



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

WEDNESDAY, JULY 23, 2014, 9:00 a.m.

Please be advised that in keeping with a directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Cindy Delp, Secretary to the Architectural Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER: (09:00:00 a.m.)

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

II. ROLL CALL: (09:00:10 a.m.)

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

Let the record show that Mr. Ives and Mr. Small were voting members today due to the absence of the two architects, Mr. Sammons and Mr. Garrison. Prior to hearing any of the projects, Chairman Vila announced that both of the architects who serve on ARCOM were absent today. As such, any applicant had the right to postpone a project to the August meeting when architects will be present.

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

III. PLEDGE OF ALLEGIANCE: (09:00:45 a.m.)

IV. ADMINISTRATION OF THE OATH OF OFFICE TO NEW MEMBERS: (09:00:50 a.m.)

Mrs. Delp administered the Oath of Office to Ms. Grace.

V. APPROVAL OF THE MINUTES FROM THE JUNE 25, 2014 MEETING: (09:02:41 a.m.)

MOTION BY MR. KARAKUL FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

VI. APPROVAL OF THE AGENDA: (09:02:53 a.m.)

MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:03:04 a.m.)

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

VIII. OTHER BUSINESS: None

IX. PROJECT REVIEW: (09:03:21 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS: (09:03:24 a.m.)

B - 022 - 2014 Demolition and New Construction

Address: 426 Australian Avenue

Applicant: 426 Australian Ave. LLC

Architect: Bridges, Marsh & Associates

Project Description: Demolish existing two-story residence/garage. Proposal to construct new two-story residence/garage with landscaping, hardscape and pool.

This project had been on the March agenda. At that meeting, Mr. Lindgren explained that the project was amended from that which was approved by Town Council. Since the applicant had to return to the Town Council for approval of the amended project, staff recommended deferral of the ARCOM project to the June 25, 2014 ARCOM meeting. At the June meeting, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating. A second motion carried for approval as presented with studying the fenestration relationships at the tops of the windows, and to also include the espalier, and to return with the fenestration details, and to study the four trees, and change the shape. (of the conical ones.)

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh & Associates

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Marsh presented revised plans in response to the comments made at the last meeting showing 1) Re-studied and revised fenestration; 2) Garage door softened with landscaping; and 3) Increased the depth of the cornice for better balance, and revised entablature. Mr. Mizell continued with the landscape revisions: Confederate Jasmine espalier added at garage doors; and, eliminated trees in the front yard.

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

B - 027 - 2014 New Residence

Address: 266 Fairview Road

Applicant: William and Judith Cooley

Architect: Eugene Pandula, The Pandula Architects

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

At the March meeting, the project was heard, and a motion carried to defer the project to the April meeting for further study. At the April meeting, the project was not heard and was deferred to the May meeting at the applicant's request. At the May meeting, a motion carried for approval, as presented, with the caveat that further detailing and landscaping is to return to the commission for approval. At the June meeting, a motion carried for approval as presented and defer the landscape to the July meeting.

Call for disclosure of ex parte communication: No disclosures.

ARCHITECTURAL PRESENTATION BY: Eugene Pandula, The Pandula Architects

Mr. Pandula reported that the client has changed landscape firms. The new landscape firm will not be ready to present until September. As such, he requested deferral.

**MOTION BY MR. IVES FOR DEFERRAL OF THE LANDSCAPE TO SEPTEMBER.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

Mr. Pandula also presented a new design of the front facade to further mitigate the mass at the street. It was very well received by the Commission. The two mansard roofs that popped out were changed to flat decks with balustrade, essentially creating two terraces. The balustrade design includes some decorative metal inserts.

Commission Comments: Metal inserts at second floor are distracting and not in keeping with the other metalwork at the first floor entrance...use the same design as at front door; and, the use of a single picket with a knob would be a better choice.

**MOTION BY MR. IVES TO APPROVE THE ARCHITECTURE AS PRESENTED
WITH THE COMMENTS MADE BY MR. GRUSS, MR. VILA AND MR. KNOWLES
REGARDING THE RAILING THROUGHOUT THE PROPERTY.
MOTION SECONDED BY MR. SMALL.
MOTION CARRIED UNANIMOUSLY.**

B - 058 -2014 New Garage/Guest House

Address: 1400 North Lake Way

Applicant: Sterling Kenan

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

Project Description: ~~New two-story garage and guest house to be approximately 2,600 square feet. Structure will consist of two car garage, living room, kitchenette and loggia on main floor and two bedrooms, two bathrooms and balcony on second floor.~~ Materials and colors of new structure shall match existing house. Final landscape and hardscape will also be included.

At the May meeting, the project was not heard, and was deferred to the June meeting at the request of the architect. At the June meeting, a motion carried to defer (to July) for re-study.

Call for disclosure of ex parte communication: No disclosures

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

Mr. Segraves explained that the scope of the project has been revised and reduced to just a new one-story garage, approximately 500 sq. feet, with associated minimal landscape changes. No guest house is planned at this time. He presented the garage doors to be front-loading which did not meet with the approval of the commission, especially given the size of the lot.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED, BUT REDIRECT THE GARAGE 90 DEGREES TO THE NORTH.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 069 - 2014 New Residence

Address: 300 Indian Road

Applicant: Mr. and Mrs. David Ferguson

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story residence with preliminary pool, landscape and hardscape. Roof-Red Flat Clay Tile; Building and Trim Color-White

At the June meeting, a motion carried to defer (to July) for re-study the butterfly pavilion, the windows, and the butterfly windows.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

Mr. Janssen presented the revised plans in response to comments made last month. Changes include: Pulled the butterfly dining pavilion away from the main house by 2.5 feet and steepened the pitch of the pavilion; grouped casement windows on second floor wings; and, revised fenestration at butterfly dining pavilion to match the adjacent French doors.

Commission Comments: What is precedence for butterfly on this scale, with a stepped roof?; dissonance between two styles of architecture; the two structures are not separated enough; and, much improved...now makes a separate statement.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 5-2, WITH MR. IVES AND MR. VILA OPPOSED.**

B - 070 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 542 N. County Road

Applicant: Mr. and Mrs. N. Peltz

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Proposed new construction of 5,035 sq. ft. second story addition over portion of existing one-story residence. New mansard roof to match proportion and style of existing residence.

At the June meeting, a motion carried to defer (to July) the roof for further study.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska reported that when ARCOM had reviewed this last month, two variances were anticipated, but since ARCOM felt that the mansards were not high enough and were not proper, the project before Town Council was revised and re-advertised adding a third variance request. Variances will now be requested for point of measurement, dormer height and overall height. Mr. Janssen presented the revised higher mansards with triple dormers.

Commission Comments: Sensitive approach; the only problem is where the mansard meets the vertical, there is an overhang, and there is no reason for it...creates a redundant cornice which spoils the beauty; and, simplicity is the key to a mansard roof.

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

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE PROJECT ON THE
CONDITION THAT THE MANSARD ROOF BE SIMPLIFIED TO MEET THE
ORIGINAL CORNICE.**

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 071 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 149 Root Trail

Applicant: Robb R. Maass and David R. Maass

Architect: Bridges Marsh & Associates

Project Description: New facade addition and cypress trellis with new landscaping

At the June meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried for approval as presented, but deleting the blind windows and re-study for something else. A third motion carried for approval of the landscape architecture as presented, with Confederate Jasmine on the front and re-select something for the Madagascar Olive.

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

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh & Associates
LANDSCAPE PRESENTATION BY: Tim Johnson, Fernando Wong

Mr. Marsh presented revised plans in response to comments made at the last meeting. The new plans show an espalier, using Confederate Jasmine, on the south elevation creating two "green" windows, and the change of the Madagascar Olive to a Seagrape tree. Mr. Johnson reviewed the landscape changes as described.

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

B - 076 - 2014 Landscape, Hardscape and Lighting

Address: 101 Indian Road

Applicant: 101 Indian Road LLC

Architect: John Lang, Lang Design Group

Project Description: Final landscape, hardscape and landscape lighting

At the June meeting, a motion carried for approval of all, except for a deferral to the July meeting of the new gate design and a re-design of the landscaping along the northern wall.

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

Mr. Randolph advised the Commission as to proper ex parte disclosures.

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Lang presented a revised gate design for a simple wrought aluminum gate without the top arch. As for the landscaping along the northern wall, the simple hedge has been supplemented with more dimension and more colorful materials. He indicated that he is willing to meet with the neighbors again should they wish to re-refine any of the landscape materials chosen. Mr. Lang, upon inquiry, justified the choice to keep the Australian Pines in this location.

Mr. Small reported that with regard to the 490 ft. of running wall on East Inlet, the impacted neighbors have requested that the plantings along the street reach to a level of 2/3 to 3/4 of the height of the wall. The neighbors also requested some columns or posts intermittently within the wall. Mr. Lang responded that the columns may be problematic as the wall footers have already been poured without columns. He suggested that the hedge completely cover the wall instead, and that the wall have a nice cap.

MOTION BY MR. GRUSS TO APPROVE AS PRESENTED WITH THE CAVEAT ABOUT THE 490 FT. RUNNING WALL, TO PLANT IT OUT WITH COLORFUL PLANT MATERIAL AT 2/3 THE HEIGHT OF THE WALL.

Mrs. Vanneck and Mr. Lang discussed the salt issues in this location and the fact that the wall is north facing. He stated that the best solution is to bring the hedge up, and vary it a bit, to cover the wall, and add some color. The objective is to avoid monotony.

**MOTION RESTATED BY MR. VILA AS A MOTION FOR APPROVAL WITH THE CAVEAT THAT YOU DO SOMETHING FOR THAT LENGTHY WALL.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B. MAJOR PROJECTS-NEW BUSINESS: (09:59:24 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

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

Mr. Schreier provided the demolition report for this home which has had many renovations, but has no garage. He stated that the home does not meet current structural or mechanical codes.

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. IVES.
MOTION CARRIED UNANIMOUSLY.**

Mr. Schreier presented the plans for the new home in accordance with the submitted plans and as described above. Design elements include: Two-story, symmetrical design with one-story garage on the east side set back from the front facade; turned wood railings; second floor porch over entry; balconies facing the front; and, covered loggia in rear.

Commission Comments: How is water shed from this complex roof?; window lites are all inconsistent...feeling "too tall"...windows rise up into the roof; three cantilevered balconies on the front with different treatments; the only ornamentation is the gutter system; having trouble seeing the uniformity; balcony in the rear seems insufficiently supported by very spindly columns; re-study the windows...first and second floor lites are different; simplicity of the house can work if the scale of the railings and supports works; problem with verticality on the south elevation; second floor windows are crammed up to the header height...it feels like there is no space between them and the roof; verticality is accentuated by copper gutters; verticality is not pleasant; roof system is incredibly complex; garage roof system is abrupt and inconsistent; the east

elevation looks like a development project on "95"...no attention to design, no rhythm to fenestration, the balcony doesn't fit aesthetically with the rest of the house...the house is very plain Jane; height of vertical posts supporting the back second story deck is a problem; same criticism on north elevation; issue with lighting shown on building; do not understand how chimney works in terms of how it meets the roof; skylights on a roof like this are a mistake; and, the arch at the front door does not fit.

MOTION BY MR. KARAKUL TO DEFER FOR RE-STUDY.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

There was no review of the landscape/hardscape at this meeting.

B - 077 - 2014 New Residence

Address: 151 Chilean Avenue

Applicant: Mr. Adrian Tauro

Architect: Ralph Cantin AIA

Project Description: New two-story residence with white exterior stucco, coral base course, coral window and door surrounds, grey cedar roof shingles, dark grey windows and doors, with final landscape and hardscape.

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin, AIA, Joe Brennan, Brennan Custom Homes Inc.

LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

Mr. Cantin presented the project in accordance with the submitted plans and as described above. Mr. Cantin noted that the front facade of the house, facing the street, is only 17 ft. x 33 ft. Other design elements include: Two-car garage in the rear of the property; large terrace at the second floor overlooking the pool area; base course and window surrounds in smooth finish coquina stone; dark grey metal windows (wood clad); black aluminum railings; and, black aluminum driveway gate. Mr. Brennan continued with the presentation addressing the site planning issues.

Commission Comments: Overall support for project, but back pitched roof is inconsistent; issue with width of columns on the east side vs. the south side; problem with two French doors going into the bathroom...would not want to see shutters there on the front facade; successful design for this location; questioning the shingle roof...inconsistent with the surrounding houses and with its location in Town...inappropriate choice; success of project is in the proportions; trouble with columns at loggia; safety concern with location of pool; overall simplicity of roof masses is pleasant; second floor terrace is good; issue with asymmetry at gable end before the garage; texture of roof is interesting; and, issue with flashing at chimney.

Matt Jackman continued with the landscape/hardscape presentation. Design elements include: 6 ft. tall hedge along street; pleached Callophyllum tree hedge @ 14 ft. along entire south buffer; allée of trees leading to front door; pedestrian gate; cast stone paving; driveway and overflow parking on west side; garden area on west side breaking up driveway; water feature, pool equipment, trash enclosure and generator along rear property line; east, west and north sides all have 6 ft. tall Clusia hedge; cast stone dining area; large lawn area; pool butts up against the

building; cast stone pavers in front lawn lounge area; black aluminum driveway gate and pedestrian gate.

Commission comments: Prefer that gates match the cypress garage door material, i.e., not black aluminum gates...*(Mr. Jackman showed this alternative on the Elmo)*; pedestrian gate seems too wide at 8 ft.; Royal Poinciana tree is very nice on site and should be kept on site *(inspired conversation about Royal Poinciana and Gumbo Limbo)*; and continue Coconuts along driveway for privacy; cypress looks good with the wood shingle roof; commend the design team...landscape provides a peek into property as well as privacy; and, so refreshing to see that it is possible to design a home without a front loading garage.

MOTION BY MR. KARAKUL FOR APPROVAL OF THE ARCHITECTURE AND THE LANDSCAPE ARCHITECTURE, BUT THE ONLY ADJUSTMENT IS IN THE PEDESTRIAN GATE, TO NARROW IT, AND TO USE THE SECOND MATERIAL (WOOD) ON BOTH GATES, AND ADD THE PALM TREES ALONG THE SIDE, AND THE USE OF THE GUMBO LIMBO.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 10:50 am. To 11:00 a.m.

B - 078 - 2014 New Residence and Guest House

Address: 241 Jungle Road

Applicant: 241 Jungle Road Trust

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

Project Description: New two-story residence and one-story guest house in a classical modern style. Further described as: A predominantly one-story main house with roof deck and roof gardens; and a one-story guest house with green roof. Final landscape, hardscape and pool.

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

Let the record show that Mr. Karakul recused himself and filed a Voting Conflict form as he is the owner of this house. All seated alternate members will vote relative to this project.

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

LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

It should be noted, for the record, that the applicant presented a model of the project. Mr. Kahan presented the project in accordance with the submitted plans and as described above. Design elements include: One-story residence in the Classical Modern style; linear gravel driveway in an allée of pleached trees; driveway arrives at gravel motor court; pool, guest house and cabana in back; central courtyard within house; all service facing alley; two (2 car) garages facing alley; "green" roof on entire house; solar panels on roof; two means of access to roof; noting that fireplaces shown on roof will be abandoned, but the four tall chimneys remain; symmetry of entry facade; main floor organized around central courtyard; in rear, landscape islands at garages and curb cuts; and, of the four tall chimneys, two serve as chimneys while the other two are there for balance.

Mr. Jackman continued with the landscape/hardscape in accordance with the submitted plans. Design elements include: Clean, simple design; a lot of green and open space; retaining wall

along south buffer; Ficus buffers; allée of pleached trees; gravel driveway; sporadic Coconut Palms; coral stone; fountain inside central courtyard; "green" roofs; large existing Banyan to be relocated to northwest part of property; trees positioned to obscure views of the tall chimneys; and, other associated landscape material as presented.

Commission Comments: Applaud choice for gravel driveway...like the old mansions; nice project...applaud the siting which respects the neighbors; chimneys balance the horizontal nature of the house; the house fits into the area; why are the chimneys so tall?; would like to see them a bit shorter; very pleased with symmetry from all sides; the alley is fabulous and elegant; very successful project; "green" roof is very attractive; is there a Contemporary home within 200 feet?; there is one on the corner of Jungle and County, but not within 200 feet; we have a dilemma; this is a different site...it is an acre and an 1/8th in the estate section which is barely visible; we've been warned to follow the code, and there is a problem if excessively dissimilar to houses within 200 feet.

Mr. Randolph referenced Section 18-205 of the code dealing with the ARCOM criteria, and read same into the record. Mr. Vila referenced 220 El Vedado Road as a property within 200 ft. of the subject property which is also very massive, with a style that is difficult to categorize.

Mr. Lindgren read several letters and e-mails into the record relative to this project:

1. Letter dated 7/18/2014 from Edith R. Dixon, 220 El Vedado, objecting to the project.
2. Letter dated 7/21/2014 from Dana Landry and William Moody, 3 Pelican Lane, supporting the project.
3. Letter dated 7/21/2014 from M/M William Lee Hanley, 250 Jungle Road, supporting the project.
4. E-mail dated 7/22/2014 from Patricia Norris, 220 Jungle Road, supporting the project.
5. Letter dated 7/21/2014 from Virginia L. Mortara, 319 El Vedado Road, supporting the project.

Commission Comments: Based upon what we've seen and heard, and the opinions of the neighborhood, this particular project enhances the beauty and diversity of this neighborhood in accordance with Section 18-205 of the ordinance; a property like this, which many of us feel is in conformity with good taste and design, contributes to the image of the Town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality; the code allows for some dissimilarity; there are some similarities here in the height, in the arrangement of components, but there is also a little variety, a little dissimilarity in that this is a slightly different design, but in its basis it is keeping with the Classical proportions and approach that has made that street so wonderful; this street is a variety of styles...it is not one single style; so, just because this has a Contemporary interpretation of a Classical layout, and it has the rhythm and the symmetry...everything that you would find in a Classical house, the plan for the proposed building is in conformity with good taste and it will contribute to the Town as a place of beauty; the other concerns, particularly from Mrs. Dixon's letter, have to do with the modern aspects of this project...the green roof ...the solar systems...they are wonderful and should be promoted; commend the client and the design team.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 079 -2014 New Residence

Address: 340 Garden Road

Applicant: 340 Garden Road Ventures, LLC

Architect: Smith and Moore Architects, Daniel Kahan

Project Description: New two-story residence in a modern Anglo-Caribbean style. Final landscape, hardscape and pool. Building and Trim Color-White; Shutters-Dark Blue; Roof-Wood Shingle

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

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Steve West, Parker Yannette

Mr. Lindgren read a letter from Jim McCann into the record supporting the project.

Mr. Kahan presented the project in accordance with the submitted plans and as described above for this two-story residence with one-story wings in the Anglo-Caribbean style. Design elements include: L-shaped house; rear loading garage; two curb cuts in front; garden and pool in rear; main two story mass is symmetrical; loggia off family area of house; windows and doors are casements (white-aluminum clad wood); simulated concrete roof shingle (changed from project description above); and, louvered garage doors in alley.

Mr. West continued with the landscape/hardscape. Design elements include: Two curb cuts in front leading to two separate parking areas, separated by garden space with fountain between; Dominican coral entry walk and steps; Silver Travertine in an ashlar pattern for the driveway and parking areas; pool in rear (31 ft. x 15 ft.) sitting in the lawn with Dominican coral coping; two separate patio spaces in Dominican Coral; 6 ft. privacy wall around entire property; group of four Sylvester Date Palms in front; east side: row of Montgomery Palms to soften second story windows; rear: 2 Medjool Date Palms with Travelers and tall urns; other landscape material as presented; custom brass LED lighting with a maximum wattage of 13 watts lighting specific trees as presented.

Commission Comments: Successful project; fenestration uniform; simple roof plan; chimney works; entire entrance is very refreshing; very clean and nice; perhaps change lights above front door to step lights; loggia depth seems skimpy at 12 feet; consider planting the BBQ trellis; the fountain shown should be reconsidered for a better choice; the walk from the parking areas up to the front door seems a bit precarious.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 080 - 2014 Demolition and New Residence

Address: 176 Kings Road

Applicant: Mr. and Mrs. James Engel

Architect: Smith and Moore Architects, Daniel Kahan

Project Description: Demolition of existing residence. New two-story French style residence. Final landscape, hardscape and pool. Building Color-Cream with rose tint; Trim-Cast stone; Shutters-Blue; Roof-Grey concrete tile

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

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: Paul Catania, Parker Yannette

ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska stated that this project was reviewed by the Town Council for Site Plan Review and one variance for the mixed roof. The Town Council thought it best to refer the matter to ARCOM for input, but not as a combo project. If ARCOM supports the parapet and mixed roof system, this will return to the Town Council next month with a supplemental variance.

Mr. Kahan provided the demolition report for this 1986 Neo-Classical residence with no known architect or historical significance.

**MOTION BY MR. IVES 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. Kahan presented the project in accordance with the plans and as described above. Design elements include: Two-story Classical French style residence with attached garage/guest house; mottled stucco finish in cream with a rose tint; symmetrical mass with projected front porch with balcony above; large five-bay loggia; main door is recessed-aluminum (bronze color) and glass; decorative attic story dormers; cast stone balustrade; quoins; bronze railings at second floor front elevation to match bronze front door; and, vanishing edge pool and spa in rear.

Mr. Catania continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Driveway with grey travertine border and darker grey cobblestone field; motor court with wall fountain; retaining much of the existing vegetation...Coconuts, Royals, large Ficus, and others as presented; very formal north garden with six (6) Madagascar Olives; vanishing edge pool in rear with four deck jets; spa/fountain surrounded by four Ligustrum trees; in rear, soften corner of house with bougainvillea vine; and, 6 ft. Clusia hedge around the property inside the wall.

Commission Comments: Very nice project; very nice, except for balustrade at roof on west facade; this water (west) facade is extremely successful; question function of dormers; very successful project; only problem is that the gate and railings are so ornate; chimneys too tall and should not have chimney pots; complex railing system is a bit heavy; the ornamentation is there to add balance.

**MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. SMALL.
MOTION CARRIED 5-2, WITH MR. GRUSS AND MRS. VANNECK OPPOSED.**

**MOTION BY MRS. VANNECK THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED 6-1, WITH MR. GRUSS 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.

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

ARCHITECTURAL PRESENTATION BY: Rafael Rodriguez

LANDSCAPE PRESENTATION BY: Todd MacLean

Mr. Rodriguez presented the project in accordance with the submitted plans and as described above. Design elements include: White concrete tile roof with exposed white outriggers; white stucco exterior with black shutters; casements with white frames; change pitch of roof; accentuated gable entrance with archway and French door behind with transom; louvered front door and garage door; French doors along pool terrace area; raise tie beam from 8 ft. to 10 ft.; retain pool and add spa; and, change driveway to diagonal coquina with grass joints. He explained that the Town Council has already granted a variance for angle of vision, but declined a variance for setback.

Commission Comments: Nice job except for front entrance which is massive and spoils your efforts to clean it up; there is room for improvement; prefer hip instead of arch at front door; projection over garage door is odd and detracts; front door is over scaled; the door should be an average sized door...5 ft. of double doors does not work; questions the arched transom with divisions; and, concern regarding front entry and overhang over garage.

Mr. MacLean continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Existing hedge on the front, the south and east to remain; Arboricola is planned for the west side; relocate some existing trees; other landscape material as presented; intentionally asymmetrical; tropical underplantings with annuals; driveway in Herpel stone (on diagonal) with grass joints; and, coquina stone in rear with coquina coping at pool.

MOTION BY MRS. VANNECK 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. (*This will be carried as a deferral on the August agenda.*)

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a recess for lunch from 1:00 p.m. to 2:00 p.m.

B - 082 -2014 Demolition

Address: 540 S. Ocean Boulevard

Applicant: 540 South Ocean Boulevard LLC

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

Project Description: Demolition of an existing two-story residence and accessory structures

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

ARCHITECTURAL PRESENTATION BY: Kristen Kellogg, Smith and Moore Architects
LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

Ms. Kellogg provided the demolition report for this 1923 residence by Wyeth which lacks architectural significance. She indicated that only the tennis court and perimeter wall will remain. Mr. Jackman noted that all existing landscape material will be integrated into the new design. The Australian Pine hedge along the south buffer will be removed, however. Mrs. Vanneck requested that the existing Schefflera be removed as well.

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

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

The applicant made a late request for deferral to the August meeting.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE AUGUST MEETING.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B - 084 - 2014 Storefront modifications

Address: 150 Worth Avenue, Ste. 113A
Applicant: Wilson 150 Worth LLC
Architect: Jerome Baumohl, AIA, NCARB
Project Description: Minimal modification to existing storefront plan, change door/finish of storefront and transom panel and new signage to match existing signage in size and location

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

ARCHITECTURAL PRESENTATION BY: Jerome Baumohl

Mr. Baumohl presented the project in accordance with the submitted plans and as described above for the A Kris store. Design elements include: Raising the elevation of the storefront by about 10" to match the adjacent stores; metal framing in anodized brown with a fleck; signage in black anodized aluminum on the building, and polished chrome signage on the transom panel.

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

B - 085 - 2014 Stair Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 191 Bradley Place

Applicant: Mr. Nelson Fox

Architect: Smith and Moore Architects, Harold Smith

Project Description: A stair addition to the south side of an existing restaurant building with second floor dwelling unit.

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

ATTORNEY PRESENT: Maura Ziska for the applicant

Mr. Smith stated that the applicant is seeking support for a variance request for increased lot coverage. He explained that the existing spiral staircase is unsafe. The proposal is to remove the spiral stair; enclose the space where the stair is located and use it for storage; and then construct a new stair with an arch underneath. The new stair is proposed with a metal railing in dark bronze with alternating style pickets. Mr. Smith also presented his preferred alternate scheme with solid walls instead of railing, and with the parapet wall extended on the south elevation at the second floor level.

Commission Comments: Prefer the solid wall alternate scheme; suggest raising the height of the site wall from 6 ft. to 7 ft.; and, can any more be done to screen the unsightly equipment wall?

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED WITH THE SOLID VERSION AND DO A 7 FT. WALL AND GATE.

MOTION SECONDED BY MRS. VANNECK.

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

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

MOTION SECONDED BY MR. KARAKUL.

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

B - 086 - 2014 Storefront Renovation

Address: 251 Worth Avenue

Applicant: Pierluigi Bonvicini, AIA

Architect: David A. Udkow

Project Description: Storefront renovation of an existing "Brioni" retail store. New facade and awning.

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

ARCHITECTURAL PRESENTATION BY: Pierluigi Bonvicini for Brioni

Mr. Bonvicini presented the project in accordance with the submitted plans and as described above. Design elements include: Italian Travertine facade; antique bronze framing; simple Brioni signage; and, the addition of a white awning. It should be noted that the applicant was

asked about exterior lighting. Mr. Bonvicini responded that LED lighting will be placed inside the storefront only and will be directed to the interior spaces. Mr. Lindgren noted that he had staff approved one of the signs for the large wall area.

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

B - 088 - 2014 Demolition and New Residence

Address: 221 Atlantic Avenue

Applicant: Peter R. Hostyn Trust

New Property Owner: Raphael Grossman, Trustee of the An-ro-da Trust u/d May 1, 2014

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Demolition of existing home. Construction of new two-story Bermuda style home to be approximately 5,500 square feet. Home will consist of 4 bedrooms, 5 baths, 2 half baths, living room, dining room, loggia and two-car garage. Final landscaping will also be included. Building and Trim Color-White; Shutter Color-Brown; Roof-White concrete tile

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

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner
LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Segraves provided the demolition report for this 1934 residence, with no known architect, which is in poor condition. Mr. Mizell stated that except for a cluster of Fishtail Palms, which will be relocated to the west property line, all other landscape material will be removed.

**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. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

Mr. Segraves presented the new house in accordance with the submitted plans and as described above. Other design elements include: Front loading garage located toward the rear of the property; mahogany shutters; white stucco; white concrete tile roof; double hung 6 over 6 windows; balcony overhanging the front door; and, loggia with covered balcony above in the rear.

Mr. Mizell continued with the landscape/hardscape showing design elements which include: Cast stone driveway; 6 large Coconut Palms in the front yard; relocated Fishtails on the west side with additional ones; sun terrace and outdoor fireplace in the rear; 3 large Date Palms centered on the pool; and, other landscape material as presented. As for landscape lighting, Mr. Mizell pledged that he will use LED lighting.

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

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

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

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

Mr. Lindgren read several letters into the record as follows:

E-mail dated July 20, 2014 from Carolyn Klemm, 224 West Indies, in opposition.

E-mail dated July 22, 2014 from Nan Orsman, 216 West Indies, in opposition.

Mr. Segraves presented the project in accordance with the submitted plans and as described above to add a second story to this existing one-story home. He stated that he specifically placed the second story addition only over the center portion of the house to avoid the look of a "pop-up". There are no changes to the landscape or hardscape included in this project.

Commission Comments: Why are there no windows on the east elevation?; this is a nice one story house...couldn't you create a ground floor addition for the master bedroom?; it is designed as a one story house; it looks high; make it more interesting; play with the scale; there are privacy issues with the neighbors; no problem with the addition because we know the north end is evolving to two-story homes; West Indies has one-story homes except for the corner houses...that's part of the beauty of the north end; other streets are better suited to go to two-story houses; those who object have bought on West Indies because the houses are one-story; will not approve second story on this street; it is arbitrary not to approve them on this street; it is not that artfully executed; re-study so it is not so massive; step down the roof so it is less massive.

MOTION BY MR. KARAKUL 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.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 090 - 2014 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Seaview Avenue

Applicant: Coral Beach Corporation

Architect: Ralph Cantin AIA

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

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin, AIA, Joe Brennan, Brennan Custom Homes Inc.

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group
ATTORNEY PRESENT: Frank Lynch for the applicant
OTHERS WHO TESTIFIED: Lindley Hoffman and John Beach, 140 Seaview Avenue

Mr. Cantin explained that several variances are needed for this project (Contemporary house with traditional bones, as stated later in this meeting) for building height, overall height and cubic content ratio. Mr. Brennan continued with the presentation for this one and two story house with two pavilions flanking. Design elements include: Serpentine property wall;; some "green" roof area; side-loading garage; and, from the street, it is designed to be very subtle, very calm, very "behind the wall" kind of house.

Lindley Hoffman, architect, stated that he was present on behalf of the owners of 140 Seaview Avenue, Mr. Beach and Mrs. Bargava. Comments/concerns: Unusual house; very long house; concern for privacy for 140 Seaview; concern about impact of this house on the street which is primarily traditional, smaller houses; request that the generator be moved from the southeast corner to the other side so it falls next to the commercial property rather than next to 140 Seaview; specific request for extensive privacy screening to be done with landscaping; break up the monotony of long facade with landscaping other than a row of palms; perhaps this house is too dissimilar; and, it could be softened or mitigated to fit in better with the rest of the street.

Mr. Lynch clarified the variances requested in response to a question from the commission. He maintained that because the street is so much lower than the lot, the cubic content variance is necessary. Other members of the design team, likewise, focused on the topography as a reason for the variance requests.

Commission Comments: If you were granted the variance for height, could you reduce the size of the house and meet the CCR?; you should not attempt to put too much house on a lot; you are building this lot to the max, and you will, with the lot split, build the one to the east to the max as well...this is your own doing...there is no hardship; issue with tower on west side having a second story window and nothing below; you have the ability to mitigate the length of the house (95 ft.)...a landscape plan can make it successful, especially on the north elevation; like the concept...it's attractive and could be interesting; there may be architectural solutions as well; problem with window connectors between the two wings...it increases the mass and the length of the house...re-study it without the connector or with a flat roof connection; issue with window choice and second story roof; and, with the combination of the architecture and the size, the house does not fit the neighborhood; there is a pull between the zoning requirements and the architectural requirements; and, this house and the house on Chilean (151) are so close in their design language.

Mr. Brennan attempted to justify the design choices for this project.

John Beach, 140 Seaview Avenue, stated that this house, from the street, looks like a huge, two-story house and does not fit in with the rest of the houses on the street.

John Lang continued with the landscape/hardscape presentation. Design elements include: Simple lap pool with spa at its end; maintain substantial Ficus hedge on the east side and rear; add hedge to the west boundary; groups of palms in front rather than just a soldier course of palms; specimen Gumbo Limbo; specimen Shady Lady; and, master bedroom garden with landscape wall.

Commission Comments: This lot had great existing plant material that was to be re-used, but I don't see them; issue with east and south elevations...boring elevations with only hedge...be more creative to take some of the length and height out of this house; break up the north and west elevations with landscaping...the landscape is not helping the architecture.

**MOTION BY MR. IVES 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.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

LET THE RECORD SHOW THAT THERE WAS INTENTIONALLY NO MOTION MADE AT THIS MEETING RELATIVE TO THE REQUESTED VARIANCES.

C. MINOR PROJECTS - OLD BUSINESS: (02:47:19 a.m.)

A - 031 - 2014 Landscape/Hardscape

Address: 264 Country Club Drive

Applicant: Bruce Malasky, Malasky Homes

Architect: Patrick W. Seagraves, SKA Architect + Planner

Project Description: Re-design of front yard to replace east portion of driveway motor court with garden/landscaped open space. This requires realignment of driveway into garage.

At the June meeting, a motion carried to defer to July for re-study.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Mizell presented the revised plans in response to comments made at the last meeting. Changes include: Shifted driveway 4 ft. to the west; decreased the curb cut to 12 ft.; added additional Ligustrum tree, and continued the tall hedge for more privacy; and, lighting schedule to be changed to LED.

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

D. MINOR PROJECTS - NEW BUSINESS: (02:49:52 a.m.)

A - 038 - 2014 Revisions to Previous Approval

Address: 980 North Lake Way

Applicant: Abe and Giovanna Haruvi

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Revisions to project previously approved at July 25, 2012 ARCOM meeting. Changes include leaving garage doors in existing locations, revisions to windows on the north side, and new addition at rear of home on north side

Call for disclosure of ex parte communication: No disclosures

Mr. Segraves presented the project in accordance with the submitted plans and as described above. The Haruvis have lived in the home for a while and prefer to keep the garages in the existing location; will relocate the kitchen and dining room; create a second master suite on the second floor for in-laws; and make associated fenestration changes. There are corresponding landscape changes. He noted that the "folly" will be removed to facilitate the bedroom addition.

Commission Comments: On the front facade, a kitchen door was inserted...can this be placed somewhere else?

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH CHANGING THE KITCHEN DOOR.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED UNANIMOUSLY.

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.

Call for disclosure of ex parte communication: No disclosures

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

Mr. Moor first stated that the landscaping for this project will return at a later time. He indicated that this was a very challenging project in light of its original design. He presented the project in accordance with the submitted plans and as described above. Design elements include: Re-arranged interior floor plan; change front door to 5 ft. wide glass double doors; fenestration changes; add some operable wood shutters on the front elevation;; change gates in property walls to wood; new gable end roofs; planters in front; Santa Barbara influence in design; changed two garage doors to one double door in a color to match the shutters; and decorative vents.

Commission Comments: Great reinvention; looks very nice, but concerned with lack of detail in presentation; and, it appears that you are seeking our initial feedback regarding your proposed design, but you will have to come back with details and landscaping; and, this is more a facelift and a new look...it's a wonderful improvement to the existing house; we do need more details; and, the front door is so different in scale.

MOTION BY MR. GRUSS TO APPROVE THE RENOVATION AS PRESENTED AND COME BACK WITH DETAILED LANDSCAPE PLANS , (DEFER LANDSCAPE AND HARDSCAPE TO THE AUGUST MEETING.)

MOTION SECONDED BY MR. KARAKUL.

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

A - 040 - 2014 Change of roof material

Address: 201 Angler Avenue

Applicant: Matthew Maggio

Contractor: All Phase Roofing

Project Description: Complete re-roof including underlayment and wall flashings (Copper). Improve from clips to new straps. All existing tile will be removed. Roof will be same color (Ralph Lauren white) using Davinci Bellaforte slate material. Roof will look the same as existing, however, the material will be superior to concrete tile with the highest possible test ratings for fire, wind and impact. It is also "green", safer, has a longer life and better appearance given anti-mold/fungus qualities. It is Miami-Dade County approved. Additional confidential testing results, product approvals, as well as a sample are provided.

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

APPLICANT'S REPRESENTATIVE: Robert L. Moore

ROOFING REPRESENTATIVE: Charles Kern, All Phase Roofing

Mr. Moore stated that he was present on behalf of Mr. Maggio, the property owner. When this project was reviewed previously by ARCOM in May, the project was denied. He stated that he had verified with Bill Bucklew, the Town's Building Official, that this product is Dade County approved. He reminded the members that their jurisdiction rests with the aesthetics of the roof, not the material chosen. The material may not be banned under Florida law.

The Commission requested that a sample of the material be passed to them for review.

Mr. Moore stated that this material has already been installed at 1040 and 1060 North Ocean Boulevard. Mr. Lindgren explained the circumstances related to permitting and/or the lack thereof with regard to these two installation sites.

Commission Comments: When this was before us in May, our rejection was totally due to the aesthetics of the product; inappropriate for the Town of Palm Beach; a roof typically has a profile; when the profile gets smaller, it is a detriment to the style of the house; visually it does not replicate what should be there...it doesn't look like the real thing...it has to have a good profile and that is what the objection was the last time; it looks real...like real plastic, and that is the essence of my objection; the sample looks like white slate, but white slate does not exist; it is too flat; aesthetically, it is not suitable for this house, and this house is very visible from the street; it looks like plastic...like a Lego Land thing.

Mr. Page stated that he had previously conferred with Mr. Randolph relative to this issue. Mr. Randolph indicated that if the Commission denies the product today, specific criteria for denial should be cited in accordance with 18-205 of the Code.

MOTION BY MRS. VANNECK (FOR DENIAL) CITING OUR CODE, SECTION 18-205, CRITERIA FOR BUILDING PERMIT, SECTION (A) 6 B, OTHER SIGNIFICANT DESIGN FEATURES, INCLUDING, BUT NOT LIMITED TO MATERIALS OR QUALITY OF ARCHITECTURAL DESIGN...I FIND THIS MATERIAL NOT OF THE QUALITY, GIVEN THE PROFILE THAT WE NEED ON A HOUSE, TO BE ACCEPTABLE.

MOTION SECONDED BY MR. SMALL AMENDING THE MOTION ADDING SUB-SECTION 7, WITH THE FINDING THAT THE PROPOSAL IS INAPPROPRIATE IN

**RELATIONSHIP TO THE ESTABLISHED CHARACTER BASED UPON THE MATERIAL OR QUALITY OF THE MATERIAL AS WELL.
MRS. VANNECK ACCEPTED THE AMENDMENT TO THE MOTION.
MOTION CARRIED UNANIMOUSLY.**

A - 041 - 2014 Renovation of Pool Area

Address: 184 Bradley Place

Applicant: Parc Regent Condo Association

Architect: Mario Nievera

Project Description: Renovation of condominium pool area landscape and hardscape

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

LANDSCAPE PRESENTATION BY: Grace Walton, Nievera Williams Design

Ms. Walton presented the project in accordance with the submitted plans and as described above for the renovation of the Parc Regent pool area. She noted that the cabana structures will remain as they exist. The pool deck, now 20 years old, is sinking badly and is beyond repair, presenting a dangerous condition. Design elements include: A new pool; new spa centered on the pool, associated paving (concrete paver system in 3 colors) and tropical landscaping, including more green area; an Italian Plaza theme; and, replace staircase with non-slip tile.

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

X. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): (03:47:38 a.m.) None

XI. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (03:47:48 a.m.)

Mr. Page reported that at the last Town Council meeting, the vacant architect seat on ARCOM was filled by Robert Garrison, who could not be present today. Mr. Gruss was promoted to regular member status and Ms. Grace was appointed as a new alternate member.

Mr. Page reported that the ARCOM denial of the 167 Seagate project was appealed to the Town Council. The Town Council denied the appeal on a 4-0 vote, upholding the ARCOM action.

Mr. Knowles commented that some applicants cite examples of poor design choices made for other projects in an effort to have their project approved. He stated that he holds no merit in that. Secondly, it would be helpful for applicants who are presenting plans in response to a deferral to show the originally proposed plans vs. the updated and revised plans, and it is preferred that both versions be on the same page to easily discern the difference.

Mr. Vila and others noted that they were bothered by the similarity of the two houses on Chilean and Seaview Avenue.

Mr. Ives asked that the code be changed to prevent the Commission from having to review the same project that was just denied, if the applicant chooses to re-apply with the same project. Mr. Lindgren stated that plans are underway to make that change.

Mr. Vila brought up the subject of the criterion in 18-205 related to not being too similar or too dissimilar to properties within 200 feet. He was in favor of increasing that dimension. Staff will consult with Mr. Randolph on this subject.

XII. ADJOURNMENT:

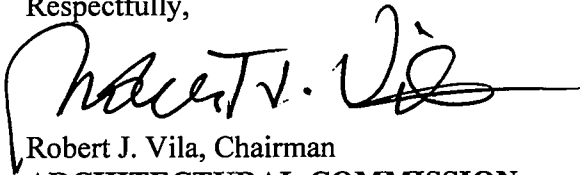
MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 5:05 P.M.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, August 27, 2014 at 9:00 a.m. in the Town Council Chambers, 2nd Floor, Town Hall, 360 S. County Road, Palm Beach.

Respectfully,



Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

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CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

Application Number and Title: A-040-2014

Address: 201 ANGLER AVE.

Applicant: MATTHEW MAGGIO

Architect: ALL PHASE ROOFING

Project Description: RE-ROOF WITH DA VINCI BELLAFORTE SLATE MATERIAL

The above request has been denied by the Architectural Review Commission for the following reasons:

- ___ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ___ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ___ (3) The proposed building or structure is, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ___ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.
- ___ (5) The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following

features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

(6)

The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

(7)

The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any

public or private way (except alleys).

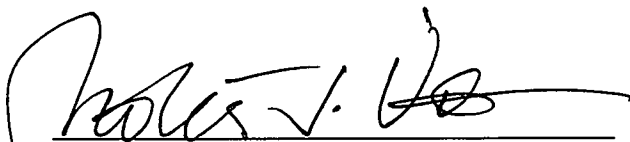
- ___ (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- ___ (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within 10 days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on 7/23/14

TOWN OF PALM BEACH



Chairman, Architectural Commission

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

NAME—FIRST NAME—MIDDLE NAME KARAKUL RONN		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL COMMISSION	
MAILING ADDRESS 4 EL BRAVO WAY		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: Town	
CITY PAUM BEACH	COUNTY PAUM BEACH	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 7/23/14		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 KARANU, hereby disclose that on 7/23, 20 14:

(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:

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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

7/23/14

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.