



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

WEDNESDAY, AUGUST 26, 2015, 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.

I. CALL TO ORDER:

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

II. ROLL CALL:

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	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Alternate Member (arrived at 9:01 a.m.)	PRESENT
Michael B. Small, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

Mr. Vila noted that in the absence of Mr. Sammons and Mr. Ives, at this time, Mr. Small will be voting. Let the record show that Mr. Ives arrived shortly after Roll Call.

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

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE JULY 22, 2015 MEETING:

Mr. Small requested an amendment to the minutes re: B-066-2015, for 110 Indian Road regarding the last sentence on Page 22, which indicated that Public Works had reviewed and approved the curb cut. (Note: audio of meeting supports the statement that Public Works reviewed the curb cut.) Mr. Small recommended that the following clarifying language as suggested by Mr. Lindgren, after the fact, be included in the minutes: *"While Public Works did not have a comment prior to the ARCOM meeting regarding the ingress/egress on North Ocean Boulevard, the applicant will have to get Public Works approval for this ingress/egress on North Ocean Boulevard prior to or during the building permit review process, including the submittal of any documents or materials needed for Public Works to approve this curb cut."*

MOTION BY MR. KARAKUL FOR APPROVAL OF THE MINUTES INCLUDING THE SUGGESTED LANGUAGE.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA:

Mr. Lindgren called attention to several deferrals and withdrawals:

B - 077 - 2015 475 N. County Road: Request deferral to September

B - 082 - 2015 208 Sandpiper Drive: Request deferral to September

B - 085 - 2015 2500 S. Ocean Blvd.: Withdrawn

B - 090 - 2015 2800 S. Ocean Blvd.: Request deferral to September

A - 039 - 2015 176 Sunset Avenue: Withdrawn

MOTION BY MR. GARRISON FOR APPROVAL OF THE AGENDA AS AMENDED TO REFLECT THE DEFERRALS AND WITHDRAWALS.

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:

VIII. PROJECT REVIEW:

A. MAJOR PROJECTS-OLD BUSINESS:

B - 058 - 2015 New Residence

Address: 304 Garden Road

Applicant: Palm Beach Housing Investment, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story residence, pool, landscape and hardscape. Building and Trim Color-White; Shutters-~~Dark Blue~~ Sage Green; Roof-Flat Grey concrete tile

At the June meeting, a motion carried to defer the architecture to July for further study of the north facade, interior courtyard and details. A second motion carried to defer the landscape to July. At the July meeting, a motion carried to "approve the house with the idea that you come back next month and show us the stone detailing and the detailing of the house."

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

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

Mr. Janssen proposed that the entry portico be done in acid washed cast stone, with the balance of the building in stucco, or as an alternative, all elements in stucco as previously presented. He noted that the metal shutters will be sage green rather than the originally proposed dark blue shutters.

It should be noted that the presentation materials were actually the July design and the mini-sets reflected a different design, but not the proposed design. Since execution of the stone and the way it is done was of concern, and the drawings and the mini-sets were not accurate, the following motion was made. The quality of the shutters and their material was also stressed. The Commission recommended that other elements be done in stone as well, i.e., stone around the windows, stone belt course, stone treatment of the oculus, etc., as discussed.

**MOTION BY MRS. VANNECK TO DEFER (TO THE SEPTEMBER MEETING) FOR LACK OF DETAILING RELATIVE TO THE STONE TRIM.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

B - 059 - 2015 New Residence

Address: 216 Sandpiper Drive

Applicant: LC Homes of South Florida, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of new one-story residence, pool, landscape and hardscape.

Building Color-Off White; Trim-White; Shutters-~~Blue/Black~~ Sage Green; Roof-Off White
Cement Tile

At the June meeting, a motion carried to defer the architecture and landscape to July. At the July meeting, a motion carried to "defer for re-study with the comments, especially the front entrance to be re-designed and simplified, and the colors, and simplify the detailing."

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

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

LANDSCAPE PRESENTATION BY: Bryan Donahue, The Wantman Group

Mr. Janssen presented revised plans showing a modified entry portico with square stucco piers with engaged three-quarter round columns, and simplified side lites and transom above, and sage green shutters. He presented an enlarged section on the Elmo projector.

Commission Comments: Much improved; use of stucco on this house looks great...on a small scale; green shutters acceptable; an improvement over the previous iteration that had all that fancy fretwork.

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

Mr. Donahue continued with the revised landscape/hardscape pursuant to the submitted plans. Design elements include: Removed the previously proposed Phoenix palms at the pool; replaced Phoenix palms at the front door with flowering Geiger trees; added Ligustrum at corner of house; no change to east or west elevation; hardscape in coral stone with pea gravel paths; simple landscape palette: Coconut Palms, Seagrape, Clusia, Ficus, Green Island Ficus, etc.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 108 - 2014 New Mixed Use Condominium/Commercial

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

Applicant: T3 Family Investments, LLC

Architect: Roger Janssen, Dailey Janssen Architects

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

At the September meeting, after review of the project, a motion carried for deferral to the October meeting. At the October meeting, after review of the project, a motion carried for deferral to the November meeting. At the November meeting, after review of the project, a motion carried for deferral of the architecture and a second motion carried for deferral of the landscaping. At the December meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried "to send this to the Town Council approving the schematic plan of this project and that it is deferred for the final architecture to February so that in February the applicant can come back with all of the requirements shown from the variances that were granted or not granted and the details and materials presentation of each building, and then in February, that we take this up." At the February meeting, staff recommended deferral to the March meeting, due to the deferral at the Town Council level. At the March meeting, a motion carried for deferral to the May meeting as requested by the applicant, but ARCOM noted that was the final deferral. At the May meeting, a motion carried to approve the site plan as presented, but to come back in July with the details as discussed. A second motion carried to defer the landscape to July. At the July meeting, a motion carried "that we approve the architecture, as submitted, with the colors of the woodwork to come back; the landscaping is approved as we've talked about it with some minor changes and selections. The hardscaping has to be resubmitted back to us at the next meeting and deferred to August for approval. It was also stated that the color boards are to return next month." Motion then restated as such: "to approve the project with the exception of the lighting and we want to see the samples of the hardscape and samples of the wood and the tweaking of some of the landscaping."

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette Design Group

Let the record show that Mr. Janssen brought the color boards back for review as well as several samples of proposed treatments to the pecky cypress wood elements (white and three different colors (browns and greys). The Commission had requested that the wood elements appear with a lighter, naturally weathered grade cypress, rather than having an opaque finish. Mr. Janssen noted that the project's color expert recommended that all wood elements, in all the buildings, be done in the same color. (Sample #1 recommended.)

Commission Comments: We like the textural sample in terms of how much of the "peckyness" is allowed to show through, and that we think we best accomplish the colorist's goals by using the sample that is in front of 2&5 on 3&6 because it needs the contrast...#3 on Bldg. 3 & 6, and #1 on the other buildings; how about a liming treatment on 2 & 5 on a higher character pecky cypress?; there is an extra step or application that you have not done, and if they don't do it, we will not see what we want; you need two washes to get the look we want; if you don't do it, we will have a solid look that is going to look new, and we are trying to get away from new; that is why we asked you to come in with actual final stain samples, and I don't see what we want; think of what would give it that layer of authenticity; go with a lime wash throughout and a medium look level pecky cypress; put that tone into the lime wash for a look that is a little more grey, but still have the transparency of the graining...a two or three step process.

Lighting: The submitted plans reflect 20 different lighting fixtures. Mr. Janssen explained that they would like to use a varied color palette for the lighting, with some in oil rubbed bronze and some in a rough patina copper, etc.

Commission Comments:

1st page of lighting: Use Belmont (H); opposed to (J) or (K)

2nd page of lighting: Use Harrowgate (M) & Palm Beach Stack Wall (P); opposed to (L),(N)& (O)

3rd page of lighting: Use Red Iron Wall Light (R); opposed to (Q), (S), (T) and (U)

4th page of lighting: Use William Hanging Light (X); (Y) is acceptable, but only with an oil rubbed bronze finish; opposed to (V) and (W).

Landscape/Hardscape: Mr. Yannette continued with the landscape/hardscape details. He presented samples of Old Georgia recycled brick, tabby, genuine coral, and several colors of the cast product. He explained that since the last presentation, the area where tabby will be used has been expanded. Raised planters/fountains in the courtyard area will be done in Dominican coral stone with numerous clay pots as accents. As for landscaping, on Sunset, Callophyllum was replaced with small leaf Clusia, and Purple Tabebuia were added for interest and color. Topiaries were changed to Bromeliads. On Royal Poinciana, most of the square pots and topiaries were changed to small pots and Bromeliads. As to style of pot used on the south elevation, the plans show pot (V).

Commission Comments: Approved paving sample is Sample 6132 Clarke; the quality of the Asian blue pots shown is questionable...look for a better product; prefer (P) or (Q) pots, or (FGHIJK) on Royal Poinciana, rather than (V); concern with size of Clusia as depicted; annuals can be changed at random...a variety would be pleasant.

MOTION BY MRS. VANNECK APPROVING A THIRD SAMPLE (A COMBINATION OF THE TWO THAT WE HAVE) OF THE CYPRESS WOOD, AS STATED IN THE RECORD; APPROVE THE 6132 CLARKE CAST STONE SAMPLE; APPROVE THE BRICK AND TABBY AS PRESENTED; APPROVE THE CORAL STONE FOR THE

FOUNTAINS; APPROVE THE LANTERNS AS STATED IN THE RECORD; AND, THE POT CHANGES AS RECORDED.

Mr. Yannette discussed the in-ground landscape lighting as 4 w, 6.5 w and 12.5 w LED brass fixtures. This will provide enough light for safety and comfort and to accent specific areas. Uplights in the landscaping will illuminate the residential entrances. Under comments, there was some concern about lights on the fountain walls, but in consideration of safety and because others opined that they would disappear, this concern was satisfied.

**MOTION AMENDED BY MRS. VANNECK TO INCLUDE THE LANDSCAPE LIGHTING AS PRESENTED, AND THE LANDSCAPE AS PRESENTED.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

B. MAJOR PROJECTS-NEW BUSINESS:

B - 076 - 2015 New Residence

Address: 318 Caribbean Road

Applicant: John T. Metzger, as Manager of 318 Caribbean Road Holdings, LLC

Architect: Stephen Roy, Roy & Posey

Project Description: Construction, on an empty lot, of a two-story 8,660 sq. ft. single-family dwelling, a 1,498 sq. ft. two-story guest house, and a 746 sq. ft. gate house. The architectural style of the home falls under a broadly inclusive category referred to as "New Traditionalism". Building and Trim Color - BM Super White; Roof - Slate Grey standing seam metal roof; Shutter Color - ~~BM Harbor Haze~~ White

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

ARCHITECTURAL PRESENTATION BY: Stephen Roy, Roy & Posey

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

Mr. Roy presented the project in accordance with the submitted plans and as described above for this new two-story home with Volk influences. Design elements include: Project does not maximize square footage allowed; open plan connecting to exterior; entry gate house to create sense of arrival; pool in rear between two large green spaces; floor plan organized around central courtyard; gable ends; concealed gutter system; slate grey standing seam metal roof; windows-dark grey; white Bahama shutters; breezeway and two outdoor pavilions (post and beam construction) to be BM Harbor Haze (light blue) and, louvered railings. Mr. Roy presented an alternate elevation of the main house on the Elmo projector which shows a change to the roofline toward the center of the west elevation.

Commission Comments: Well detailed; great house; prefer the alternate elevation; great example of using asymmetry; great job on difficult lot; concern with type of glass used; handsome addition to neighborhood as to quality of materials, the thought behind it, the way it lays out on the land, the scale...really great, but question the rhythm in the rear; really intelligent plan and use of site...fresh and unique and beautiful; unpretentious house, but wonderful and luxurious floor plan.

Mr. Wong continued with the landscape/hardscape pursuant to the submitted plans, with design elements to include: Utilize all existing vegetation on the property, but relocate some; relocate

three major trees to the rear of the property; relocate another tree near the front right of way to create a canopy; major Banyan tree to remain as is; relocate Pandanus; add more Callophyllum and palms on the perimeter for additional screening; south side: Ficus for screening and retain existing Seagrapes and yellow Tabebuia; relocate Shady Lady to shade master bedroom; retain Coconuts at end of property and add two more; and, other landscape material as presented.

When questioned about a gate to the property, Mr. Roy replied that the existing gate and columns will be removed. There will be a new louvered gate to match the balcony railing, but it is not part of this presentation.

Commission Comments: Great presentation; concern about whether the Holly will work in this zone; the presentation that we got for this house includes all the details and is easy to understand.

**MOTION BY MR. GARRISON FOR APPROVAL OF THE ARCHITECTURE AND LANDSCAPING AS SUBMITTED, WITH THE CAVEAT THAT YOU RETURN WITH THE GATE FOR APPROVAL; AND DEFER THE GATE TO NEXT MONTH.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that there was a short recess from 10:48 a.m. to 10:59 a.m.

B - 077 - 2015 Landscape/Hardscape Modification

Address: 475 N. County Road

Applicant: Vicki & Chris Kellogg

Architect: Dustin Mizell/Environment Design Group

Project Description: Relocation of the existing service drive to the east side of the property. The existing parking area, landscape buffer, and perimeter fencing will be modified as part of this proposal.

Please note that this project was deferred to September under "Approval of the Agenda".

B - 078 - 2015 Time Extension

Address: 50 Blossom Way

Applicant: PBH LLC

Architect: Smith Architectural Group Inc.

Project Description: A time extension for a period of a year for 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. Vila

ARCHITECTURAL PRESENTATION BY: Jeffery W. Smith, Smith Architectural Group

Mr. Smith noted that this is the applicant's second request for an extension. Since they are still developing plans for the site and still need DEP approval, they did not want to take the house down prematurely.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, BUT NOTING THAT THIS SHOULD BE THE LAST ONE.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.
(Mr. Small voted since Mr. Ives had not yet returned to the meeting.)

Let the record show that Mr. Ives and Ms. Grace returned to the meeting.

B - 079 - 2015 Demolition and New Residence

Address: 40 Middle Road

Applicant: Ellen Cunningham

Architect: Smith Architectural Group, Inc.

Project Description: Demolition of the existing residence. Construction of a two-story Regency style residence of approximately 5,078 square feet with pool, landscape and hardscape. Building and Trim Color - Off White; Roof - Grey Concrete Tile

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

ARCHITECTURAL PRESENTATION BY: Jeffery W. Smith, Smith Architectural Group
LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

Mr. Smith provided the demolition report for this one-story ranch style residence built in 1963 with no associated architect.

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

Mr. Smith continued with the new construction pursuant to the submitted plans and as described above. Design elements include: Simple "H" plan; two-story in the front and one-story for the rest of the house; front facing garage on the south side; grey cement tile roof; parapet; modern Regency all stucco house; integrated gutters and downspouts; rear elevation-loggia in center; windows in dark bronze; and, pool in rear.

Commission Comments: Question height of door; nice and simple, but the center section of the roof seems cut off...take it up for more strength; puzzled by front door... the proportions are off; question the overall height; this may be too modern for Middle Road; concern about double garage doors on the front facade; OK with house as designed...nice, simple addition to the street; door and roof line are OK when look at it 3D; how about modifying the flanking hip roofs?; the door is too vertical; and, all the proportions are better with the landscaping.

Matt Jackman continued with the landscape/hardscape pursuant to the submitted plans. As of the demolition, all landscape will be removed except for the perimeter hedges on the north, west and south sides, and the chain link fence will be retained within the hedge. As for the new landscape/hardscape plan, design elements include: 10 ft. tall Heliocarpus hedge along Middle Road pleached with underplantings; 14 ft. tall Podocarpus columns flanking front entryway; 13 ft. wide driveway opening; cast stone with grass joints motor court; Date Palms; pleached Noronhia hedge against the building; generator on the north side; four Date Palms at outside perimeter of

pool area; rear pool centered in back yard; relocate existing Ficus hedge out of the rear easement; and, flowering vines at covered loggia.

Commission Comments: Very simple; concern that this plan does nothing to mitigate the second floor roof line...it needs something desperately.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, BUT STUDY THE WIDER FRONT DOOR FOR POSSIBLE CHANGE AND THEN GET STAFF APPROVAL OF SAME.

MOTION SECONDED BY MR. GARRISON WITH THE CAVEAT THAT PALMS ARE ADDED TO BREAK UP THE NORTH AND SOUTH ELEVATIONS AT THE SECOND STORY.

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

B - 081 - 2015 Demolition and New Construction

Address: 232 Via Marila

Applicant: Charles F. Willis IV Living Trust (Trustee)

Architect: Bridges, Marsh & Associates, Inc./ M. Mark Marsh

Project Description: Demolition of existing one story residence. Proposal for new two-story Anglo Caribbean residence with hardscape and landscape. Building Color - Light Grey; Trim Color - White; Shutter Color - ~~Gun Metal~~ Charcoal Grey; Roof - Grey Clay Tile

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

ARCHITECTURAL PRESENTATION BY: M. Mark Marsh, Bridges, Marsh & Associates

LANDSCAPE PRESENTATION BY: Brian Vertesch, SMI Landscape Architecture Inc.

Mr. Marsh provided the demolition report for this home constructed in 1966, designed by Charles Goldsmith.

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. Marsh presented the new residence in accordance with the submitted plans and as described above. Design elements include: Two-story home with two one-story flanking wings in the front; symmetrical, formal balanced front facade; Doric elements; central front door with portico; clipped eaves at one-story wings; outlookers; black cast railing above entry portico; Cloud Grey building; Ludowici grey roof tiles; Tischler mahogany windows and doors in white; Charcoal Grey shutters; and pool and trellis on southwest corner.

Commission Comments: Strange complicated roof conditions; stair tower is way out of proportion; the bay window does not fit with anything; need to show the gutters and downspouts on the elevation, because they will be dark on the facade; choice of materials is really good, but that wing going back could be more successful...may need a break or a link; massing on back section will dominate in a primarily one-story neighborhood...not successful; how about doing changes inside so the stairs make less of a statement?; the bay window is out of proportion; why

are you using 6 over 1 windows?; and, lack of cohesiveness at that wing...a major weakness in the design.

Brian Vertesch continued with the landscape/hardscape pursuant to the submitted plans, with design elements to include: Introduced large dips or scallops in the front hedge; "T" shaped driveway with parking on each side; motor court in crushed decomposed grey granite with a grey limestone border; Royals flanking the motor court; pair of yellow Tabebuia at south end of motor court; east side: formal allée of palms, 8 ft. Podocarpus hedge, and dining terrace; west side: organic with two white Geiger trees, smaller shrubs and plantings; rear: paving terrace with sod joints; pool; pergola with trained vines; small citrus grove in the rear; rear parking court: gravel with stone border. Mr. Vertesch showed updated colored renderings on the Elmo projector.

MOTION BY MR. GRUSS TO APPROVE THE ARCHITECTURE AND LANDSCAPE AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION FAILED 3-4, WITH MR. KARAKUL, MRS. VANNECK, MR. GARRISON AND MR. VILA OPPOSED.

MOTION BY MR. GARRISON FOR APPROVAL OF THE ARCHITECTURE AND LANDSCAPE AS PRESENTED WITH THE CAVEAT THAT YOU COME BACK AND RE-STUDY THAT REAR WING WITH THE STAIR THAT IS OUTSIDE; THAT WHOLE WING NEEDS TO BE RE-STUDIED, I.E., DEFER TO NEXT MONTH.
MOTION SECONDED BY MR. IVES.

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

B - 082 - 2015 Renovation and Addition

Address: 208 Sandpiper Drive

Applicant: Mr. and Mrs. Stephen Livaditis

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Renovation and addition of existing one-story Regency style home. Renovation will include modification of front elevation and addition of loggia in rear. Final landscaping will be included.

Please be advised that the architect has requested deferral to the September ARCOM meeting. Please note that this project was deferred to September under "Approval of the Agenda".

B - 083 - 2015 New Residence

Address: 204 Jamaica Lane

Applicant: 204 Jamaica Lane, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: Demolition previously approved at May 27, 2015 ARCOM meeting (B-047-2015). Construction of new two-story British Colonial style home to be approximately 4,900 sq. ft. Home will include four bedrooms and five and one half bathrooms. Final landscaping will be included. Building Color - Off White; Trim Color - White; Shutter Color - Dark Blue; Roof - Grey Concrete Tile

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

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner
LANDSCAPE PRESENTATION BY: Steve West, Parker Yannette Design Group

OTHERS WHO TESTIFIED: Robin Weeks

Mr. Segraves presented the project pursuant to the submitted plans and as described above for this new two-story British Colonial residence with a fairly symmetrical front facade. Other design elements include: Side entry garage; central entry; dining terrace off dining room; loggia off living room; dark blue shutters; white stucco house with bright white trim; grey concrete tile roof; quoins; and, decorative metal rail above front door portico.

Commission Comments: Charming; will there be gutters on the house?; no need for panels underneath windows; too many quoins; traditional house with good proportions; a lighter grey for the roof would be better, especially for energy efficiency; simple and nice; this is on a corner...charming and fits in well; agree that some of the quoins should be removed; issue with the height...shave some off; will be the tallest on the street with one exception...take some height out; drop it by 1 ft. or 6 inches; charming addition to the block...OK with the height; stands out as massive in the neighborhood, and any changes you could make in that regard would be good.

Steve West continued with the landscape/hardscape pursuant to the submitted plans with design elements to include: Preserve and refurbish existing Jamaica Lane wall with railing on top and the existing curved walls; save four existing Seagrapes and relocate them; add new section of wall with railing on top at rear of property to connect to existing column at corner of property; new 5.5 ft. privacy wall in rear and up the west side; circular driveway (grey tumbled marble with cast coral border and accent bandings) with two 12 ft. wide openings; rectangular pool (14 ft. x 36 ft.) in rear; pergola at west end of pool adjacent to pool's sun shelf; small patio at east end of pool; wall fountain at east end of pool; dining terrace outside dining room; cast coral stone in rear yard, at side yard patio and at front entry; two Coconut Palms frame front of residence with two smaller triple Alexander Palms framing the front entry; accents to soften front facade; layered shrubs in front; Alexander palms framing the driveway openings; Podocarpus hedge in front; east side: Montgomery palms to help screen second story; rear: Travelers palms, Coconut palms, Adonidia palms, Montgomery Palms, and Alexander palms; west side: four relocated Seagrapes and Montgomery palms to soften second story; and, other landscape material as presented.

Commission Comments: The presentation for North Ocean Boulevard side works well to mitigate the re-development; the size does not bother me...it is within the zoning requirements.

Robin Weeks, 210 Jamaica Lane, questioned the height of the wall between this property and her property. She supported comments requesting that the height be brought down a bit. Ms. Weeks asked the applicant to go for a variance on this property so they do not have to place the generator where it is shown on the plans, a location which places it under her husband's bedroom window. She requested that the generator be placed on the traffic side on North Ocean Boulevard with a setback variance.

MOTION BY MR. GARRISON TO APPROVE THE ARCHITECTURE WITH THE EXCEPTION OF THE QUOINS AS DISCUSSED, AND THAT THE LANDSCAPE IS APPROVED WITH THE CAVEAT THAT THE GENERATOR BE RELOCATED ON THE SOUTHEAST CORNER BEHIND THE WALL, AND WE SUGGEST THAT A VARIANCE BE GRANTED TO ALLOW IT TO BE PUT THERE. IT WAS CLARIFIED THAT THE GENERATOR SHOULD BE ON THE NORTH OCEAN SIDE OF THE PROPERTY.

**MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B - 084 - 2015 Demolition and New Residence

Address: 1233 N. Ocean Way

Applicant: Alonso & Associates, Inc.

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Demolition of existing one-story home. Construction of new two-story Island-Colonial style home to be approximately 4,800 sq. ft. Home will include four bedrooms and five and one half bathrooms. Final landscaping will be included. Building Color - Off White; Trim Color - White; Shutters - ~~Grey/Brown~~ Blue/Grey; Roof Grey/Brown Concrete Tile

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

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

LANDSCAPE PRESENTATION BY: Steve West, Parker Yannette Design Group

Mr. Segraves provided the demolition report for this one-story home built in 1951.

MOTION BY MRS. VANNECK TO APPROVE THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.

MOTION SECONDED BY MR. SMALL. (Mr. Ives was out of the chambers at this time.)

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Ives returned to the Chambers.

Mr. Segraves presented the project pursuant to the submitted plans and as described above for this new two-story residence with single story portion. Other design elements include: Front entry garage for two cars; portico at front door with balcony above; pool in the rear; house is grey with blue/grey shutters, grey/brown tile roof, white trim and rafter tails. After an initial comment that the columns look too fat, Mr. Segraves showed an alternate design with thinner, double columns instead and some other details.

Commission Comments: The columns look too fat; concern regarding the height of the house...it is just too high; charming addition to block...it is next to a massive home; did you consider a garage that does not face the street?; issue with the front door canopy...the two story front entrance is way too heavy for a house of this size...just changing the columns doesn't do it; downsize the front entrance; like the bay windows with the paneling and the curved roofs; massive roof...consider modifying the hip so there is some flat portion to bring the height down; really dislike the garage and its roof...do a hipped roof with a connector so it implies that it is a secondary structure; some issue with interior floor plan as discussed; it has potential, but needs a few more tweaks.

Let the record show that Ms. Grace left the meeting at 12:40 p.m.

Mr. West continued with the landscape/hardscape pursuant to the submitted plans. With demolition, all of the existing vegetation will be removed, except for a Gumbo Limbo and a Reclinata Palm to be relocated to the rear yard. Design elements include: Circular driveway (light beige travertine in herringbone pattern) with two 12 ft. openings; garage well screened from roadway; rectangular pool in rear, 14 ft. x 36 ft., with sun shelf at north end adjacent to covered loggia; patio at south end of pool; paving in rear and at front entry to be Dominican coral; two Coconuts off front corner of home with Montgomery Palms flanking front entry; Adonidia Palms;

add another Gumbo Limbo at southwest corner; 6 ft. tall Podocarpus hedge in front along with other trees to screen garage; South: Travelers and Montgomery Palms; Rear: 8 ft. Clusia hedge, 2 Ligustrum at patio, Adonidia Palms, relocated Reclinata Palm, 5 staggered Coconut Palms; North: 6 ft. Podocarpus hedge, Alexander and Montgomery Palms; and 3 Noronhia trees on axis with covered loggia, two 8 ft. Podocarpus columns flanking the front entry; and, other landscaping material as presented.

Commission Comments: Thank you for screening the garage and adding a back out; why Travelers Palms on the south side?...do something more successful; odd to cut the hedge out like that; looking at street view, the bilateral symmetry is disturbing...make it more natural and simple; on south elevation, remove the Travelers Palms; prefer to see Clusia hedge continued; no Impatiens in the front...too much water required and will not survive.

MOTION BY MR. KARAKUL TO DEFER THE ARCHITECTURE AND LANDSCAPE FOR RE-STUDY.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

Let the record show that the meeting recessed for lunch at 1:07 p.m. for one hour.

B - 085 - 2015 New Curb Cut

Address: 2500 S. Ocean Boulevard

Applicant: 2500 South Ocean Boulevard Condo Association

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: New Curb cut to existing parking lot on west parcel of property

Call for disclosure of ex parte communication

*Please be advised that the architect has requested that this project be withdrawn.
Please note that this project was withdrawn under "Approval of the Agenda."*

B - 086 - 2015 Demolition

Address: 1350 S. Ocean Boulevard

Applicant: Apava Lot 4, LLC

Architect: Smith and Moore Architects, Inc., Harold Smith

Project Description: Demolition of staff cottage and garage. Removal of hardscape. Removal of some landscape.

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

Mr. Smith provided significant historical information relative to this site and these buildings and the changes to them over the years. He noted that the subject structures had been previously approved for demolition, but the owner, at that time, decided against moving forward with the demolition. The 1931 boathouse, designed by Marion Sims Wyeth, remains at the property, and there are no plans to demolish it. The current proposal would retain and/or relocate existing landscaping, except for a Ficus hedge and some Sabal Palms which will be removed. The front wall and gate along South Ocean Boulevard will remain, as well as the drive back to the boathouse. Most of the other hardscape will be removed.

Let the record show that Ms. Grace returned at 2:22 p.m.

Commission Comments: Is the boathouse a dwelling unit?; Can you have an accessory structure without a main house on the lot?; I am pleased that the boathouse will remain.

Mr. Smith commented that as long as the owner realizes he cannot use the boathouse, it may remain. Mr. Page will check with the zoning administrator relative to the boat house.

MOTION BY MR. GARRISON TO APPROVE THE DEMOLITION SUBJECT TO KEEPING THE BOATHOUSE, AND IF IT CANNOT BE KEPT, YOU WILL HAVE TO RETURN TO ARCOM.

Mrs. Vanneck stated that she, as a citizen, would like to have the 1350 South Ocean Boulevard boathouse considered for landmark designation. Mr. Lindgren stated that the only way a property can be considered for landmarking is if the request is owner initiated, or if a motion to do so is made by one of the Landmarks Preservation Commission members.

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

B - 087 - 2015 Alterations

Address: 1320 North Lake Way

Applicant: ACJLP-FL, LLC

Architect: Smith and Moore Architects, Harold Smith

Project Description: Alterations to an existing pool cabana; replacement of pergola with roofed loggia, window and door changes

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

Mr. Smith stated, and was confirmed by Mr. Lindgren, that this is being treated as a major project since it can be seen from Lake Trail. Mr. Smith presented the project in accordance with the submitted plans and as described above for a cabana renovation. Two doors and two windows will be removed and replaced by a large mahogany and glass framed folding shutter-type door. At the main house, west elevation windows will be replaced and returned to pairs of French doors as were original to the house. Also, at the second floor, two cast stone columns will be cut down and will be replaced with piers to match those on the adjacent balcony. A color change will remove the existing deep orange in favor of a light cream color.

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

B - 088 - 2015 Modification

Address: 161 Via Palma

Applicant: Rector and Victoria Hunt

Architect: Smith and Moore Architects, Inc., Harold Smith

Project Description: Modification to a previously approved addition

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects
LANDSCAPE PRESENTATION BY: Alan Stopek, Effluorescence

Mr. Smith presented the project in accordance with the submitted plans to modify a previously approved addition by adding two more feet to the south, and re-center the set of doors on the east elevation. The applicant also requests the addition of shutters on three windows, as well as highlighting them with a lintel and keystone. As for the lites, a twelve over twelve arrangement is proposed.

Alan Stopek continued with the landscape/hardscape. Design elements include: Relocate Pandanus; add additional layers of landscape screening; and, clean and sculpted plant material. Mr. Stopek reviewed the entire landscape plan, noting that planting at the addition would just continue the same type/style of landscaping as is on the property already.

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

B - 089 - 2015 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 241 Jungle Road

Applicant: 241 Jungle Road Trust

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

Project Description: Request to add a new two-car garage to a previously approved project, which is currently under construction; and a request to increase the solar panel coverage on the flat roof to exceed the 30% allowable. All panels will be hidden behind the roof parapet.

Let the record show that Mr. Gruss left the meeting.

Let the record show that Mr. Karakul recused himself since he is the owner of the property.

As a result, Mr. Ives, Mr. Small and Ms. Grace were voting members for this project.

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

ATTORNEY PRESENT: Maura Ziska for the applicant

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects, Inc.

LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

Ms. Ziska discussed the variances requested for lot coverage and for the solar panels. Mr. Kahan continued with the presentation in accordance with the submitted plans and as described above. The new two-car garage will front on the alleyway centered between the taller flanking two-car garages that were previously approved.

Mr. Jackman presented the landscape aspects of the project. He explained that with regard to the previously approved landscape plan, an existing tree in the southwest corner was going to be relocated. Upon further consideration, it will now remain and another tree of similar size and species will be planted on the north side. Pleached Ficus hedges will soften the street elevation, and vines will soften the garage facades.

Commission Comments: The garage addition makes it much more symmetrical, but why not at the same height?; the solar panels and green roof are commendable, and the solar panels cannot be seen from the street; like the different height of the new garage...it gives the house movement, but how about, perhaps, a different landscape treatment?; attractive and does not adversely affect the design.

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

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. GARRISON FOR APPROVAL OF THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 090 - 2015 Modifications

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 2800 S. Ocean Boulevard

Applicant: J.V. Associates (P.B.) LLC - Collin Clark, General Manager

Architect: Leo A. Daly

Project Description: The Four Seasons Resort Palm Beach is planning modifications to the hotel site in order to improve its guest facilities in terms of aesthetics, functionality, guest amenities and life safety standards. Includes west garden improvements, hotel facade improvements, remodel lobby level interiors, and pool deck improvements.

Please note that this project was deferred to September under "Approval of the Agenda".

B - 091 - 2015 Landscape/Hardscape

Address: 167 Seagate Road

Applicant: DeDe Merck

Architect: Mario Nievera

Project Description: Final approval of proposed landscape and hardscape design

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams noted that the landscape/hardscape was presented last month, but due to a notice issue, the landscape/hardscape had to be re-advertised as a separate project. The only change is that a Breadfruit tree was added as had been suggested by Mr. Vila last month.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

(Let the record reflect that Mr. Karakul had not yet returned to the dais.)

B - 092 - 2015 Landscape/Hardscape

Address: 207 Via Tortuga

Applicant: Mr. and Mrs. Richard Crystal

Architect: A. Grant Thornbrough Landscape Architecture, Carol B. Perez

Project Description: Final landscape/hardscape for new residence

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Carol Perez, A. Grant Thornbrough Landscape Architecture

Mr. Lindgren stated that this situation is the same as with the last project. Due to a noticing issue, the landscape/hardscape had to be re-advertised as a separate project. The only change to the plan fixed a typo from 6 ft. to 8 ft. relative to the Ficus hedge.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 093 - 2015 Tunnel and Landscaping

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1520 S. Ocean Blvd.

Applicant: Il Sogno LLC (Janet Vargas, Manager)

Architect: Peter Pennoyer Architects (Tim Kelly)

Project Description: Construction of a tunnel beneath South Ocean Blvd., tunnel stairs on both sides of South Ocean Blvd., beach access stairs and installation of landscaping east of South Ocean Blvd.

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

ATTORNEY PRESENT: Frank Lynch for the applicant

ARCHITECTURAL PRESENTATION BY: Tim Kelly, Peter Pennoyer Architects

LANDSCAPE PROFESSIONAL PRESENT: Andres Paradelo

OTHERS WHO TESTIFIED: Paul Castro, Zoning Administrator

Let the record show that Mr. Karakul returned to the dais at 3:12 p.m.

Mr. Lynch reviewed the various Town Council approvals which are necessary for the project: (2) special exceptions (for beach tunnel and beach house); site plan review, and several variances for location from the bulkhead, for setbacks, and for the stairs coming up from the tunnel on the west side of South Ocean Boulevard.

Tim Kelly began his presentation with a new beach cabana. Mr. Lindgren noted that the beach cabana was not advertised and therefore, cannot be heard. Mr. Castro stated that he had thought that the cabana was part of the project. He also noted that the applicant will have to bring the hedge material down to preserve the ocean vista.

MOTION BY MR. GARRISON TO HEAR THIS WHEN IT IS A PROPER APPLICATION AND WE CAN GET ALL THE FACTS.

MOTION SECONDED BY MR. SMALL.

MOTION RE-STATED BY MR. VILA JUST TO DEFER IT. (TO WHENEVER THE RIGHT APPLICATION IS SUBMITTED TO THE TOWN AND IS PROPERLY NOTICED).

Mr. Castro advised the applicant, at this time, that the proposed bulkhead is not for ARCOM's consideration, but if it is not on bulkhead line, they will need a variance. One or more DEP approvals will be necessary for the project at large.

B - 094 - 2015 Demolition

Address: 125 Casa Bendita

Applicant: Marbarry Holdings, Inc.

Architect: Youchak & Youchak Inc.

Project Description: Demolition of 4,901 sq. ft. residence, pergola and pool

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

ARCHITECTURAL PRESENTATION BY: Thomas Youchak, Youchak & Youchak

Mr. Youchak provided the demolition report for this Robert Gottfried/Ames Bennett house. He explained that the intent is to demolish the house and keep all of the existing vegetation.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, (WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.)
MOTION SECONDED BY MR. SMALL.
MOTION CARRIED UNANIMOUSLY.**

C. MINOR PROJECTS - OLD BUSINESS:

A - 039 - 2015 (Minor with Notice) Site Wall and Landscaping

Address: 176 Sunset Avenue

Applicant: 176 Sunset Avenue, LLC

Architect: KVL A Design, LLC

Project Description: Proposed new location for a site wall and landscaping along the southern property line for a townhouse with 2 residences

At the July meeting, the project was not heard and a motion carried for deferral to the August meeting at the request of the architect.

Please note that this project was withdrawn under "Approval of the Agenda".

D. MINOR PROJECTS-NEW BUSINESS:

A - 045 - 2015 Modifications/Generator/Landscape/Hardscape

Address: 200 Emerald Lane

Applicant: Lorraine Slavin Trustee, Florida Land Trust No. 5152015 dated 5/5/2015

Architect: Oliver Cope

Project Description: Addition of new bay and terrace, relocation of existing generator, new generator wall, new front entrance door, new French doors in (2) locations within dining room, final hardscape and landscape.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL and LANDSCAPE PRESENTATION BY: Kaitlyn Mitchell, Nievera Williams Design (Mr. Cope was unable to attend the meeting.)

Ms. Mitchell presented the project in accordance with the submitted plans and as described above. Design elements include: New single door entry at front door; two new double French doors off the dining room; add bay window at family room; add modest terrace at family room; and, relocate existing generator and other equipment and construct new 6 ft. garden wall, with landscaping, to conceal the equipment. As for landscape: Majority of large material will remain on site including a large Banyan on Emerald Lane, some palms in front of house and several large trees in the rear; replace majority of understory planting to clean it up; open up side yard by removing Arecas on east side; pool and hardscape remain; relocate generator; replace driveway with stone pavers and turf joints; and, front: simplified layered planting and vines on facade.

Commission Comments: You may have to enclose that equipment further by adding a wing wall.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

A - 046 - 2015 Landscape/Hardscape/Gates

Address: 300 Dunbar Road

Applicant: Peter May

Architect: Mario Nievera

Project Description: Remove existing loop driveway paving and gates and replace with new vehicular parking and circulation paving; remove portion of existing site walls. New walls and piers along Dunbar Road. Reduce hardscape around pool to replace with landscape. Proposed landscape changes.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

OTHERS WHO TESTIFIED: Paul Castro, Zoning Administrator

Mr. Jackman presented the project in accordance with the submitted plans and as described above. He noted that the applicant also owns the property to the west, which plays into this project design. Design elements include: Replace site wall, columns and driveway (cast stone with grass joints); remove part of site wall for access from adjacent lot; pool remains, but modify terrace to the north to open it up; relocate Holly trees and Ligustrum trees closer to front door; redress all areas of site except for south buffer which will remain; proposing to remove two curb cuts from this site and access this site from the adjacent lot; new 4 ft. tall site wall along Dunbar Road; 12 ft. tall Ficus hedge in front and around and down the east property line; in the front, formal clipped planting palette; allée of Foxtail Palms on west side; and, new lawn area to the north of the pool. He noted that this property will serve as a guesthouse and has no garage.

Commission Comments: Issue with access to the property from another property; this is a benefit to the street

Mr. Lindgren stated that this access issue has been reviewed by Mr. Castro, Zoning Administrator. He opined that as long as there were no hardscape improvements straddling the property line, this was allowed.

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

Later in the meeting, Mr. Castro testified that the applicant's representatives spoke to him relative to the access issue from the adjacent lot. In this case, no Unity of Title is required as long as there is no structure on the property line. In this case, there is grass on the property line.

A - 047 - 2015 Grass System

Address: 436 Australian Avenue

Applicant: Kristen Kelly Fisher

Architect: Mario Nievera

Project Description: Proposed grass paving material system to replace existing concrete and brick drive in front yard.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams stated that the existing driveway will be replaced by concrete turf block which stabilizes the soil and allows the grass to grow over it. The intent is to create a soft look in front of the house without the appearance of a driveway.

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

Mr. Lindgren asked whether he could staff approve such requests in the future. Mr. Vila cautioned that there is also a plastic system similar to this. It was recommended that the product be "used judiciously", and Mr. Lindgren will discuss these issues with the Chairman.

A - 048 - 2015 Awning

Address: 302 S. County Road

Applicant: Sweet Spot

Architect: None

Project Description: Pink awning and white stripes

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

ARCHITECTURAL PRESENTATION BY: Jamie Tomas

Ms. Tomas presented the striped awning which is in place. It is approximately 9 ft. wide and 4 ft. deep. She noted that small benches will eventually be placed forward of the bases.

Commission Comments: Was any consideration given to the clashing of the pink with the yellow next door?; the pink at the base puts it over the top...perhaps make the base white or perhaps remove the pink surround; questioning the green "ice cream" and green "food" wording.

MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

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

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):

Attorney M. Timothy Hanlon, representing Mr. and Mrs. Garrison, the owners of 212 South Ocean Boulevard, presented a photo of the models of 200 and 212 South Ocean Boulevard. ARCOM approved the project for 200 South Ocean Boulevard last month as designed by Peter Moor, Architect. The Garrisons stated they were not aware of the meeting or the proposed architecture. Mr. Vila quickly interjected that the project was noticed to the surrounding neighbors. After the approval, Mr. Moor contacted the Garrisons and provided the photos of the models. The Garrisons have opined that the designs of the two homes have extreme similarities, and are "too similar" under the ARCOM code. Mr. Hanlon listed several perceived similarities. Mr. Hanlon acknowledged that the appeal period has expired, but noted that the matter might be reconsidered. The Garrisons asked Mr. Hanlon to appear today to protect their interests and request some changes to the exterior features to make the homes more dissimilar.

Mr. Vila stated that he had spoken with Mrs. Garrison a week or so ago. He was not aware of their displeasure with the design, but felt that the homes might be differentiated by paint color, minor details and landscape treatments. In any case, the project was approved last month. Mr. Robert Garrison, ARCOM member, responded that the two buildings complement each other. As a participant in the motion last month, he was unwilling to change the approval. Mr. Karakul, who also participated in the motion, found the buildings very attractive and a complement, not at all that similar. He stated his opinion is unchanged. Other members also agreed both buildings complement each other without excessive similarity.

Attorney Greg Weiss, representing the Gochmans of 200 South Ocean Boulevard, noted that the project had been properly noticed and approved, and they would like to proceed with the project without any further delay.

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT:

Mr. Vila stated that he had been contacted by Mr. Pucillo, Town Council President, who inquired as to whether ARCOM wanted to discuss any aspects of zoning that ARCOM might recommend for further review to make it easier for redevelopment projects. Mr. Vila suggested that this might be added to the October agenda. Mr. Garrison strongly suggested that the zoning code be updated to today. Mr. Small suggested that the ordinance, as it refers to demolition, might also be a topic for discussion. Mr. Knowles commented that the Testa project, parking aside, is a prime example of how current zoning helped us get a much better looking building. Mr. Karakul suggested that some sort of point system might be developed to possibly negate the need for a variance if certain other criteria are met. Mr. Ives noted that modern technology is a valuable tool with regard to zoning and possible changes to zoning. Mrs. Vanneck referred to north end studies done years ago. She felt the Town did not benefit from those studies, and stated that the Town Council needs to decide what constitutes a hardship. Mr. Page stated

that he will ask Mr. Castro, Zoning Administrator and John Randolph, Town Attorney to attend the October meeting.

Mr. Page introduced Nancy Roedel as an interim replacement for Mrs. Delp who is retiring after 30 years with the Town.

Mr. Page reported, after conferring with Mr. Castro, that the boathouse at 1350 South Ocean Boulevard may stay in place, but it cannot be used until there is a principal structure on the property.

Mr. Page reminded that the September meeting date will be Friday, September 18th.

ARCOM members offered their appreciation and very kind wishes to Mrs. Delp in light of her upcoming retirement.

XI. ADJOURNMENT:

MOTION BY MR. GARRISON TO ADJOURN THE MEETING AT 4:12 P.M.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Friday, September 18, 2015 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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FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

NAME—FIRST NAME—MIDDLE NAME KARAKUL KENN		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL Commission	
MAILING ADDRESS 241 JUNGLE RD.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: Town	
CITY PAUM BEACH	COUNTY FL PALM BEACH	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 8/26/15		NAME OF POLITICAL SUBDIVISION: TOWN OF PAUM BEACH	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, KENN KARAKUL, hereby disclose that on 8/26, 20 15:

(a) A measure came or will come before my agency which (check one or more)

☒ inured to my special private gain or loss;

☐ inured to the special gain or loss of my business associate, _____;

☐ inured to the special gain or loss of my relative, _____;

☐ inured to the special gain or loss of _____, by whom I am retained; or

☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

B-089-2015 241 JUNGLE RD.

(previously declared conflict)

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed

8/26/15

Signature

[Handwritten Signature]

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.