



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

WEDNESDAY, JUNE 27, 2012, 9:00 a.m.

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

I. CALL TO ORDER: (9:01:21 a.m.)

Chairman Vila called the meeting to order at 9:01 a.m.

II. ROLL CALL: (9:01:33 a.m.)

Robert J. Vila, Chairman	PRESENT
Nikita Zukov, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Richard Sammons, Member	PRESENT
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Alternate Member	ABSENT (unexcused)
Alexander C. Ives, Alternate Member	Absent at roll call, but PRESENT as of 10:30 a.m.
Dr. Martin Phillips, Alternate Member	PRESENT

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

III. PLEDGE OF ALLEGIANCE: (9:01:55 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE MAY 23, 2012 MEETING: (9:02:13 a.m.)

MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA : (9:02:21 a.m.)

MOTION BY MR. KARAKUL FOR APPROVAL OF THE AGENDA, AND MOVE THE CLARKE AVENUE PROJECT TOWARD THE END OF THE AGENDA.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:02:44 a.m.)

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

VII. OTHER BUSINESS: (9:02:59 a.m.)

None

VIII. PROJECT REVIEW: (9:03:04 a.m.)

A. MAJOR PROJECTS - OLD BUSINESS: (9:03:06 a.m.)

B - 029 - 2012 Gate

Address: 300 Dunbar Road

Applicant: Dean O'Hare

Architect: Jim Lucas, ACI Architectural Consultants, Inc.

Project Description: Addition of gate arms to existing gate posts and wall. Gate arms to be 20'-0" in length and will be dark green to match the decorative aluminum used on the front door and main gate of the residence.

After hearing this project at the April meeting, the project was deferred to May for re-study. At the May meeting, the project was deferred to June at the architect's request.

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

ARCHITECTURAL PRESENTATION BY: Roger Hansrote, ACI Architectural Consultants

Mr. Hansrote presented a revised gate design for swing gates rather than sliding gates. The originally proposed gates, which were higher in the center, have now been changed to maintain one single height, 5 ft. 8". The gates will be 18 ft. wide, and will have a pattern to match the existing gate and entry doors. Their color and finish will match the existing pedestrian gate.

Under commission comments, there were comments relative to the gates being too tall, and to the gates detracting from the streetscape since there are no other gates on the street. The members were divided on this issue.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

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

B - 039 - 2012 New Residence

Address: 102 Seaview Avenue

Applicant: Mr. and Mrs. Mark & Lisa Saur

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Construction of a new two-story single family residence with 6,459 sq. ft. of air conditioned space with pool, spa, landscape and hardscape on the lot west of Ocean Boulevard

Please note that after hearing this project at the May meeting, the project was deferred to the June meeting.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Adam Mills, Morgan Wheelock

Mr. Janssen presented a handout showing plans of the previously proposed elevations and the newly proposed elevations which represent his attempt to respond to the comments made at the last meeting. He reviewed those changes elevation by elevation. Mr. Mills stated that essentially the landscape has stayed the same, but plantings have now been moved outside the easement area. Some Coconut Palms were added to the rear of the property for additional screening.

Though there were some concerns expressed regarding the dormers and the front porch, most members were happy with Mr. Janssen's revisions.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 043 -2012 Additions

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 2250 Ibis Isle Road East

Applicant: Terry & Beth Levine

Architect: The Pandula Architects, Inc.

Project Description: One story sitting room addition to the master bedroom, located at the southwest corner of the existing residence; replace existing one car garage with new two-car garage/laundry room addition at the northeast corner of the existing residence. The new construction finished will match adjacent existing materials: float finish stucco walls, light yellow; windows, shutters and trim painted white; and, hipped roof form with white flat cement tile. Variances requested for north side yard setback and angle of vision.

Please note that at the May meeting, without hearing the project, this request was deferred to the June meeting at the request of the applicant's attorney. *Please be advised that the applicant's attorney has requested that this project be withdrawn.*

MOTION BY MR. HOMES TO ACCEPT THE WITHDRAWAL OF THE PROJECT.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

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

B - 044 - 2012 Addition

Address: 132 El Brillo Way

Applicant: Chandler C. Mashek

Architect: Thomas M. Kirchhoff, AIA, PA

Project Description: New two story addition at existing open deck

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, AIA

Mr. Kirchhoff presented the project in accordance with the submitted plans and as described above. He reviewed the elevations and explained that the 300 square foot addition, for an office, will be placed in the area of an existing second floor deck. It is intended to look like a sleeping porch over an open loggia below. All details will match the existing house.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 045 - 2012 Additions

Address: 947 N. Ocean Boulevard

Applicant: 1200 South Ocean Boulevard, LLC

Architect: Peter Zimmerman Architects, Inc.

Project Description: Addition of pool in lieu of tennis court; minor fenestration revisions to west loggia; other minor changes at loggia; addition of slat house (2) to house cooling towers and generator; addition of stairwell to basement; landscaping changes to accommodate the foregoing modifications.

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

ARCHITECTURAL PRESENTATION BY: Peter Zimmerman, Peter Zimmerman Architects

LANDSCAPE PRESENTATION BY: Jorge Sanchez, Sanchez & Maddux

ATTORNEY PRESENT: Jacqueline Miller, Attorney for the Property Owner

Mr. Sanchez presented revised landscape/hardscape plans including removal of the previously approved tennis court in favor of a walled-in Italianate garden; pool; tennis cabana becomes pool cabana; two new slat houses; and, removal of large fountain/deck in favor of smaller fountain/spa. Mr. Zimmerman also presented revisions to the previously approved plans including the addition of the stair to the basement mechanical area; some fenestration changes; and, further details relative to the new white aluminum slat houses.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

(There was no vote on this motion.)

Mrs. Miller, Attorney for the property owners, testified that Mr. Goodman, the neighbor to the south, has reviewed this and has no problem with it, but he has asked that it is part of the record that there was a study done of the relative wall heights between his property and this one. Robert

Moore, representing Murray Goodman, stated that with the inclusion of Sheet L3, which is that study, Mr. Goodman supports the application.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED. (IT WAS NOTED THAT THE APPROVAL ALLOWS THE ARCHITECT DISCRETION TO REVIEW WHAT MRS. VANNECK REFERRED TO AS THE “REDUNDANCY” OF KEYSTONES OVER THE ARCHES.)

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 046 - 2012 New residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 320 Island Road

Applicant: 320 Island Road Trust

Architect: Thomas M. Kirchhoff, AIA

Project Description: New two story Bermuda style residence with landscape, hardscape and pool.

Variances for building height plane (3), front yard setback and overall height

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

ARCHITECTURAL PRESENTATION BY : Thomas M. Kirchhoff, AIA

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

ATTORNEY PRESENT: Maura Ziska, Attorney for the applicant

Let the record show that the applicant presented a model of the proposed new home. Mr. Kirchhoff stated that this home has been designed in the Bermuda style and it is whimsical, asymmetrical, and intimate in scale. The house will have white stucco, a white tile roof and dark shutters. The project includes a one and two story main house with a tower and attached slat house, a detached set of guest houses, one with garage, a one story buttry, and a negative edge pool. Ms. Ziska reviewed the five (5) requested variances. Mr. Williams presented the landscape/hardscape in accordance with the submitted plans to include a coral apron with crushed coral driveway at the motor court, multiple garden areas and water features, service entrance and driveway, the pool which connects the house to the waterway, and a coral block site wall. He noted that the applicant will have to come back with gates.

Under commission comments, there was concern expressed about mass and scale on this size lot; driveways which seem a little wide; the tower roof style, and, a request to perhaps add more mystery to the landscape, especially at the driveways.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV FOR APPROVAL OF A HIP ROOF ON THE TOWER, AND APPROVAL OF THE PROJECT AS PRESENTED.

MOTION DIED FOR LACK OF A SECOND.

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

Let the record show that there was a recess from 10:20 a.m. to 10:33 a.m.

B - 047 - 2012 Revisions to previous approval

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 160 Royal Palm Way

Applicant: 160 Royal Palm LLC (Glenn F. Straub, Manager)

Architect: Rafael A. Rodriguez

Project Description: The subject condominium hotel is currently under renovation pursuant to Town Council in May 2007. The site building has been modified from the original plan which requires approval from ARCOM. The following is a list of proposed changes to the approved plan: 1. Elimination of 2 pool structures and relocation of a pool structure 2. Elimination of mansard roof on the east elevation and addition of mansard roof on north elevation and east guest awning elevation 3. Redesign of landscaping, cabanas and pool terrace area 4. Addition of interior floor above lobby to total 1,486 of which 500 square feet is dining area 5. Addition of parapet to connect east and west stair towers 6. Addition of roof deck lounge on existing roof top of hotel 7. Addition of elevators to be shown on roof plans of function room where previously not shown 8. Elevators #2 and #5 up to roof deck 9. Third floor unit #3 exterior wall shown where previously not shown 10. Entrance stair balustrade changed to cast stone 11. Elevator penthouse #7 now shown where previously not shown 12. Front door design has been redesigned 13. Water table and rustication has been removed 14. New cast stone balustrade at function room parapet wall 15. New pergola at south dining terrace 16. New revised west elevation at function room 17. Exterior balconies extended 3'-6" beyond face of building on North, West courtyard and South courtyard elevations. *Variances requested for height and overall height, parking spaces, and to allow construction to be phased*

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

ARCHITECTURAL PRESENTATION BY: Rafael A. Rodriguez

LANDSCAPE PRESENTATION BY: Daryl McCann, Gregory Lombardi Design

ATTORNEY PRESENT: Maura Ziska, Attorney for the Applicant

OTHERS WHO TESTIFIED: Nicholas Laudano, Contractor, Tara Lordi, Owner's Representative, Vivian Doris, neighbor, and Paul Castro, Zoning Administrator

Ms. Ziska reviewed the variances requested and stated, for the record, that #6 in the project description listed above, the addition of roof deck lounge on existing roof top of hotel, is withdrawn. She stated that the purpose of today's presentation was to show all of the changes to the site plan which occurred during the construction, and changes that were not presented in 2007, and the landscape/hardscape which had never been approved. Mr. Rodriguez presented the project in accordance with the submitted plans and as described above. The plans presented contrast the 2007 approvals with current proposals. Ms. Ziska stated that the variance for phasing would table three areas of construction: the spa, the second floor dining, and the previously approved function room, and would actually request an additional year, beyond February 2013, to complete the project. She also stated that most of the changes requested for approval today have already been implemented, as they were approved by a Resident Inspector on the job. Mr. Castro confirmed that several changes were effected without either ARCOM or Town Council approval, and that is why the applicant is here today. Mr. Castro added that the variances for parking and

phasing are not within ARCOM's purview, as those issues are under the jurisdiction of the Town Council. He testified that staff is concerned with the proposed elevator which goes up to the roof.

Commission comments: Why does the elevator go up to the roof of the main building?; clearly displeased with the fact that changes were effected without approval; displeased that neighbors have been inconvenienced for so long; that this is an embarrassment to the Town; that the job should have been shut down; that the property is up for sale now: there is no progress being made; would like to hear from the owner, not the owner's representative; what about the palm trees being planted on public property; why were the mini-sets for the project delivered late to the Town; and, very confusing presentation.

Mr. Page offered some background: The original developer of the project ran into financial problems; a new owner came in; there is a resident inspector there; there have been periods of inactivity; just enough work has been done to keep the permit active; though the permit is scheduled to expire in February of 2013, State of Florida legislation has allowed two additional years to complete a project upon application by an owner; and, this owner availed himself of the two additional years to complete the project.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT UNTIL THE ENTIRE PACKAGE IS PRESENTED TO US CLEARLY...WHAT YOU'VE DONE, WHAT YOU PLAN TO DO, WHAT YOU'D LIKE TO DO....AND WHY....AND ARCHITECTURALLY PRESENT IT, AND OF COURSE, YOU HAVE TO GET PAST PAUL (Mr. Castro) FOR ANYTHING LIKE OCCUPYING THE ROOF, OR TAKING AWAY THE MEZZANINE (WHICH WAS OPEN... A TWO STORY LOBBY, NOW IT'S ONE, AND ALSO TO SATISFY ALL OF THE NEIGHBORS WHO ARE COMPLAINING, AND FOR FIVE YEARS THEY ARE COMPLAINING, AND NOTHING HAS BEEN DONE.

Concerns were expressed relative to landscape screening between this property and the neighbors.

MOTION SECONDED BY MR. HOMES FOR ONE OR TWO SESSIONS FOR A PROFESSIONAL PRESENTATION.

Tara Lordi, owner's representative, took exception to some of the comments made by the commissioners. She stated that Mr. Straub purchased the property in the 4th quarter of 2009, and obtained legal clearance to do something to the property in the first quarter of 2010. She maintained that Mr. Straub is not responsible for whatever happened to the property under the prior ownership under Mr. Matthews. Mr. Straub's original plan to purchase and then flip the property has been revised to be very serious about completing the proposed changes to the property. She maintained that the changes being proposed are aesthetically more pleasing.

Mr. Vila stated that it is upsetting that changes were made without proper approvals. Mr. Zukov added, having been aware of the approvals given to the prior owner, that the prior owner, Mr. Matthews only made changes which had approvals attached to them. It is under the Straub ownership that the unapproved changes were made. Mr. Homes made note that the owner had promised that the hotel would be up and running by December 2011, yet it is still not open in June of 2012, with much work yet to do, and very few workers on site to accomplish the necessary construction.

Nicholas Laudano, Contractor, stated that he has been on the job since 2006, and that 80% of the changes were done under the Matthews regime. He maintained that construction proceeded based upon plans which had Town of Palm Beach Plan Review stamps on them. Approvals were also given, he stated, for the trees in question in the right of way. Mr. Laudano contended that no changes were done on the property without the Town's stamp on sets of plans.

Mr. Randolph interjected that despite the fact that ARCOM members may be upset with the circumstances surrounding this project, the applicant should be given the opportunity to give a complete presentation. The staff has asked this applicant to come to ARCOM for review of these changes, even though some have already been completed. Deferral of this project would be in order if there is not sufficient information at hand to make a determination. He also cautioned the ARCOM members that they should go along with the process over which they have jurisdiction, and not put themselves in place of the Town Council.

Mr. Castro added that the plans in the Town's offices, though stamped, were never clouded, so staff cannot distinguish what was reviewed by the Plan Reviewer.

Daryl McCann provided the landscape/hardscape presentation according to the submitted plans, and provided a history of the landscape/hardscape at the site from the previous owner to the present owner. He noted that the owner has agreed to bring in taller Traveler's Palms at the south property line for additional screening.

There was some discussion about the installed Medjool Palms, and whether the owner would agree to change them to Coconut Palms, to match other palms on the street. Mr. Lindgren noted that the area where the trees are planted is under the jurisdiction of the Landmarks Preservation Commission, and in fact, they should be removed from these ARCOM plans. Mr. Vila reviewed the seventeen (17) items: Items 1-5, already done; Items 6, 7, 8, and 11 larger issues to be determined. *(The applicant removed #6 from the project earlier.)*; and the remaining items, already done. The balustrade on the function room and the elevator are remaining issues. It was noted that some of the plans are not correct so review is difficult.

Mr. Lindgren read correspondence into the record: 1) e-mail from Vivian Doris, neighbor at 155 Brazilian Avenue; 2) letter from J. L. Muscarelle, neighbor at 100 Royal Palm Way, #G4; and 6/26/2012 e-mail from Roger Kent Investments, 149 Brazilian Avenue.

Vivian Doris, 155 Brazilian Avenue, offered her comments relative to her concerns regarding this project, particularly addressing an issue with a transformer and the retaining wall between her property and the hotel. Mr. Laudano responded relative to the transformer and the wall, and the anticipated resolution of these issues.

MOTION BY MR. HOMES TO DEFER AND SEE EACH ONE OF THESE INDIVIDUAL REQUESTS COME IN WITH THE APPROVED PLANS, PICTURES OF EXISTING CONDITIONS, AND REQUESTED CHANGES WITH SUPPORTING INFORMATION. MOTION SECONDED BY MR. ZUKOV. MOTION CARRIED UNANIMOUSLY.

Mrs. Vanneck noted that some of these changes were accepted improperly by a member of Town staff, and that employee did not know his position. She also noted that this was the most confusing presentation she has encountered. The commission requested a higher level presentation. Mr. Laudano, when asked, thought that the wall and transformer issue might be

resolved within approximately three weeks. The importance of this site on a very important street was stressed.

Let the record show that Mr. Sammons left the meeting at this time. Mr. Ives will vote in his stead.

B - 048 - 2012 Landscape/Hardscape/Garage Doors

Address: 216 Colonial Lane

Applicant: Karen Egger

Architect: Fernando Wong, Fernando Wong Outdoor Living Design

Project Description: Landscape/Hardscape/Garage Doors

Call for disclosure of ex parte communication: Disclosures by Mrs. Vanneck and Dr. Phillips

LANDSCAPE PRESENTATION BY: Fernando Wong, Outdoor Living Design

OTHERS WHO TESTIFIED: Jacqueline Albarran, Project Architect, and Tim Johnson, Fernando Wong Outdoor Living Design

Ms. Albarran stated that the project had been approved several months ago with the proviso that the final landscape/hardscape and the garage doors return to ARCOM for approval. Mr. Johnson gave some brief introductory remarks which were followed by the presentation as given by Mr. Wong pursuant to the submitted plans. Under commission comments, Mrs. Vanneck questioned the salt tolerance of some of the plant choices. The applicant will review this issue.

MOTION BY MR. HOMES FOR APPROVAL OF THE PROJECT AS PRESENTED, WITH THE EXCEPTION THAT THE APPLICANT STUDY SALT TOLERANT PLANTS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY. (It was noted that the approval includes the garage doors as presented.)

B - 049 - 2012 Landscape/hardscape

Address: 109 Jungle Road

Applicant: Casa PB, LLC, Margaret Bilotti

Architect: Keith Williams, Nievera Williams Design

Project Description: New proposed landscape and hardscape

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

Mr. Nievera testified that this project had been presented last month, but the landscape/hardscape was not listed as part of the project at that time. There are no changes to the plans since last month.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

At this point, there was discussion relative to whether to take a recess for lunch at this time, or later. The applicant for the next project, the Palm Beach Country Club, asked to be heard prior to the break. Attorney Maura Ziska, the applicant's attorney, stated, for the record, that the fence along the north property line has been eliminated from the request, so the item should be able to be heard quickly and should be pleasing to the neighbors.

Since Attorney Randolph had to leave the meeting, he first offered some comments. He stated that it has come to his attention that someone might bring up the Frisbie project again, and the size of the cul de sac. Mr. Randolph advised that it is not appropriate for ARCOM to bring up a discussion or re-address the issue today because the owners have not been noticed; and, that Mr. Paul Brazil, Director of Public Works, is present to confirm that they are ready to permit the work.

B - 050 -2012 Fence

Address: 760 N. Ocean Boulevard

Applicant: Palm Beach Country Club

Contractor: Bulldog Fence Co.

Project Description: Install 6 ft. black chain link fence around perimeter of property as follows: 892 linear feet on east side; 1073 linear feet on north side; 996 linear feet west side; 2556 linear feet on west and south sides; and 366 linear feet interior. All fencing will be or currently is screened by landscaping.

Call for disclosure of ex parte communication: No disclosures

ATTORNEY PRESENT: Maura Ziska, Attorney for the applicant

OTHERS WHO TESTIFIED: Steven Bielsky, Manager, Palm Beach Country Club, and Bruce McAllister, neighbor

Ms. Ziska stated that the new fence will be placed totally inside the property and it will be screened by landscaping. Mr. Bielsky stated that the club had been cited for the old rusted fence along North Ocean Boulevard, which is one of the factors prompting this project. The other is the fact that a neighbor had cut down club trees and hedges inappropriately, so the fence will provide some security.

Bruce McAllister, 240 Bahama Lane, testified that the neighbors are happy that the fence on the north side was withdrawn. He noted that at the other three golf courses in the Town, none of them has fencing over 4 ft. in height.

The commission asked that deteriorated landscaping along North Ocean Boulevard be replaced; that the fence be screened; and, that there be no fabric tied to the fence.

**MOTION BY MRS. VANNECK THAT THE LETTERS OF OBJECTION FOR THE NORTH SIDE BE ENTERED INTO THE RECORD IN CASE OF FUTURE DECISIONS TO GO WITH A FENCE, AND MOTION FOR APPROVAL AS PRESENTED, EXCEPT FOR THE NORTH SIDE, AND THAT THE FENCE BE COMPLETELY SCREENED, AND THAT ANY DAMAGED LANDSCAPING BE RESTORED.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that at 12:45 p.m., the meeting was recessed until 1:30 p.m. for a lunch break.

**MOTION BY MRS. VANNECK THAT THE PREVIOUSLY MOVED B-051-2012 BE HEARD NOW. (rather than at the end of the agenda)
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B - 051 - 2012 Demolition and New Residence

Address: 161 Clarke Avenue

Applicant: Mr. and Mrs. Carlos A. Ferrer

Architect: Richard F. Sammons

Project Description: Demolition of existing residence and construction of a new two story house.

Proposed landscape and hardscape designs. Building Color: White; Roof: White concrete tile;

Trim: White; Shutters: Blue

(Please note that Mr. Sammons had left the meeting prior to the lunch break to accommodate flight arrangements.)

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

ARCHITECTURAL PRESENTATION BY: Jaime Torres, Fairfax & Sammons

LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

Mr. Torres presented the demolition report for the existing one story house.

**MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

Mr. Torres presented the proposed new house in accordance with the submitted plans and as described above. The design shows both one and two story elements with a series of courtyards, with the design taking full advantage of the site. A guest suite is placed above the garage, and a guest pavilion will be connected to the main house by a pergola.

Commission comments were both positive and negative. Mr. Torres provided explanations/rationale in response, and stated that he will relay some of the member's comments back to the architect.

**MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.
MOTION DIED FOR LACK OF A SECOND, AS THE COMMISSION ELECTED TO HEAR THE LANDSCAPE/HARDSCAPE PLAN.**

Mr. Nievera presented the landscape/hardscape in accordance with the submitted plans. Some design elements include: much of the existing plant material will remain, including the tall Ficus hedges which surrounds the entire property; driveway with additional parking off to the side; large pool; abundant Bougainvillea; fountain at dining room; and, trees that arch over the driveway.

Under commission comments, there was a request that the landscape arches over the driveway be softened so they are not so square. Mr. Nievera agreed to that change.

MOTION BY MR. IVES FOR APPROVAL, AS PRESENTED, ON THE LANDSCAPING AND THE ARCHITECTURE.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS: (1:03:21 a.m.)

A - 009 - 2012 Awning and signage

Address: 238 Worth Avenue

Applicant: Burton Handelsman, Property Owner, for MacKenzie-Childs (Store Manager: Renee Bakarian)

Architect: Jason P. Drobot, R.A.

Project Description: Addition of a fabric awning and signage

After hearing the project at the March meeting, the project was deferred to the April meeting. At the April meeting the project was deferred again, at the architect's request. At the May meeting, the project was deferred again, at the architect's request.

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

ARCHITECTURAL PRESENTATION BY: Jason Drobot, Architect

OTHERS WHO TESTIFIED: Renee Bakarian, Store Manager

Mr. Drobot presented a black and off-white striped vinyl awning in 6" stripes (mechanically made). It was noted that the hand-painted stripe design was abandoned by the applicant. The awning is 5 ft. x 20 ft. 3" in dimension. Ms. Bakarian testified to the quality of the awning material.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

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

A - 014 - 2012 Renovation

Address: 232 Angler Avenue

Applicant: Palm Beach Angler LLC

Architect: Affiniti Architects

Project Description: Renovation of existing residence; minor project

Please note that after review of this project at the May meeting, the project was deferred to the June meeting.

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Paul Catania, Parker-Yanette Design Group

Mr. Schreier presented revised plans which attempted to respond to the commission's comments from the previous meeting. In general, the revisions attempt to unify the architecture. The architect added that the owner has made an additional request, that is, he would like to add a dormer window on the east and west (though the dormers were not included on the plans presented today.) The concept of the dormers was not well received.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE ARCHITECTURE ONLY AS PRESENTED, (motion does not include the dormers requested).
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

Mr. Catania presented the landscape/hardscape pursuant to the submitted plans. Some elements include: removal of leaning wall, removal of existing front wall, hedges and driveway, add new straight driveway, retain existing pool and diamond pattern patio, add spa to southwest corner, and, add patio, summer kitchen and grill on the east side.

Under commission comments, the commission requested that there be more efforts to disguise the height of the garage with different or taller landscape material.

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

A - 015 - 2012 Renovation

Address: 233 List Road

Applicant: Palm Beach List LLC

Architect: Affiniti Architects

Project Description: Renovation of existing two-story residence; minor project

Please note that after review of this project at the May meeting, the project was deferred to the June meeting.

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Paul Catania, Parker-Yanette Design Group

Mr. Schreier presented revised plans which attempted to respond to the commission's comments from the previous meeting. He noted that the owner has requested that all of the street facades have mullioned windows, except for the rear elevation. Under commission comments, there was discussion relative to the design of the front door and the level of the landing at that door.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, WITH THE REQUEST THAT THE FRONT STEP BE FLUSH WITH THE DOOR AS PER CODE, AND WITH THE PROVISIO THAT THE WINDOWS HAVE MULLIONS ON THE MAIN FACADE AND THE SIDE ELEVATIONS, BUT NOT ON THE BACK ELEVATION.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

Paul Catania, with Parker-Yanette Design Group, presented the landscape/hardscape pursuant to the submitted plans. Design elements include: removal of curvilinear walkway, remove and/or relocate trees and plants as described; re-do pool coping and tile; retain perimeter vegetation; new straight walkway to front door; add summer kitchen in rear; and, add one (1) Royal Palm in the front to match the existing Royals in height as closely as possible.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE LANDSCAPE AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A - 017 - 2012 Revisions to previous approval

Address: 160 Dunbar Road

Applicant: Mr. and Mrs. Robert and Lucia Harvey

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

Project Description: Revisions to previously approved front door and entry wall/gate presented at October 2009 ARCOM meeting (B-073-2009); Clusia hedge to be used in lieu of Ficus hedge as previously presented and approved.

Please note that after reviewing this project at the May meeting, there was a motion for approval of the changes in landscape material (just the hedge); and to defer the two sidelites and the front door, working with staff and the chairman, and to defer the gates and fence, looking for consistency.

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

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

LANDSCAPE PRESENTATION BY: Don Skowron, Landscape Architect

Mr. Segraves presented revised plans in response to commission comments last month. He noted that the fence and gate have been moved back approximately 3 feet from the previous location, and the configuration has changed slightly. It was noted that the fence is 42" tall and the gate is 7 ft. at its highest point and 6 ft. at the lowest point. The front door iron work has been simplified. Mr. Skowron presented the revised landscape plan pursuant to the submitted plans. He noted that there will be two layers of plantings in front of the fence. The commission was not pleased that the landscape presentation did not include a colored rendering. There was additional discussion relative to the height of the gates.

MOTION BY MR. HOMES FOR APPROVAL AS SUBMITTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

It was clarified that the approval also includes the front entry door.

MOTION BY MR. ZUKOV TO HEAR THE 226 KENYLN PROJECT NEXT.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

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

A - 021 - 2012 Windows/Doors/Gate

Address: 226 Kenlyn Road

Applicant: DBS Holding, LLC, contact: Donald Malasky

Architect: Roger Janssen of Dailey Janssen Architects

Project Description: The proposed revision involves the elimination of four (4) windows facing the side property lines, changing to a single garage door, eliminating the front pedestrian gate and piers, providing raised panels in lieu of louvers at entry door, eliminating arches at rear patio doors, changing all windows from casement to single hung and providing hip and ridge caps at roof.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

Mr. Janssen presented the proposed revisions in accordance with the submitted plans and as described above.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Zukov left the meeting at 3:06 p.m.

A - 019 - 2012 Change to doors and windows

Address: 1090 North Lake Way

Applicant: 1090 N Lake Way LLC

Architect: Thomas M. Kirchhoff

Project Description: Recently approved cabana: Approve a color change at the windows and French and sliding doors. All metal window frames and French and sliding doors to be coral in color

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

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, Architect

Mr. Kirchhoff explained that it became evident during construction that frameless windows and doors were not available on impact products. The decorators for the project would like the frames painted coral. None of these openings will be seen from the road.

MOTION BY MRS. VANNECK FOR DEFERRAL FOR ANOTHER COLOR.

MOTION AMENDED BY MRS. VANNECK FOR APPROVAL OF THE IMPACT GLASS DOORS, WITH A COLOR TO MATCH THE EXISTING HOUSE.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

A - 020 -2012 Windows and Exterior Improvements

Address: 1 N. Breakers Row

Applicant: The Breakers Palm Beach Inc.

Architect: Tercilla Courtemanche Associates

Project Description: Window replacement and exterior improvements

Call for disclosure of ex parte communication: Disclosures by Messrs. Homes and Vila

ARCHITECTURAL PRESENTATION BY: Rene Tercilla, Tercilla Courtemanche Associates

Mr. Tercilla explained that although this project had been approved several months ago, comments from the commission which were made at that time were re-considered by the applicant. Today he presented removal of the previously approved stone surrounds at the windows in favor of stucco sills and stucco bands, and a simplified stucco cornice.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (2:15:23 a.m.)

Mr. Vila asked Mrs. Delp to read Mr. Randolph's comments relative to the situation on Antigua Lane. Mrs. Delp summarized Mr. Randolph's comments which were as stated earlier in these minutes. Anne and Bill Metzger approached the microphone, and Mr. Vila advised that they would be able to speak, but the commission cannot discuss the issue of the circle. The Metzgers were advised to speak with the Frisbies relative to this issue.

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (2:18:15 a.m.)

Mr. Vila stated that Mr. Zukov requested that the members exchange their resumes with other members. Staff will distribute the information to the members based on the information that has been filed with the Town. Any member who wishes to forward an updated resume to the Town may do so for forwarding.

XI. ADJOURNMENT: (2:20:46 a.m.)

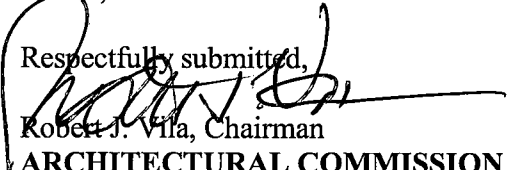
MOTION BY MR. HOMES FOR ADJOURNMENT AT 3:25 P.M.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, July 25, 2012 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,


Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

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