. Small will vote in his stead.

MOTION BY MR. IVES TO DEFER (TO SEPTEMBER) FOR RE-STUDY.

MOTION SECONDED BY MRS. VANNECK.

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

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)

Call for disclosure of ex parte communication: There was no call for disclosure on this item.

ARCHITECTURAL PRESENTATION BY: Miguel Vargas

MOTION BY MR. IVES TO DEFER (TO SEPTEMBER) FOR RE-STUDY.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

The Commission stated that Mr. Vargas can look for a more suitable solution and then speak with Mr. Lindgren for possible staff approval to avoid having to return to the September meeting.

X. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): (04:28:40 a.m.)

None

XI. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (04:28:42 a.m.)

Mr. Vila stated that he is very happy with the progress related to the hotel which allows them to move forward.

Mr. Ives stated that he does not like when the Commission disapproves of something only to be told by the applicant that the same thing is in place at other locations in the town. Also, on the plans, the existing vs. proposed, or the previously reviewed vs. proposed should be visible on one page. Mini-sets need to be legible and in focus.

The Commission stressed the importance of quality presentation materials coupled with accuracy. Mr. Lindgren stated that the applicant is obliged to provide a proper presentation, or face deferral.

XII. ADJOURNMENT:

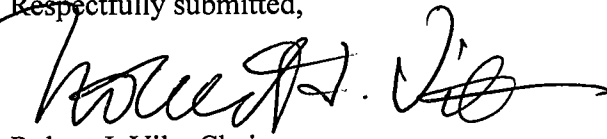
MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 4:32 P.M.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Friday, September 19, 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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