



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

WEDNESDAY, JULY 22, 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 (excused)
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived at 9:01 a.m.)
Michael B. Small, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

Let the record show that Mr. Small voted until Mr. Ives arrived.

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, Paul Brazil, Director of Public Works, and John C. Randolph, Town Attorney, were present for part of the meeting.

III. PLEDGE OF ALLEGIANCE:

- IV. **APPROVAL OF THE MINUTES FROM THE JUNE 24, 2015 MEETING:**
MOTION BY MR. KARAKUL FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KNOWLES.
MOTION CARRIED UNANIMOUSLY.

- V. **APPROVAL OF THE AGENDA:**
MOTION BY MR. GARRISON FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

Mr. Page referenced the voting conflict form filed by Mr. Sammons at the last meeting regarding 475 North County Road.

Mr. Page, noticing that Mr. Ives had arrived, stated that Mr. Ives will be voting now, rather than Mr. Small.

- 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:**

- A. **Discussion Item: 230 South Ocean Boulevard – Landscaping**
Call for disclosure of ex parte communication: Disclosure by Mr. Vila

Mr. Lindgren provided some initial background. The cabana had been approved some time ago and had returned to ARCOM last month for some glass panels which were approved by ARCOM. Mr. Lindgren read the motion from the original approval into the record, which referenced certain landscape conditions. The landscape was to return to ARCOM as a new and separate application. The approval summary letter issued by the Town reflected that landscape approval was required. The architect does not feel that the landscape needs to return to ARCOM because they have made no changes to it.

Jose Gonzalez, Gonzalez Architects, stated that no changes have been made to the landscape on the site. The landscaping on the site is either the landscape that was previously approved when the pool was done, or was existing even prior to that. This issue needs to be clarified to enable the issuance of a certificate of occupancy, and/or final inspection.

Commission Comments: The entire structure is more subtle and smaller than we had originally thought...very pleasing; not sure if there is any need for a high hedge to obscure it in any way; beautifully maintained and contributes; I voted against it because I was not in favor of the suggested Silver Buttonwood, so I support not having it there.

MOTION BY MRS. VANNECK THAT NO ADDITIONAL LANDSCAPE REVIEW IS NECESSARY.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

VIII. PROJECT REVIEW:

A. MAJOR PROJECTS-OLD BUSINESS:

B - 068 - 2015 Pump Station

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1060 N. Lake Way

Applicant: Town of Palm Beach

Architect: Kimley-Horn and Associates, Inc.

Project Description: Re-design the D-10 storm water pump station by raising the height of a portion of the existing building.

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 to defer the architecture for further study of the beautification of the facade.

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

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh & Associates
TOWN STAFF MEMBER: Paul Brazil, Director of Public Works

Mr. Brazil stated that this pump station is 34 years old and is in need of rehabilitation and equipment replacement as part of the Town's capital improvement program. Work on this pump station, though approved for quite some time, has been postponed for a variety of reasons. This work is now planned for completion this year and includes replacing all controls, pumps, generators, and associated structural changes to the building as well as landscape improvements. Subsequent to the informal review last month by ARCOM, the Town Council has approved the necessary variances for the project. Mr. Brazil called for Mark Marsh to present the revised plans.

Mr. Marsh presented the project in accordance with the revised plans with design elements to include: East elevation is the most exposed elevation showing Tuscan elements, Doric columns, cornice toward top of parapet; aluminum fish scale element to mask the more commercial looking ventilation louvered grills; hoist element and all other industrial elements to be painted black; north facade to be painted dark green in deference to neighbor to north; Areca Palms or Ficus to screen north side of trail; and, color – Benjamin Moore #943 Spanish White.

Commission Comments: If we are going through the trouble of creating an architectural statement that is aesthetically pleasing for this pump house, and there is historic precedent for that...why put hedges all the way around to hide the building?; the hoist bar will rust...so it will have to be well maintained; prefer Ficus over Arecas because the Arecas will encroach on the walkway, and Ficus will be more in balance with neighbor's property; totally unnecessary to paint one facade green...a building should be a building and stay the same color; the architectural embellishment was requested since the building will now be larger and taller; no problem with making the north facade green to appease the neighbor; well done...it was possible to make the building more interesting; would prefer if the lift was less visible; and, acceptable with two colors.

MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED, WITH FICUS AS THE LANDSCAPING.

MOTION SECONDED BY MR. KARAKUL.

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

B - 054 - 2015 Landscape/Hardscape

Address: 300 S. Ocean Boulevard

Applicant: 300 South Ocean Boulevard Apartments Inc.

Architect: Paradelo & Fleck Design

Project Description: Reconfiguration of pedestrian entry to south building entrance; addition of new parking lot column features; and renovation of landscaping for affected area.

At the June meeting, a motion carried to defer to the July meeting for re-study of the columns and entry pedestals to be more cohesive with the architecture of the building and have a greater relationship to the north side entry, and bring material samples.

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

LANDSCAPE PRESENTATION BY: Andres Paradelo, Paradelo and Fleck Design

OTHERS WHO TESTIFIED: Paul Castro, Zoning Administrator

Mr. Paradelo presented revised plans in response to the comments from the last meeting. Changes include: Columns at entrance to parking lot made more square and simplified; decreased width of driveway entrance from 20 ft. to 12 ft.; squared off columns at building entrance. Design elements include: Remove asphalt at driveway apron and replace with grey pavers in ashlar pattern with a 4"x8" paver border; similar pavers for walkways; remove handicap parking space and re-stripe parking spaces; Clusia hedge, colonnade of palms, and other plantings as presented leading into building entrance; extend pavers toward pool terrace and toward private garden.

Commission Comments: Cleaner and more consistent with building...good job; the pedestals are a missed opportunity to bring the distinct characteristics of the building details into the design; why place any columns at the entrance to the parking lot?...these look like an afterthought...do landscaping instead; issue with the wall (D1) with the scallop adjacent to the pier; raise the pier up to 8'6" with a cap on it; there is a growing respect for mid-century modern design in town, so it is a missed opportunity if you don't use the building's design features on the pedestals; prefer enhanced landscaping and no pedestals at driveway entrance; and, significant concern with the elimination of the handicap parking space.

Mr. Paradelo stated that he had met with Paul Castro, Zoning Administrator, who sanctioned the removal of the handicap parking space.

MOTION BY MR. GARRISON TO APPROVE THIS, REMOVE THE PEDESTALS FROM THE FRONT, AND PROVIDE AT LEAST ONE HANDICAP PARKING SPACE AND DO AWAY WITH THE LITTLE NOTCH (IN THE WALL ON D1).

Mr. Castro testified that he had no recollection of the aforementioned discussion relative to the handicap parking space, but noted that it is the Building Official's ruling which must be followed. Mr. Castro did not believe that the handicap parking space could be eliminated.

MR. GARRISON CLARIFIED THAT HIS MOTION INCLUDES AT LEAST ONE HANDICAP PARKING SPACE, EVEN IF IT IS NOT REQUIRED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

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; 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.

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

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

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Janssen presented revised plans pursuant to the comments made at the last meeting. Changes include: Refined front facade; eliminated double gable for single gable; eliminated elliptical windows for smaller double hung sash windows with Colonial shutters; replace proposed entrance with simple Doric portico with iron railing at French doors at second floor landing; assorted fenestration changes as presented; lowered roof at hyphen connecting main house to garage wing; added articulation at garage wall with trellis and vines, and the same on garage at rear.

Mr. Meroney continued with the revised landscape hardscape plans showing the addition of double Alexander Palms at the garage entrance, on the alley side, in response to Mr. Karakul's request last month. He presented paving samples in cast stone and old Chicago brick.

Commission Comments: Nice job to make the street facade more successful; knowing what is on Garden Road, this house is larger than the largest house on the street...very much against the massing; the aesthetic changes presented are for the better; why are you doing the Podocarpus columns that way?...odd; use of Bamboo is a concern; you cleaned it up and it is handsome; we looked at the massing and it all seemed to work; the scale of the landscaping needs to be as strong as possible so it is a true complement and enhances scale of house; this really stands out from the rest of the neighborhood...imposing and will dominate over the street; the scale is out of character with the neighborhood; I think you get away with the scale because it is on a corner; my objection is that "wart" on the first floor that sticks out...hide it as much as possible because it destroys the front of the house; we should insist that there be some stone trim on a house of this size; you have done what we asked last month...this is a very prominent lot on corner...you've done this well...it will enhance beauty of street; also prefer stone trim at windows and base...OK with massing; imperative to give it some class with subtle stone trim; there were many Volk houses that had no stone or trim and were fairly large; this stone trim must be thought out and would like to see detailing.

MOTION BY MR. GARRISON 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.

MOTION SECONDED BY MR. IVES.

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

It was clarified that the approval includes the landscaping.

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; Roof-Off White Cement Tile

At the June meeting, a motion carried to defer the architecture and landscape to July.

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

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

Mr. Janssen presented revised plans pursuant to the comments at the last meeting. Changes include: Entry portico is smaller and more delicate; added trellis around garage; lowered roof pitch; changed fenestration in rear (1 center arch instead of 3). As a result of some of the ex parte meetings, north and south alternate elevations, for the entry and the rear, were presented on the ELMO projector. The alternate entry design shows a gable element with diagonal louvers. The alternate rear elevation shows a continued hip roof instead of the gable end with the arch at the center.

Commission Comments: Good compromise...nice that you brought it down, but it still looks tall; concern regarding design of door with panels done in tongue and groove slanted wood...rarely seen in situation like this...it is overwrought and needs simplification; vast improvement in the massing; avoid the arches in the rear; the alternate elevations are better, but the front door, and the whole front entrance is not in proportion...needs re-study; this building takes every square inch of the available lot; concern with very complicated roof plan...simplify...how about some modified hips with some flat sections; roof will be disaster to build and expensive to re-roof; re-study garage doors...don't call attention to them with the tongue and groove treatment; the large Medjools at the pool corners look so monumental and look out of place; question the need for this type of trim on all of these windows; less trim is better on a smaller house; concern with arched Coconuts on north street elevation; conflict between landscape shown on plans vs. elevations; blue aluminum shutters inconsistent; remove some trim; hip entrance is good, but simplify it and make it classic; study the materials; have seen too many blue shutters on your buildings; and, also sensitive to neighbor's comments regarding pitch of roof.

MOTION BY MR. GARRISON 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.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

It was clarified that the landscaping was also deferred for re-study.

B - 062 - 2015 New Residence

Address: 200 S. Ocean Boulevard

Applicant: 200 South Ocean Blvd. 2014 LLC

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

Project Description: The proposed project includes a new 5817 sq. ft. two-story residence, pool and landscaping. No improvements to the beach parcel at this time. The Bermuda style lends itself to localized symmetries, both formal and informal, to address its corner location at South Ocean Boulevard and Seabreeze Avenue. Walls are pale pink stucco, white slurry over concrete roof tile, Essex Green wood shutters, white trim and brick hardscapes.

At the June meeting, motions carried to defer the architecture and the landscape to the July meeting.

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

ARCHITECTURAL PRESENTATION BY: Peter D. Moor, Moor & Associates, Architects, P.A.
LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

Mr. Moor presented revised plans pursuant to the comments made last month. He was pleased to announce that he had reached out to the neighbor, Mr. Ecclestone, and his architect, Jeffery W. Smith, and received approval of the revised plans from both parties. Mr. Moor proceeded directly to the revisions to the north elevation, now showing an al fresco stairway and an almost symmetrical elevation on the north facing main block of the house. Let the record show that Mr. Moor presented a model of this project together with a model of the neighboring house which his firm also designed.

Commission Comments: Like the project, the quality of the materials, scale, etc.; great work with the neighbor to simplify that facade; really like what you did with the north elevation, but suggest the elimination of the small window at the pantry; like the front elevation with the four bays; in looking at the garage, just make a break in the wall, even if just 1 foot; concern regarding parking for visitors and how visitors arrive at front door; concern regarding interior planning, especially the distance from kitchen stove to the dining room table which will prove very inconvenient; why is there a dinner table on the front terrace in such a public area?; the house used to have curb cuts on South Ocean Boulevard...keep them for easy arrival at front door [*Note: Mr. Lindgren responded that Public Works will not allow the South Ocean Boulevard curb cuts to continue since this is now a new house.*]; plan sheet AC1.3, roof on northwest corner is complicated...how about a modified hip with flat section; question the choice for no gutters; attractive and well-studied; romantic way to come in off the side and take gravel path to enter house; prefer no curb cuts off South Ocean Boulevard; appreciate the changes you made, and being able to walk up to front door, the lack of a car drop off, and, no high hedges on north side; sorry you had to change the north elevation; still some fine tuning needs to be done to floor plan, roof plan and exterior detailing.

Mr. Jackman continued with the revised landscape/hardscape plans pursuant to the comments at the last meeting, especially regarding the east lawn. The revised plans now reflect curved palms for a more whimsical look and Silver Saw Palmetto clusters behind the low wall to break up the wall on the elevation. On the north elevation, Thatch Palms, European Fan Palms and Green Island Ficus were added, in addition to the arches of tall Seagrapes. Screening at the pool was beefed up by adding Travelers Palms, Coconut Palms, and Screw Pines. A brick apron was added on Seabreeze. Other hardscape: Driveway is pea gravel, with the brick apron, brick landings,

brick pool copings, brick covered loggias, coral terraces, and coral random walkways in two locations.

Commission Comments: The two front Coconuts are too straight...really disturbing...should be curved; might prefer elimination of the two straight palms, and possibly a third one; the palms in the front enhance the whole drive along the ocean; and, a real complement to neighborhood with a lot of attention to detail.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, WITH A FEW CHANGES, THAT BEING AN INCREASE IN THE CURVED COCONUTS AND TO STUDY AND CHANGE THAT PIECE OF ROOF ADJACENT TO THE GARAGE. IT WAS CLARIFIED THAT THE FRONT 2 COCONUTS ARE TO BE CURVED, BUT THERE DOES NOT NEED TO BE AN INCREASE IN THE NUMBER OF COCONUTS. MOTION SECONDED BY MRS. VANNECK AND MR. GARRISON SIMULTANEOUSLY.

MOTION CARRIED UNANIMOUSLY.

It was also clarified that the project does not have to return to ARCOM for the roof changes. This can be processed as a staff approval in coordination with the Chairman.

Let the record show that there was a short recess from 11:02 a.m. to 11:15 a.m.

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.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen and Jason Skinner, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette Design Group

COLOR PRESENTATION BY: Veronica Bower, Color Specialist

Mr. Janssen announced that the project received Town Council approval of the site plan, pursuant to the recommendation from ARCOM. Since the May meeting, a color specialist was brought into the design team per ARCOM's request, and changes were made to the architectural and landscape plans for presentation today.

The following is a list of changes made to the plans as presented by Mr. Janssen:

General

1. The finish floor elevation of the project has been lifted to 8.5 feet NGVD per the recently adopted changes to the base flood elevation of commercial projects.
2. The peak of the garage ramp has been lifted to 8.5' NGVD to provide better flood protection for the sub-basement.
3. Although the B.F.E. has increased, the town's point of measurement currently remains at 7.5 feet NGVD. Therefore, 6 inches has been subtracted from the 2nd floor to ceiling dimension to comply with code height requirements.
4. Veronica Bower – A New Hue, color consultant, has provided alternate paint, awning and window colors for all six buildings. The specific material selections are listed on the individual building elevation drawings.
5. All spear supports at loose canvas awnings have been adjusted to have a steeper angle.

Building 1:

1. The single casement window with shutters on the south and west tower elevations has been changed to a double inswing French casement.
2. The archivault detail at the south balcony doors has been modified.
3. The archivault detail at the south loggia has been modified.
4. The lunette awnings have been removed.
5. The awnings on the south and east elevation of the southeast corner have been changed to striped awnings.
6. The metal railing design at the north and west balconies has been modified.
7. The elaborate metal grill detail on the east elevation has been simplified.

Building 2:

1. The half-timber detailing has been eliminated.
2. The retail entry on the west side, labeled St. Tropez, has been simplified.
3. The pergola has been removed from the residential garden area.
4. The three staggered stair windows have been changed to one large window.
5. The north loggia column design has been simplified and re-proportioned. The north gable end windows have been changed to tall arched windows and the blank stucco recesses have been eliminated.

Building 3:

1. The cast stone planters have been changed to Terra Cotta.
2. All awnings have been removed.
3. Lancet windows throughout have been modified to change scale and detailing.
4. The residential entry has been redesigned.
5. Window configuration and spacing above Testa's entry and folding doors has been changed.
6. The loggia openings along the via side of Testa's south dining loggia have been changed.
7. The modillions at the tower cornice have been modified.
8. The second floor bays at the north and west sides have been redesigned.

Note: Regarding Building 3, Mr. Janssen presented (on ELMO projector) Alternate Designs A&B for the west elevation. ARCOM preferred Alternate Design B.

Building 4:

1. The window and balcony surrounds at the north east corner have been redesigned.
2. The residential garden wall has been shifted proud of the building façade.
3. The pelican reliefs have been removed from the stone keystones at the east loggia.
4. The bollards have been removed from the garage entry.
5. The awnings over the garage entry have been removed and replaced with a trellis.
6. The loading bay gates have been changed to full height doors.

Building 5:

1. The east and west wings of the north elevation have been revised to create an asymmetrical composition.
2. The middle loggia arch heights have been lowered.
3. The residential entry feature has been simplified and the barrel tile cap has been reduced in scale.
4. The closed decorative shutters on both sides of the residential entry have been eliminated.
5. The closed decorative shutters on the 2nd floor loggia have been removed.

Building 6:

1. The large awning on the north elevation has been changed to a striped awning.
2. The double shutters at the single window on the west elevation have been changed to a single shutter to match the other openings.
3. The recessed stone splayed openings have been changed to stone casing.
4. All miter joints in stone surrounds have been removed.

Commission Comments:

Building 1: You have done what we asked.

Building 2: Consider reducing the width of the "donkey door"; prefer the prior 3 windows at the stair to the change to 1 window

Building 3: Recommend variety of fine lighting; simplify the entrance; issue with creating timbering; still have planters shown on Sheet 29...thought they were going to be removed or modified.

Building 4: How will parking be handled?; Town Council has approved all parking related issues.

Building 5: Issue with width of arch...seems tight; need to see lanterns specified for the entire project; east elevation balcony support looks a little skimpy, given the projection...beef it up or make it narrower.

Building 6: The framed awnings look so bad.

Mr. Janssen continued with a description of building details pursuant to Mr. Vila's request. Members did not like the dark color of the pecky cypress shown in the plans, preferring the cypress with a light wash or a color half-way between.

Veronica Bower, certified and licensed color consultant, provided a presentation relative to the revised color palette for the buildings as follows: (Note: Ms. Bower provided 8"x8" two coat painted color swatches i.e., what it will actually look like)

Buildings 1 and 4: Building Body-Benjamin Moore #2175-60 Light Salmon, Shutters – Avon Green HC-#126, Windows – Slate (factory color), Pecky Cypress Wood – stained, Cladding – smooth Florida keystone (#1), and same color tone acid washed cast stone to emulate limestone (#4), and Tunisian accent tiles for paving

Commission Comments: Cypress should not be dark brown...should be grey/white washed pickling; all cypress should have the same treatment on all buildings.

Buildings 2 and 5: Building Body-Benjamin Moore Hot Spring Stones #AC-31, Shutters - #OC-5 Maritime White, and Windows-Van Deusen Blue (special made color)

Commission Comments: Concern with these two back to back buildings having same coloring when the focus had been to make the buildings distinct; colors will vary on a building facing south vs. a building facing north.

Buildings 3 and 6: Building Body-Benjamin Moore Linen White #PM-28, Shutters – Mesa Verde Tan #AC-33, Windows – Pumpkin Spice (factory color)

Ms. Bower noted that all three body colors are mid-tone pastels. Awnings were shown as black and white striped awnings throughout. There was significant discussion relative to the awning colors, and striped vs. single color, etc. Since the Commission was not in favor of black solid or striped awnings, Ms. Bower suggested alternate color choices for the awnings: light grey, or if a color is desired...forest green or admiral navy. There was resounding support for forest green solid awnings.

Chuck Yannette continued with the landscape/hardscape. He presented cast coral as the preferred paving material instead of authentic coral in consideration of longevity. The members cautioned that the coral should not have a yellow cast, and requested that the applicant return with an accurate sample. Other materials include Old Chicago brick as a border, tabby in the arcades, decorative tile insets and 2x2 coral in the courtyard areas, authentic coral planters and fountain features, and many imported Italian terra cotta pots and some pots with a blue glaze. Plantings along Royal Poinciana Way, together with planters, railings, etc. were discussed at length. There were some landscape changes along Sunset Avenue as a result of the architectural symmetry being changed. Mr. Yannette is considering a change to the Callophyllum trees on Sunset.

Commission Comments: Why not use tabby everywhere?; to keep authenticity, it would be a major mistake to put new tabby everywhere...need mixture...need cast stone in acceptable color;

prefer planters rather than railings along Royal Poinciana Way; perhaps alternate planters and railing, or have some pots in different sizes and some planters; not in favor of the bushes (topiaries) between the columns; the plan shows Eugenia between the planters...it will be dead in a week; use classic Italian pots for Bougainvillea; scale of plants in pots needs to be more mature; mix up the plantings...no topiaries...use more Florida plants and vary them...it's a little too formal; suggest more Florida trees to replace Callophyllum on Sunset...shade trees requested, but definitely no Oaks.

MOTION BY MR. GARRISON TO APPROVE THE ARCHITECTURE AS SUBMITTED WITH THE CAVEAT THAT THEY COME BACK WITH THE RIGHT BOARDS, AND THE BOARDS ARE SUBMITTED TO THE DEPARTMENT, AND THAT WE GET THE RIGHT STAIN ON THE CYPRESS, BUT THAT BASICALLY, THE ARCHITECTURE IS APPROVED AS SUBMITTED, AND DEFER THE LANDSCAPING BASED ON THE COMMENTS THAT WE MADE TODAY. IT WAS CLARIFIED THAT THIS APPROVAL INCLUDES BUILDING #3, WEST ELEVATION, ALTERNATE DESIGN B, AND THE MINOR CHANGES TO THE ARCHITECTURE AS A RESULT OF THE COMMENTS TODAY.

MOTION AMENDED BY MR. GARRISON TO INCLUDE APPROVAL OF THE LANDSCAPING EXCEPT FOR THE POTS AT TESTAS AND A COUPLE OF THE PLANT SELECTIONS ON BOTH SIDES.

MOTION RE-STATED BY MR. GARRISON 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.

Members noted that all lighting will have to come back to ARCOM for approval at some future date.

MOTION RE-STATED BY MR. GARRISON 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 (NEXT MONTH).

MOTION SECONDED BY MRS. VANNECK.

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

Let the record show that the meeting recessed for lunch from 1:00 p.m. to 2:00 p.m.

B. **MAJOR PROJECTS-NEW BUSINESS:**

B - 069 - 2015 New Residence

Address: 207 Via Tortuga

Applicant: Mr. and Mrs. Richard Crystal

Architect: Alfred A. Cilcius

Project Description: New single family one story residence with a Regency influence. Cement tile roof, stucco quoins, double hung Anderson windows, French doors, stone trim, and an open pool and spa. Building and Trim Color-White; Roof and Shutters-Grey

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

ARCHITECTURAL PRESENTATION BY: Alfred Cilcius and Lynn McCall

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

Alfred Cilcius introduced Lynn McCall to make the presentation for this new single story home pursuant to the submitted plans and as described above. Design elements include: Elegant small home with garden space; two car side-loaded garage; open pool with spa; Colonial shutters; double hung Andersen windows with white frames; stucco quoins; stone trim crown molding and stone trim around the windows; and, grey shutters and roof tiles.

Ms. Perez continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Existing two large Ficus trees, 40-50 ft. tall, forming arch over drive; Montgomery Palms frame front door; Yellow Tabebuia; tropical shade garden under Ficus; more formal plantings closer to house; west side-full buffer Ficus & Arecas and Viburnum Awabuki; rear-move existing Arecas closer to property line inside 4 ft. wall; Foxtail Palms accessing the pool; Coconut Palm groupings at 25 ft. height; east side-Coconuts and Foxtails alternating with 6 ft. high wall and 8 ft. Ficus hedge.

Commission Comments: Thanks for the side-loading garage; charming; well done; great asset to neighborhood; nice to see no maxing

MOTION BY MR. GARRISON FOR APPROVAL AS SUBMITTED, BOTH THE LANDSCAPING AND THE ARCHITECTURE.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 070 - 2015 Demolition and New Residence

Address: 310 Dunbar Road

Applicant: Mr. Peter May, c/o Kochman and Ziska

Architect: Mark Ferguson, Ferguson & Shamamian Architects

Project Description: Demolition of an existing residence constructed in 1959; architect unknown. New construction of a one story Mediterranean style house totaling 3992 square feet, pool, spa, and associated hardscape and landscaping. Building Color-Peach; Trim-limestone; Roof-terra cotta barrel tile

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

ARCHITECTURAL PRESENTATION BY: Mark Ferguson, Ferguson & Shamamian Architects

LANDSCAPE PRESENTATION BY: Brian Harrison, Nievera Williams Design

Mr. Ferguson provided a demolition report on the existing 1959 residence.

**MOTION BY MR. GARRISON FOR APPROVAL OF THE DEMOLITION.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

Mr. Ferguson presented the new house pursuant to the submitted plans and as described above. Design elements include: Small house with a living room with large sliding glass doors facing north and south opening into a small courtyard and opening to a pergola to the north side which opens onto a pool; feeling of garden pavilion in front yard; three car garage; rear-arrival court and parking; cypress outriggers; cast stone window sills; true clay barrel tile terra cotta roof.

Mr. Ferguson explained that this home is to serve as the guest house for 320 Dunbar Road. The property owner actually owns 3 properties on Dunbar Road.

Brian Harrison continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Front garden with pool; grass strip paving; 4 large Medjool Date Palms around the pool; property screened from Dunbar by Ficus hedge; replace street Coconuts to provide more uniformity; existing Sabal Palms and Royal Palms to be relocated to the back of the property; east and west sides-tall hedges; southwest corner-mixed jungle feel; motor court in back leading into atrium-mix of tropical plantings; and, Ficus hedge in rear.

Commission Comments: Move the Royals further into the property so not so close to power lines; Eight Arecas on west side will be messy for the neighbors.

**MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, BOTH THE
ARCHITECTURE AND LANDSCAPING WITH THE EXCEPTION OF THE
LOCATION OF THE ROYALS AND THE ARECA HEDGE.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B - 071 - 2015 Storefront Renovation

Address: 206 Worth Avenue

Applicant: Max Mara Retail, Ltd.

Architect: Telesco Associates

Project Description: Removal of existing storefront display window, entry door, sign and awning. Replace existing with new burnished metal/glass display window and door. New metal sign. The project also proposes new interior fittings, cabinetry and finishes.

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

ARCHITECTURAL PRESENTATION BY: Alberto Anastasio, White Box Design Group

Mr. Anastasio presented the project for this storefront renovation pursuant to the submitted plans and as described above. Design elements include: Glass with vertical mullions with dark burnished metal frame; metal, non-illuminated sign and white Corian stone sign (raised 1/8").

Commission Comments: May need some horizontal mullions to indicate it is not a door; like the look; pleasing; hazard concern with bringing glass all the way down to the street level with no base; happy that there is no interference with upper part of facade.

MOTION BY MR. GARRISON FOR APPROVAL AS SUBMITTED.

MOTION SECONDED BY MR. KARAKUL.

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

B - 072 - 2015 Carport

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 429 Australian Avenue

Applicant: Rick Hallett (Property Manager)

Architect: Jason P. Drobot, Brasseur & Drobot Architects

Project Description: The project consists of an addition of a 2,160 square foot carport to be located at the northeast corner of the property.

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

ATTORNEY PRESENT: Maura Ziska for the applicant

ARCHITECTURAL PRESENTATION BY: Jason Drobot, Brasseur & Drobot

Ms. Ziska explained the two variances required for the project for lot coverage and rear yard setback. Mr. Drobot presented the 12 vehicle carport (10'6" tall) on the northeast corner of the property against an 11 ft. hedge. The carport awning will be the same color, will have the same valance, and will be made of the same material as exists on the entrance awning.

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

MOTION SECONDED BY MR. KARAKUL.

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

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 073 - 2015 Landscape/Hardscape

Address: 1930 S. Ocean Boulevard

Applicant: Lloyd Miller

Architect: Wirtz Inc., Thomas Harten

Project Description: Proposed landscape development to an approved two story addition at 1930 S. Ocean Boulevard. Landscape to consist of hardscapes, driveway, entry gate, lighting and plantings.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Peter Wirtz, Wirtz Inc.

Mr. Wirtz presented the project in accordance with the submitted plans and as described above.

He stated that there is ongoing construction at this site, and a previous landscape plan, but the clients called Wirtz Inc. in to re-work the landscape/hardscape plan. Design elements include: Retain wall and existing hedge; retain Ficus Green Island at base of building; keep plant material growing up facade; project has public side and private area in rear; Front: Emulates beauty of dunes with fluidity of forms and soft grading, creating a sunken area and grading soil up to top of wall; carve into existing land to create a motor court; thick cushions of Green Island Ficus like sleeping cats lying on the lawn; salt water marsh grasses. Private side: Ponds; serpentine hedges; calmness and serenity; arbor covered with Bougainvillea; garden raised from level of house, connected by stairs to house; lush shrubbery/hedges; new white gate matches other existing gate, but is slightly larger; reclaimed cobblestone surface in peacock pattern at new gate; beige brick and reclaimed cobblestone for motor court; beige brick for stairs connecting garden to house; beige brick is unifying material for all hardscape; site lighting-minimum and discreet with low bollards, underwater lighting, and lighting of a few specimen trees; Baroque bougainvillea pergola with birds that spit into pool; new small gate before enter private garden.

Commission Comments: Amazing; concern with watering requirements of marsh grasses; concern with likelihood of film on small pool due to spraying and care of Bougainvillea at the arbor; congratulations on correct design of gate; wonderful and spectacular; presentation was passionate and detailed; and, suggest that opening be pinched a bit for more mystery.

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

Let the record show that Mr. Gruss left the meeting. Mr. Small will vote in his place.

B - 074 -2015 New Residence

Address: 167 Seagate Road

Applicant: Mrs. Adele Merck

Architect: Gramatan Corporation

Project Description: Project for a new 5,370 square foot house on a corner lot across from the Sailfish Club. The Jamaican inspired Classical Revival house is white stucco with a pale grey slate roof and blue shutters. Care was given to set the building back from the street and break the volume into an "H" plan.

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

ARCHITECTURAL PRESENTATION BY: Gerard Beekman, Gramatan Corporation
LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Beekman presented the project in accordance with the submitted plans and as described above for this new Caribbean inspired residence which was designed to be a traditional house with modern detailing. Design elements include: Entrance to house and motor court on Seagate; central living space faces large western garden; service space and garage in rear; service drive along east side to garage; entry vestibule on axis with stair hall; stair hall has clerestory windows and a turret; pool and pool cabana; entry elevation-formal and symmetrical; broken gable roof; recessed front entry; Doric pergola; Chippendale detailing on entry door; fish scale scalloped fascia at eave; pecky cypress cornice and rafters; and, attached pool pavilion.

Let the record show that Mr. Karakul left the meeting at 3:36 p.m., during commission comments on this project. All alternate members will vote.

Commission Comments: Beautiful house; totally in support of house...clearly thought out...a great addition; appreciate the addition of this beauty to the neighborhood; well organized house, but do you need the two eyebrows in the front or can you put them on the roof directly behind it?; concern regarding cars parked on street; asset to neighborhood; give staff the specific color for the pecky cypress and the blue shutters; very attractive...commend the colors and the slate roof; this stands out as a spectacular house; house is wonderful, but some reservation about the height of the house...much higher than anything surrounding it; commend the simple roof plan; roof height is OK; issue with scale of eyebrows in current location; question the choice of slate for roof because Jamaican houses don't have slate roofs, slate in hot climate will absorb heat at amazing rate, and slate is susceptible to damage from heat; suggest double insulation if use slate roof; originally, was concerned with the height, but it is so well sited.

Keith Williams continued with the landscape/hardscape presentation pursuant to the submitted plans. Design elements include: Entrance off Seagate on axis with front door; motor court in front; landscape is traditional and formal combined with contemporary elements; both symmetrical and asymmetrical elements; driveway is coral and Epay wood inserts in a diamond pattern; two tall Royals near street flanking the entrance; clipped and pleached Callophyllum under Royals and flanking front door; large Seagrape tree separating motor court from service drive; flowering tree against house; service drive is combination of coral and grass; two walled in areas on either side of service drive housing equipment and trash; gate leading back to garage area; 14 ft. Callophyllum hedge at southeast property line; toward rear, Clusia hedge and scattered Coconut Palms; Rusty Fig anchors northeast corner; north side-Clusia and Coconut Palms; citrus grove; open lawn area off west side of cabana; tall curvy Coconut Palms throughout pool area; pool is long lap pool with Epay deck floating over water; south end of pool-built in banquette with planter and terrace; dining terrace closer to house; wall covered with Confederate Jasmine vines separates pool from motor court; south elevation-varied heights of trees to create depth back to house; Bougainvillea climbing up sides of house; and, other landscape materials as presented.

Commission Comments: Questioning whether landscape/hardscape was advertised; concern with trees and power lines; Rusty Fig placed right next to neighbor's large Ficus...question placement; has neighbor to east seen service area?; suggestion to include a breadfruit tree for screening.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

B - 075 -2015 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 8 Golfview Road

Applicant: 8 Golfview Road, LLC c/o Maura Ziska, Esq.

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story residence, pool, landscape and hardscape. Building and Trim Color-Off White; Roof-Terra Cotta Barrel Tile

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

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

LANDSCAPE PRESENTATION BY: Don Skowron
ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska noted that a house had been approved for this address approximately one year ago. At that time a building height plane variance was granted. Since then, the property has been sold, and Mr. Janssen is the new architect with a similar request for a building height plane variance. Mr. Janssen elaborated on the variance request.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Mr. Janssen presented the project in accordance with the submitted plans and as described above. Design elements include: Main entrance off Golfview into motor court; landmarked tree, Tabebuia, remains; flanking steps around low retaining wall up to entrance loggia; garage and service at rear; internal garden and pool; three car garage; materials: natural coral stone, coquina, terra cotta barrel tile roof, cypress outlookers; mid-section in stone; upper balcony in timber framed cypress and wrought aluminum railing; iron entrance door; metal staircase, design in 3 pieces: entrance/living room and loggia/and library; brick chimneys; main body-sponge finish stucco in Linen White; windows/doors-aluminum clad in putty color.

Commission Comments: Terrific job of emulating Classical houses in area, but the metal spiral staircase is a flaw; great house, but screams to have a tower on the one corner; south elevation windows at second floor have columns in middle...adjust the ones on the first floor by removing the outside columns that just seem to be hanging there; not a fan of the metal stairs; thank you for using stone; wooden trellis at second floor appears so heavy; issue with columns on Sheet 31; east elevation: column on first floor is segmented cast stone, but columns on second floor should be plain to simplify.

Mr. Skowron continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: 6 ft. front hedge; circular drive; existing Royals remain along Golfview; driveway approaches in Chicago brick; acid washed cast stone and brick field for driveway and motor court; 10 ft. hedge along perimeter; landscape material includes: Canary Island Date Palms in front; Adonidia Palms at entry loggia; Coconut Palms in open lawn and elsewhere; Alexander Palms on west side; and, trough fountain outside dining room.

Commission Comments: Perhaps reduce width of 14 ft. driveway openings; question use of Canary Island Date Palms as they are not appropriate for Golfview...use double Coconut Palms instead; acid washed cast stone not appropriate for Golfview...it's a modern touch...use soda washed or latex molded cast stone; do not have east and west elevations in mini-sets; reduce driveway openings; landscaping will fit, but the 4x4 squares in the driveway are not appropriate; house will be successful and will fit in nicely; and, take a look at the street to see the landscape that is there.

MOTION BY MRS. VANNECK TO DEFER TO NEXT MONTH.

MOTION AMENDED BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH MINOR CHANGES AND A MASONRY STAIRCASE, THE ELIMINATION OF THE CANARY DATE PALMS AND ADDITION OF COCONUT PALMS, AND DIFFERENT TREATMENT OF THE ACID WASHED DRIVEWAY.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.

C. **MINOR PROJECTS - OLD BUSINESS:** None

Mr. Lindgren announced that he looked into the record for the project at 167 Seagate Road. There was no mention of landscape/hardscape in the application. As such, the applicant will have to re-apply for landscape/hardscape approval with notice to neighbors. Mr. Ives mentioned that the same may be true for the project at 207 Via Tortuga. Mr. Lindgren will check that application also.

D. **MINOR PROJECTS-NEW BUSINESS:**

A - 036 - 2015 Doors/Windows

Address: 109 Royal Palm Way

Applicant: Tudor Investments Corporation

Architect: A. T. Franco Architectural Associates, P.A.

Project Description: The project consists of the replacement of the existing exterior door and windows with new code compliant impact windows and doors. These new units will be metal and finished in white to match existing.

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

ARCHITECTURAL PRESENTATION BY: Kiko Franco, A.T. Franco Architectural Associates

Mr. Franco presented the project pursuant to the submitted plans and as described above for the window/door replacement. He clarified that the request is for impact doors and windows with white frames, but without divided lites.

Commission Comments: Do you intend to do anything with the landscaping?...The building is too plain...it needs charm; why are you keeping the hurricane shutters if you are installing impact windows...they should be removed.

MOTION BY MR. GARRISON TO APPROVE THE WINDOWS WITH THE CAVEAT THAT ALL TRIM NECESSARY FOR THE OLD HURRICANE SHUTTERS BE REMOVED AND THE HOLES PATCHED.
MOTION SECONDED BY MR. IVES.

Mr. Franco also requested the addition of a fire door to exit the building at the stairway. It will be painted the same color as the building.

MOTION AMENDED BY MR. GARRISON TO DEFER TO NEXT MONTH TO COME BACK WITH LANDSCAPING THAT ENHANCES THE PROJECT BECAUSE THEY ARE CHANGING THE OUTSIDE WITH A NEW DOOR.

① **MOTION AMENDED BY MR. GARRISON TO APPROVE AS SUBMITTED; REMOVE ANYTHING TO DO WITH THE FORMER HURRICANE SHUTTERS...REMOVE AND PATCH; AND, THAT THE LANDSCAPING BE SUBMITTED TO STAFF, AND NOT JUST THE LANDSCAPING AT THE DOOR...THE LANDSCAPING OF THE WHOLE BUILDING WILL BE SUBMITTED TO STAFF AND APPROVED BY STAFF.**
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

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.

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

MOTION BY MRS. VANNECK FOR DEFERRAL TO NEXT MONTH.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

A - 040 - 2015 (Minor with Notice) Landscape/Hardscape

Address: 135 Gulfstream Road

Applicant: Michael Bickford

Architect: SMI Landscape Architecture

Project Description: Landscape and hardscape renovation of entire property to include: curb cut and driveway approach relocation, planting removal and replacement, paving renovations and pool resurfacing

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

LANDSCAPE PRESENTATION BY: Jorge Sanchez, SMI Landscape Architecture

Mr. Sanchez presented the project in accordance with the submitted plans and as described above to relocate the driveway in line with the front door.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. GARRISON AND MR. SMALL SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.

Mr. Lindgren clarified that this was processed as a minor with notice to inform the neighbors of the proposed change.

Let the record show that A-041-2015 and A-042-2015 were handled together.

A - 041 -2015 Landscape

Address: 201 Ocean Terrace

Applicant: 201 Ocean Terrace LLC

Architect: Nievera Williams Design

Project Description: Removal of perimeter hedging and re-sodding lot

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

A - 042 - 2015 Landscape

Address: 211 Ocean Terrace

Applicant: 211 Ocean Terrace LLC

Architect: Nievera Williams Design

Project Description: Removal of perimeter hedging and re-sodding lot

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Williams presented both projects in accordance with the submitted plans and as described above to clean up the two properties and create a park-like setting. He reviewed the landscape material on the lots.

Commission Comments: How do you insure that people don't use it as a parking lot?

MOTION BY MRS. VANNECK FOR APPROVAL OF BOTH PROJECTS AS PRESENTED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

A - 044 -2015 Landscape

Address: 226 Via Linda

Applicant: Andrew Thomka-Gazdik

Architect: Todd Maclean/Ralph Rodriguez

Project Description: Minor changes to previously approved landscaping

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

LANDSCAPE PRESENTATION BY: Todd Maclean

Mr. Maclean presented the revised project in accordance with the submitted plans. Design elements include: Moved some trees around; removed some of the flowering Hibiscus trees in front of the windows and made them smaller Gardenias; eliminated pathway coming from street to front door; remove hardscape around pool area and replace with turf; replace Oleander and Ficus on the east side with 10 ft. tall Clusia.

Commission Comments: Two different entrances shown in plans... which is correct?; that third Ligustrum will not adequately replace a Gumbo Limbo...Tabebuia, 14 ft. minimum, would be better; there is not a single tree in the back yard with a southern exposure...the heat factor is

unbelievable...just a hedge is not acceptable; the concern is the front yard rather than the back yard; do smaller Coconuts in the rear.

**MOTION BY MRS. VANNECK TO APPROVE THE CHANGES, WITH THE EXCEPTION THAT THE LIGUSTRUM ON THE EAST SIDE OF THE FRONT BE REPLACED BY A TABEBUIA WITH A MINIMUM HEIGHT OF 14 FT. AND THAT THE 2 COCONUT PALMS THAT WERE REMOVED IN THE REAR BE REPLACED WITH COCONUT PALMS WITH 14 FT. OVERALL.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that Mr. Vila passed the gavel to Mrs. Vanneck at 5:07 p.m. and left the meeting.

E. **MAJOR PROJECTS - OLD BUSINESS (CONTINUED):**

B - 066 - 2015 Demolition and New Residence

Address: 110 Indian Road

Applicant: G.W. Purucker Homes JV

Architect: MP Design & Architecture

Project Description: Demolition of existing residence; New two-story residence, pool, landscape and hardscape. Building Color-Beige; Trim and Shutters-White; Roof-White Cement Tile

At the June meeting, a motion carried for approval of the demolition with the usual caveats for sodding and irrigating within 30 days. A second motion carried for approval with the comment that you take out 6" to 12" (floor to floor), and the comments about the columns, and the curb cut as shown on the revised plans. A third motion carried to defer the landscaping for further study, and show the new driveway, and increase the height of the landscaping, and bring samples. Please note that this project was placed last on the agenda at the request of the landscape architect.

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

LANDSCAPE PRESENTATION BY: Tony Grimaldi

Mr. Grimaldi presented the revised project in accordance with the submitted plans. Changes include adding a variety of taller landscaping on each elevation. New landscape material incorporated includes: Sylvester Palms, both large and small; Seagrapes; Noronhia; Royal Poinciana tree, Tabebuia, Bougainvillea espaliered on garage. A sample of the travertine hardscape was shown.

Commission Comments: Is the curb cut on North Ocean Boulevard a problem?; a curb cut on North Ocean Boulevard is a real hazard...why would the curb cut be permitted?; good landscape changes; east elevation-there is room to install a third palm on the left; appreciate that you are planting flowering trees and yellow Tabebuia, but they will lose all of their leaves; change the yellow Tabebuia for something else; change out some of the Noronhia for Seagrape or Gumbo Limbo for variety; OK to turn it in for staff approval on the substitutions.

Mr. Lindgren noted for the record that Public Works has reviewed the curb cut and has approved it.

MOTION BY MR. GARRISON TO HAVE THE CHANGES MADE THAT WERE DESCRIBED AND HAVE IT SUBMITTED TO STAFF FOR STAFF REVIEW, BUT IT IS APPROVED BY US, WITH THE CAVEAT THAT IT GOES TO STAFF FOR THEIR APPROVAL.

MOTION SECONDED BY MR. KNOWLES.

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

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

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

Mrs. Vanneck inquired as to minimum floor elevation, 7.5 ft. vs. 8.0 ft. Staff responded that 7.5 ft. is acceptable for residential properties.

Ms. Grace inquired about the Public Records request from Vivian Dorris which was recently forwarded to the members. Mr. Page elaborated and encouraged the members to respond back to staff.

XI. ADJOURNMENT:

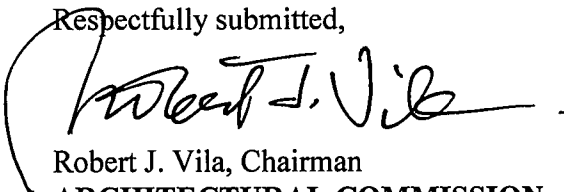
MOTION BY MR. GARRISON TO ADJOURN THE MEETING AT 5:26 P.M.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, August 26, 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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