



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

WEDNESDAY, JUNE 24, 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:

Vice Chairman and Acting Chairman Kenn Karakul called the meeting to order at 9:00 a.m.

II. ROLL CALL:

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

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

Let the record show that a court reporter, Paula McGuirk, was present for B-010-2015, 475 N. County Road, and was present on behalf of Attorney James Green.

III. PLEDGE OF ALLEGIANCE:

IV. APPROVAL OF THE MINUTES FROM THE MAY 27, 2015 MEETING:

MOTION BY MR. IVES FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE AGENDA:

Mr. Karakul requested that B-068-2015 be moved to the beginning of the agenda.

MOTION BY MR. SAMMONS FOR APPROVAL OF THE AMENDED AGENDA.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:

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

VII. OTHER BUSINESS:

Mr. Page referenced the voting conflicts filed by Mr. Sammons and Mr. Gruss last month.

Mr. Page stated that since only five ARCOM members were present, four positive votes are required to approve a project. He also mentioned that if any applicant wanted to request deferral of their project since only five members were present, the applicant could do so at this time. No applicant requested such a deferral.

VIII. PROJECT REVIEW:

B. MAJOR PROJECTS-NEW 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.

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

ARCHITECTURAL PRESENTATION BY: Bill Francis, Town Engineer, Jason Lee, Kimley-Horn, Kevin Schanen, Kimley-Horn

Mr. Francis introduced the project. He stated that the D-10 Pump Station was constructed in the 1970's, and has reached its useful life as of several years ago. The situation is that it requires service on almost a daily basis and must be replaced. This pump station improvements had been approved back in 2010, but due to many factors, the work was tabled. D-10 is one of the largest pump stations, providing stormwater protection and flood protection to the residents between La Puerta and Bahama Lane. A contract has been awarded to Burkhardt Construction for this pump station and another one. The original approval for the D-10 pump station has expired, but the project moving forward is basically the same with some modifications.

Jason Lee, Kimley-Horn, stated that the vertical-only improvements to D-10 will occur in the same building footprint. He called attention to the fact that the 20-21 ft. Ficus hedges on the north and west property lines will remain; a Ficus hedge will be added along the north edge of the building and on the North Lake Way frontage between the two Black Olive trees, trees which will also remain. The building height will be raised to 20 ft. 10 in. above finished floor elevation. The building is completely obscured from view on the east side. On the south side, Areca Palms have been suggested by the neighbor, rather than Ficus. On the north elevation, the neighbor would

like that building facade to be painted dark green. Kevin Schanen responded to questions relative to venting of the structure.

Mr. Lindgren explained that the project requires 5 variances: 3 for setback, 1 for building height and 1 for overall building height.

Commission Comments: Issue relative to spacing of ugly vents; it saddens me that in this wealthy community, we don't take the opportunity to have Public Works buildings different than they would appear in Riviera Beach...putting a hedge around something does not solve it...would be nice if it was not so industrial; the existing pump station is well obscured, but what you are proposing is significantly different and will be very visible; if this is not urgent, recommend deferral to next month; you will be able to see the whole hoist from North Lake Way...very awkward.

Mr. Francis urged ARCOM for approval of the project because the D-10 requires maintenance on a daily basis. The contract has been awarded, but the completion date is scheduled for February. Mr. Randolph reminded the Commission that without a recommendation on the variances, the matter cannot be heard by the Town Council next month.

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

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SAMMONS TO DEFER THE ARCHITECTURE FOR FURTHER STUDY OF THE BEAUTIFICATION OF THE FACADE.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

A. MAJOR PROJECTS-OLD BUSINESS:

B - 022 - 2015 New Residence

Address: 488 Island Drive

Applicant: Gertrud Turkclitz 482 Island Dr AG by Achim Turkclitz Attorney-in-Fact

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: New two story residence, pool, hardscape and landscape. Roof-white cement tile; Building and Trim Color-White; Shutter Color-Blue

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting. At the April meeting, a motion carried to defer the architecture to the next meeting and come back with Elevation B (the alternate design) as a part of the house, and re-study the west elevation, and add porches per Mr. Karakul's suggestion, and re-study the garage dormers. A second motion carried to defer the landscape to May. At the May meeting, a motion carried to approve the architecture and the changes as presented. A second motion carried to defer the landscape to June.

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

LANDSCAPE PRESENTATION BY: Dustin Mizell

Mr. Mizell returned with revised plans pursuant to comments made at the last meeting relative to the view from the south as you come down Island Drive and a concern about exposure of the garage. To remedy the situation: Added two additional Ligustrum, so there are 4 there now; added 3 Ligustrum trees where you enter into the motor court under the Date Palms; mid-story landscaping created; at the interior courtyard, replaced 4 Alexander Palms with 4 Guavas.

Commission Comments: This is a scenic vista...very prominent...seen from many different perspectives; will you retain the supplemental dock?...it distorts the perspective, especially the views from north to south; will you retain the white picket balustrade?; place the supplemental dock on the south side of the seawall; an awful lot of white roof...hide it more with taller trees; ordinance requires protection of scenic views...the supplementary dock is a distraction from the scenic view...will vote no unless that dock is removed; needs higher trees...more mystery and screening with big leaf shade trees.

MOTION BY MR. IVES FOR CONDITIONAL APPROVAL WITH THE REMOVAL OF THE NORTH DOCK AND THE SCREENING THAT YOU HAVE JUST AGREED TO; SPECIFICALLY, SOME BROAD LEAF TREES (2) AND SOME PALMS (2).

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 041 - 2015 New Residence

Address: 257 Sandpiper Drive

Applicant: G.W. Purucker Homes J.V

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Construction of new one-story residence including new hardscape, landscape and pool. Building Color-Off White; Trim Color-White; Roof-White Cement Tile

At the May meeting, after review of the project, a motion carried to defer the architecture and the landscaping to the June meeting for further study.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Tony Grimaldi, Tony Grimaldi Landscape Architecture

Mr. Janssen presented revised plans, mainly for the entry elevation, pursuant to comments made at the last meeting. Revisions include: Eliminated stucco quoins at central entry portico; widened the arched flanking windows; enlarged flanking windows at flanking one story wings; differentiated between the stucco cornice at main center portion of home and the side wings, by increasing that and reducing the side wings; and, revised stucco details.

Commission Comments: Question regarding windows and mullions; you did what we asked, but you've lost something at entry area...suggest flat archivolt and flat string course at the end post line...now it's too plain at the entry.

Mr. Grimaldi also presented revised plans to include: Added flowering trees and shrubs; in front, added two Sylvester Palms instead of smaller Adonidia Palms; added two Royal Poinciana trees in the front yard for more character; added flowering Hibiscus in the front; driveway openings

adjusted down to 10 ft.; in general, landscaping enhanced with more landscaping and greater variety.

MOTION BY MR. SAMMONS TO APPROVE THE ARCHITECTURE AND THE LANDSCAPING, AS PRESENTED, WITH THE EXCEPTION OF THE ADDITION OF AN END POST STRING COURSE AND ARCHIVOLT AT THE ENTRYWAY.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

B - 053 - 2015 Demolition and New Construction

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 444 Chilean Avenue

Applicant: Walde Trust, LLC

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Demolition of existing two-story home. Construction of new two-story Mediterranean Revival style home to be approximately 3,600 sq. ft. including a two-car garage with guest suite above. Final landscaping will also be included. Building Color-Off White; Trim-Cast stone; Roof-Terra Cotta Barrel Tile

At the May meeting, after review of the project, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating within 30 days. A second motion carried to defer to June for re-study of the architecture and the landscaping, and the need for variances.

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

OTHERS WHO TESTIFIED: Ray Celedinas

Mr. Segraves presented revised plans pursuant to comments last month, with changes including: Flipped the design so the driveway is on the east side; eliminated the need for a landscaped open space variance; revisions provided more landscape area in the rear of the property; updated architectural details; decreased height of guest house/garage by 2 feet; created hipped entry on the front and in the back; re-spaced the windows; lightened up the balcony supports; changed the front entrance. Mr. Segraves reviewed the variances for side yard setback on the west side and for rear setback.

Commission Comments: A lot better; question the cornice detail; at the entry, no detail of archivolt...study it; the 3 small arches above are nice, but may be too much of a jump in verticality for the rest of it...widen and break it up with mullions; cornice looks a little heavy; if you have two different height buildings, they cannot have the same details...make them slightly different; and, flipping the property is really nice.

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

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

Mr. Skowron continued with the changes to the landscape/hardscape to include: Added 11 more trees; more screening on the west side; added Sabal Palms to mitigate garage and mechanical equipment.

Commission Comments: Add as much varying height material in the rear 9 ft. as possible.

Ray Celedinas, resident of Chilean Avenue, stated this is a tremendous improvement from the structure that is there. He indicated his support for placing the garage in the rear on this project and others.

Commission Comments: Any broad leaf trees?...very little shade; the dinky palms on either side of the door do not do much...something bushier is better; there is nothing at the base of the two palms at the front door; the front door needs to be scaled down.

**MOTION BY MR. SAMMONS TO APPROVE THE ARCHITECTURE WITH THE RE-STUDY OF THE FRONT DOOR SURROUND TO REDUCE ITS SCALE TO SOMETHING MORE AKIN TO THE ARCHES NEXT TO IT; DIFFERENTIATE THE EAVE DETAIL ON THE TWO BUILDINGS BECAUSE THEY HAVE DIFFERENT HEIGHTS; AND, TO WIDEN AND ADD MULLIONS TO THE TRIO OF ARCHES ABOVE THE DOOR; AND THE LANDSCAPE, AS PRESENTED, UNLESS THEY CAN GET A BROAD LEAF IN THERE SOMEWHERE; AND, A FEW MORE THINGS (LANDSCAPE) IN THAT 9 FT. SPACE.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.**

B - 056 - 2015 Demolition and New Residence

Address: 250 Palmo Way

Applicant: Mrs. Margaret Duriez

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing residence. New two-story residence, pool, landscape and hardscape

At the May meeting, after review of the project, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating within 30 days. A second motion carried to defer to the June meeting and come in with the inspiration, and the accurate colors and details.

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture Inc.
LANDSCAPE PRESENTATION BY: Kaitlyn Mitchell, Nievera Williams Design

Mr. Perry presented revised plans pursuant to the comments made at the last meeting. The new rendering was accurate as to the creamy white stucco, limestone string course, stucco window surrounds painted with the limestone color, mahogany windows and doors, cedar shingle roof, and cypress outlookers. He showed several details and pledged that he will reduce the overhang on the garage and guest house to a shorter one. Samples were presented.

Commission Comments: Simple additions to simple house...like the scale and simplicity...positive improvement...good job; decorative features are enhanced by landscaping and vines to grow onto facade...beautified significantly; will be a nice project; ground floor

windows would be improved with a transom bar and widen the string course a bit; like the windows without the transom.

Ms. Mitchell stated that the landscape plan remains unchanged since last month, but she noted that in the southwest corner, a high level of screening was added to the mechanical area, including Fishtail Palms, Coconut Palms and Travelers Palms at least 12 ft. as installed.

MOTION BY MR. SMALL FOR APPROVAL OF THE ARCHITECTURE AND LANDSCAPE AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 010 - 2015 Gate

REMANDED BACK TO ARCOM FROM TOWN COUNCIL

Address: 475 N. County Road

Applicant: Christopher and Vicki Kellogg

Architect: Ralph Cantin

Project Description: New black anodized aluminum gate on service driveway

Let the record show that Mr. Sammons recused himself and filed a Voting Conflict form.

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

ARCHITECTURAL PRESENTATION BY: Ralph Cantin

OTHERS WHO TESTIFIED: Attorney James Green, Attorney Roy Fitzgerald, and Robert L. Moore

Mr. Karakul recalled that ARCOM had previously approved the gate, after some landscaping additions. Mr. Page added that Attorney James Green, who represents Cristina Noble, the owner of the property to the east, 473 N. County Road, registered his client's objection to the gate. Attorney Green appealed the ARCOM approval of the gate to the Town Council for his client. At the May Town Council meeting, the Town Council did not determine that ARCOM acted either correctly or incorrectly. Attorney Green maintained that he was not allowed to enter his desired testimony into the record at the ARCOM hearing prior to ARCOM rendering a decision. The Town Council thought it was best to remand the issue back to ARCOM to allow that testimony to be entered into the record.

Let the record show that Attorney James Green entered a Written Proffer by Robert L. Moore into the record. Mr. Moore identified himself as Robert L. Moore, 318 Bunker Ranch Road, West Palm Beach. Mr. Green posed several questions to Mr. Moore, former Director of Planning, Zoning and Building. Those questions were followed by cross examination from Attorney Roy Fitzgerald, who represents the Kelloggs of 475 N. County Road. Questions concerned "a long-standing custom, practice and policy of requiring property owners with known property interests in the subject property to join in applications such as those before ARCOM and the LPC."

Mr. Karakul clarified that ARCOM's role in this matter is simply to provide aesthetic review.

Mr. Cantin briefly presented the same project as was previously approved by ARCOM, together with the additional landscaping requested by ARCOM. He also showed a photo on the Elmo

projector to illustrate the problem that when anyone drives in, they have to back out 285 ft. or have to turn around on Mr. Kellogg's yard.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess at this time. The meeting reconvened at 10:52 a.m.

B. MAJOR PROJECTS-NEW BUSINESS:

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.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Andres Paradelo, Paradelo & Fleck Design

Mr. Paradelo presented the project in accordance with the submitted plans, and as described above. All of the changes will occur in the south parking lot and at the building entry. The current layout is unchanged, except for a few parking spaces and re-striping of the parking spaces to mitigate losing any spaces. Proposed changes include: Eliminate gate entry from parking area and

re-orient that entrance to be centered on the doors coming out of the south building entrance; use shell brick paver, similar to tabby finish (no sample presented); create better sense of entrance to parking and building; Clusia hedge to help screen vehicles from sight and make entry nicer; remove Bougainville and replace with Clusia; new columns to pick up on railing detail; scallop wall down to meet new columns; new square entry pedestals at driveway opening, requiring removal of some hedging.

Commission Comments: Pedestals and pillars are not attractive...the idea of cutting more hedge to reveal more parking lot is not attractive; decrease the neck of the driveway entrance; do not have good feel for entrance pedestals and columns...re-study.

MOTION BY MR. IVES TO DEFER TO NEXT MONTH 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.

MOTION SECONDED BY MR. SMALL.

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

Call for disclosure of ex parte communication: Disclosures by Mr. Knowles and Mr. Karakul

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

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Janssen presented the project in accordance with the submitted plans and the updated plans which were distributed at this meeting. The updated plans address and eliminate an angle of vision issue that was noticed on the original plans. The new plans also reflect a change to one window. No variances are required for the project. Design elements include: Two-story home with entrance that faces Garden Road to the north; garage access from alley; three car garage with separate doors; garage has half story above with dormers; open air pavilion on center line of pool; clean, simple architecture; hip roofs; smooth sponge finished white stucco; light green cement tile roof; green Colonial shutters in similar hue to roof tone; windows-aluminum clad wood double hung; mahogany entry door; and, front facade-two gables and paired Ionic columns on second floor.

Commission Comments: As it sits right now, I cannot vote for it; good siting and floor plan and in keeping with area, but issue with the entranceway and column and second floor feature; consider alternating window styles instead of alternating shutter styles; front entrance needs something...something is wrong at rear elevation porch; overall good, but the front facade is the issue...too many ideas going on...the railing and the scoring and the shuttered windows above and the round windows below; don't understand the treatment of those box bays...could be more authentic, could have copper roofs; double pediment is not successful here; could be a handsome house with this scale; questioning the floor to floor heights; spacing of columns at living room pergola an issue; column spacing elsewhere is inconsistent in scale; garage and hyphen to it has so much roof...inconsistency; same cornice on different heights; re-study the front elevation totally; static composition; simplify it and bring height down.

Mr. Meroney continued with the landscape/hardscape with design elements to include: Smaller bamboo species; two Silver Buttonwoods flanking entrances to garage; over 20 Coconut Palms at varying heights; two large Banyans anchoring Garden Road corners (28 ft.); pleached bosque of six Ficus in front; Podocarpus allée on both sides; other landscape material as presented; traditional look for front; back yard very open; pool pushed back to side of property; pergola between garage and pool; back wall espaliered with Bougainvillea; no gates; driveway of cast stone border, 6" stone curb, brick insets, crushed stone; stone front porch.

Commission Comments: Rich and varied, but at north elevation, at second entrance, add another Coconut to break it up; bring samples routinely.

MOTION BY MR. SAMMONS TO DEFER THE ARCHITECTURE TO NEXT MONTH FOR FURTHER STUDY OF THE NORTH FACADE, INTERIOR COURTYARD AND DETAILS.

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

**MOTION BY MR. IVES TO DEFER THE LANDSCAPE TO NEXT MONTH.
MOTION SECONDED BY MR. SMALL.
MOTION CARRIED UNANIMOUSLY.**

B - 059 - 2015 New Residence

Address: 216 Sandpiper Drive

Applicant: LC Homes of South Florida, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

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

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

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

ARCHITECTURAL PRESENTATION BY: Roger P. Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: Bryan Donahue, WGI

Mr. Janssen presented the project in accordance with the submitted plans and as described above for this new one story residence with design elements to include: In harmony with neighborhood; pedestrian entry gate with driveway off to the side; smooth sponge finished stucco; white cement tile roof with slurry coating; aluminum clad wood double hung sash windows; blue operable Colonial shutters; pergola in rear; simple, elegant home.

Commission Comments: Overall nice, but be careful to differentiate your houses; thought it was the same house as we saw before; two lite wide sash windows with square lites are unfortunate; the doorway is not domestic in scale...this is a cottage, but all of the openings are as if it were gigantic; question cast stone at front door when there is none anywhere else; rear arched doors are way out of scale; inconsistencies require re-study; somewhat repetitious; study in terms of consistency of scale between the window openings and the proportions of windows and window lites; paneled doors with headers seem off; study proportions of windows, especially the 4 over 6's; details weak; roof is exceptionally high; this is not one of your best...refine it; a lot of similarities to 257 Sandpiper front and back; we've seen front loaded garages done well, but this is not one of them.

Bryan Donahue, WGI, continued with the landscape/hardscape with design elements to include: All existing vegetation to be removed; Coral stone driveway; entry gates; gravel paths leading to back yard; small patios; coral stone coping at pool; Coconut Palms; Seagrape; Ficus; Clusia; Sylvester Date Palms frame the front view of the house, and frame pool in rear; pedestrian gates (mahogany to match front door); south-12 ft. Ficus hedge with two gates; east-Ficus hedge with Coconut Palms and screen wall for equipment; west- Ficus hedge and Coconut Palms; and, minimal uplighting on specimen palms.

Commission Comments: Not sure about how pedestrian gate works on the street or complements the house...re-study; look at approach to garage...not successful as it is...create a more interesting parking courtyard; and, overall, nice scale and species.

MOTION BY MR. SMALL TO DEFER THE ARCHITECTURE AND LANDSCAPE TO JULY.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 061 - 2015 New Residence

Address: 619 Island Drive

Applicant: Mr. and Mrs. Ray Celedinas

Architect: Roger P. Jansen, Dailey Janssen Architects

Project Description: Construction of a new two-story residence, one-story garage, pool, landscape and hardscape. Building Color-Off White; Trim Color-White; Shutters-Blue; Roof-White concrete tile

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

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

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

OTHERS WHO TESTIFIED: Ray Celedinas

Mr. Karakul commented that the property owner received approval on a different design, but then re-evaluated the design determining that it was not the house that they wanted. This has been readdressed by the owners and Mr. Karakul thanked the owner for all of the time and effort they have put into this. Mr. Celedinas confirmed that they had presented a British West Indies home to ARCOM a year ago, but in an effort to arrive at a better detailed design, another year was spent speaking to architects and neighbors.

Mr. Janssen presented the project in accordance with the submitted plans and as described above for the new two-story residence with design elements to include: Center entrance into central formal motor court; side loaded detached garage in the front, with white garage doors, connected to main house with pergola; white shingle roof; white textured stucco; Flemish gable; mahogany entry door; flanking bay wings with double hung sash and standing seam copper roofs; steeper roof pitch; and, white sash with blue brick mold and blue shutters.

Commission Comments: Overall, great, but the gable perhaps should be tightened up a bit; excellent; upstairs windows are tiny...perhaps address with casements; Flemish gable is too fussy and its pitch doesn't match the other pitch, so that is problematic; minimize the height of the garages by maybe doing a double pitch because the wide garage bay ends up being wider than the other bay behind it, so it becomes a dominant feature...put a little step in the wall and carry the roof on a header; the front entry and bays could use more study; can be approved with caveats.

MOTION BY MR. SAMMONS TO APPROVE WITH CAVEATS OF RE-STUDYING LOWERING THE GARAGE ROOF AND MASSING BY MAYBE INTRODUCING A DOUBLE PITCHED ROOF AND A STEP IN THE WALL TO MINIMIZE ITS WIDTH, AND RE-STUDY OF THE GABLE, AND WINDOWS SHOULD BE BIGGER ON THE SECOND FLOOR.

Mr. Janssen indicated that he understood the wishes of the Commission and will accommodate them, despite the language of the motion. It was clarified that these recommendations will be done.

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

Keith Williams presented the landscape/hardscape in accordance with the submitted plans. He indicated that the previously approved landscape plan was applied to this site. Changes include: Driveway to be coral with grass strips for a softer, courtyard feeling in front of house; spa location changed so it is now closer to house. The concept remains the same: Low clipped hedges, formal in the front, with flowering shrubs, Bougainvillea, flowering trees, and Date Palms flanking the entrance. Other design elements include: Private courtyard garden off loggia that connects the garage and main house; less formal landscaping in rear.

Commission Comments: You provided both screening and shade, but not overdone; in harmony with the beauty of the neighborhood.

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

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.

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

ARCHITECTURAL PRESENTATION BY: Peter D. Moor, Moor & Associates, Architects
LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design
OTHERS WHO TESTIFIED: Lloyd Ecclestone

Mr. Moor presented the project in accordance with the submitted plans and as described above for the new two-story residence. Having been contacted by a neighbor, Mr. Ecclestone and his architect, Jeffery Smith, Mr. Moor stated that after consideration of their comments, he arrived at a design alternative. He presented what he referred to as a "center hall British Colonial via Bermuda with a lot of Bermuda detailing." Design elements include: "six bay eccentric hall Bermuda style house"; large usable front porch; terraced lawn; street facing garage with two arched garage doors; symmetrical fireplaces; breezeway and stair between garage and main house; cantilevered portion at master bath; covered space at pool and outdoor fireplace; white painted brick railings; and, hip roofs. Mr. Moor presented his alternate elevations.

Mr. Ecclestone, 190 S. Ocean Blvd., stated that he had met with the architect and made some suggestions, especially relative to the exterior stair and the garage doors. He did not understand

how the exterior stair works and questioned why the stair could not be placed inside the structure, and the garage entrance changed.

Commission Comments: Great house; thank you for 11 ft. floor to floor; front pavilion so crowded that you can't get windows the right width; windows seem to be static in the middle on those walls...maybe they could be inflected up a bit; really lovely; it's a large lot...can't the garage doors face another direction?; stair almost looks like a buttress; share the concerns regarding the north elevation, especially regarding the stairs...why not internal or on south side?; how about running the stairs north/south rather than east/west?, but like the rest of the north facade, as revised; scale is nice; love the front door on South Ocean Boulevard; re-study the connector; 3-D-ing some of it may help; it's the amount of mass there that is the issue; the Doric columns (rear elevation) on the porch off the garage are overscaled for the entablature above them; the windows need to be wider or bigger, especially the miniature ones in the passageway on the long gallery upstairs; and, lovely house.

It was clarified that Mr. Moor should re-study the window proportions, the height of the entablature above the columns, the exterior stair, and perhaps enlarge the two end bays a bit. Mr. Sammons reminded that the neighbor does not like the stair as presented. Mr. Karakul suggested that the architect place the eccentricity on the inside, facing the courtyard.

**MOTION BY MR. SMALL FOR DEFERRAL (TO JULY) FOR FURTHER STUDY.
MOTION SECONDED BY MR. KNOWLES.
MOTION CARRIED UNANIMOUSLY.**

Matt Jackman presented the landscape/hardscape in accordance with the submitted plans with design elements to include: Low 30" site wall on North Ocean Boulevard softened with Green Island Ficus; swooping Coconuts; Agaves; small retaining wall at grade change with landscape screening; four 20'x 20' Seagrapes formed into an archway on Seaspray; open lawn areas; 6 ft. tall Clusia hedge at service spaces; west and south property lines screened with 14 ft. tall Noronhia hedge underplanted with 6 ft. Clusia; increased screening at pool and equipment areas; site wall at equipment area; Coconut Palms at pool; four sets of triple Adonidia palms at entertainment or gathering space; brown Chattahoochee gravel driveway; brick for walkways, covered loggia spaces and pool coping; coral (machine cut at utility area and covered loggia) and loose coral walkway at pool and in front yard.

Commission Comments: Brilliant; for the length of the property, study if there are enough Coconuts and wrap the corner in the same way, understanding where it could be defined to break the driveway and service area into more of a courtyard.

**MOTION BY MR. SAMMONS FOR DEFERRAL OF THE LANDSCAPE, (TO JULY)
ALONG WITH THE ARCHITECTURE.
MOTION SECONDED BY MR. KNOWLES.
MOTION CARRIED UNANIMOUSLY.**

B - 064 - 2015 Tent

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 2842 S. Ocean Boulevard

Applicant: 2842 South Ocean Blvd., Edward Leevan, Mgr.

Architect: Slattery & Associates Architects/Planners

Project Description: A special event open-air temporary tent

Call for disclosure of ex parte communication: No disclosures

ATTORNEY PRESENT: Maura Ziska, for the applicant
OTHERS WHO TESTIFIED: Steven Andre, General Manager

Ms. Ziska explained that the hotel wants to host a conference in December and wants to erect a temporary tent over the existing employee parking area. The tent requires both lot coverage and parking variances, and will only be in place for 6 days. The gable end of the tent is designed to face west.

Commission Comments: Make the tent as sophisticated as possible as a clear pavilion.

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

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Commission Comments: Flip the gable to the side if possible and remove the French doors, if possible.

Steven Andre testified that it would be difficult to flip the gable, but he will look at it.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED, WITH THE UNDERSTANDING OF THE STATEMENTS WE JUST MADE; UNDERSTANDING CLARIFIED TO BE THAT THEY WILL REMOVE THE FRENCH DOORS IF POSSIBLE AND WILL MOVE THE GABLE, SO IT FACES THE OTHER DIRECTION, IF POSSIBLE.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 065 - 2015 Demolition

Address: 245 Jamaica Lane

Applicant: Roman and Helena Martinez

Architect: SKA Architect + Planner, Jacqueline Albarran, Architect P.A.

Project Description: Demolition of existing main house, guest house, pool, patios, and driveway. Existing perimeter landscaping remains. New irrigated lawn as per code.

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

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran, SKA Architect + Planner

Mrs. Albarran provided the demolition report for this home designed in 1947 by Draper Babcock. The existing hedges and landscape will be retained.

MOTION BY MR. IVES FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

Let the record show that the meeting recessed for lunch at 1:03 p.m. with the meeting to reconvene at 2:00 p.m.

When the meeting reconvened, and since the applicant for B-066-2015 was not present...

**MOTION BY MR. IVES TO MOVE B-067-2015 NEXT ON THE AGENDA.
MOTION SECONDED BY MR. SMALL.
MOTION CARRIED UNANIMOUSLY.**

Since the applicant for B-067-2015 was not present...

**MOTION BY MR. IVES TO MOVE A-018-2015 NEXT ON THE AGENDA.
MOTION SECONDED BY MR. SMALL.
MOTION CARRIED UNANIMOUSLY.**

A - 018 - 2015 Gates and Columns

Address: 219 Chilean Avenue

Applicant: C. Dean Metropoulos

Contractor: Glenn Simmons

Project Description: Raise existing columns 16"; fabricate and install new drive gates, replacing previous drive gates

At the April meeting, the project was not heard, and a motion carried to defer the project to the May meeting at the request of the applicant. At the May meeting, after review of the project, a motion carried to defer to the June meeting.

Call for disclosure of ex parte communication: No disclosures

CONTRACTOR PRESENT: Glenn Simmons

Let the record show that this item is under Minor Projects – Old Business on the agenda.

Mr. Simmons presented the revised project in accordance with the submitted plans to replace the gates and raise the columns. Currently, there are no gates at the property, but there are similar gates on the street. At the last meeting, comments indicated that the proposed gates were too ornate. As such, the gates were simplified; the overall height was reduced from 78" to 72"; the twisted spindles were taken out; every other collar was deleted; reduced the height of the columns so that they will only be raised by 12" rather than 16" as originally proposed; and matched the scroll detail of the gate to the scroll detail of the front door. The gates are 17 ft. 3" wide. They will be electrified and will swing in.

Commission Comments: All the weight is in the center – illogical; they simplified it.

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

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

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

LANDSCAPE PRESENTATION BY: Tony Grimaldi

Mr. Perry provided the demolition report for this one story CBS home constructed in 1958. Tony Grimaldi testified that two large Seagrapes will be saved and re-used; all other landscape material will be removed.

MOTION BY MR. SMALL FOR APPROVAL OF THE DEMOLITION WITH THE USUAL CAVEATS FOR SODDING AND IRRIGATING WITHIN 30 DAYS.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

Mr. Perry continued with the presentation of the new two story residence pursuant to the submitted plans and as described above. The property is situated on the corner of Indian Road and North Ocean Boulevard. Design elements include: Small motor court in front; two-car garage and pool in rear; single driveway entrance off North Ocean Boulevard and circular driveway entrances off Indian Road; center hall entrance; British West Indies style; Hardiplank siding at second floor with stucco surround details; string course; outlookers; double pitch roof; shed roof at breakfast area; white cement tile roof; white trim; beige building; Chippendale railing.

Mr. Perry presented a revised plan on the Elmo projector showing a different scale with a lowered roof pitch. In addition, they have minimized the surround on the small square windows of the upper terrace. The plans likewise show a change to the position of the driveway off North Ocean Boulevard.

Commission Comments: Since house is "cottagey", it would benefit with a lower floor to floor; important to know that within 100 ft. of this house, there are extremely large homes, so this house will not be out of context; concern for curb cut on North Ocean Boulevard and garage doors facing North Ocean Boulevard...a real traffic hazard; you have circular drive off Indian and could circle back to the garage; why do you have stucco surrounds on a wooden structure?; detailing of columns in back is wrong; spacing of windows is not balanced; would like to get house lowered floor to floor by 1 foot; are the little columns on the box bay necessary?

MOTION BY MR. IVES 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.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED 4-1, WITH MR. SAMMONS OPPOSED.

Tony Grimaldi continued with the landscape/hardscape pursuant to the submitted plans. He clarified that the plans presented today do not reflect the amended hardscape relative to the curb cut, changes which were made last night. Design elements include: Circular driveway off Indian Road; small patio area in rear; trellis pergola; pool, spa and deck; two Coconuts in center island to accent front entry, with two Gardenias underneath; two Silver Buttonwoods flank the Gardenias; layered hedging along foundation; seasonal colored beds; corners of building accented with triple Foxtails; at each corner of property, use the two saved Seagrapes; 6 ft. Ficus hedge on the sides; create garden area on west elevation; assortment of palms; other plant material as presented; travertine pavers.

Commission Comments: You should have material samples; landscaping is a little weak...need more to break roofline; the North Ocean Boulevard side is not effective enough...needs more strength.

MOTION BY MR. IVES TO DEFER THE LANDSCAPING FOR FURTHER STUDY, AND SHOW THE NEW DRIVEWAY, AND INCREASE THE HEIGHT OF THE LANDSCAPING, AND BRING SAMPLES.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

B - 067 - 2015 Railing Replacement

Address: 2560 S. Ocean Boulevard

Applicant: 2560 S. Ocean Blvd. Condominium Association, Inc.

Architect: Douglas Root Architect, Inc.

Project Description: Replacement of the existing vertical picket railing with lightly tinted glass railing. Addition with attached porte cochere projection (for sheltered entrance) to identify entrance of building; additional 240 sq. ft. office 15 x 16 for management use; landscape, hardscape and existing pool; and embellish existing monument.

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

ARCHITECTURAL PRESENTATION BY: Douglas Root

LANDSCAPE PRESENTATION BY: Brian Chegus

OTHERS WHO TESTIFIED: Ron Lee

Mr. Lindgren explained that this project was previously approved in 2011. At that time, they encountered structural issues on the building which delayed this project. The ARCOM approval has since expired, so re-approval is requested. Mr. Root briefly reviewed the previously approved project. Mr. Root explained that the proposed tint is a pale blue/green tint.

Ron Lee, 2560 S. Ocean Boulevard, #302, testified that he and other residents at this condo agree with the project, except for the tinted glass, noting a preference for clear glass. He commented that letters and emails were sent from other residents in support of his statements. Mr. Lee maintained that clear glass will stand the test of time, and tinted railings will diminish the excellent views which the residents enjoy now.

Commission Comments: Clear is better aesthetically.

**MOTION BY MR. IVES FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED,
BUT WITH CLEAR GLASS.**

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

Brian Chegus, with Coteleur and Hearing, continued with the landscape/hardscape changes pursuant to the submitted plans. Design elements include: Embellish front columns; retain front signage; additional landscape cut outs at pool; removal of Category 1 exotics at pool area and create clean tropical edge of landscaping in varying heights which will provide shading; same landscape palette as previously approved; Sylvester Palms at front entry along with other significant landscaping, with high, medium and low coverage, to beautify the entrance.

Commission Comments: Question the use of tinted or clear glass on entry pillars...keep them as clean as possible and do better landscaping.

**MOTION BY MR. IVES TO APPROVE THE LANDSCAPING AS PRESENTED, BUT
CLEAN UP THE ENTRANCE, I.E., NO GLASS TILES; SIMPLIFY.**

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

C. MINOR PROJECTS - OLD BUSINESS:

A - 025 - 2015 Alterations/Landscape/Hardscape

Address: 742 Slope Trail

Applicant: Mr. and Mrs. Marcelo Dorea

Architect: MP Design & Architecture

Project Description: Alterations to facade of existing one-story house to include new windows, front door, railing and other associated changes as presented. New hardscape and landscape.

At the May meeting, after review of the project, a motion carried to defer to the June meeting for re-study.

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Perry presented revised plans pursuant to the comments made at the May meeting. Changes include: Added vertical mullions in the casement windows; improved the detail around the windows; and, reduced number of windows in rear.

MOTION BY MR. IVES FOR APPROVAL (ARCHITECTURE) AS PRESENTED.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED UNANIMOUSLY.

Keith Williams continued with the landscape/hardscape pursuant to the submitted plans, with design elements to include: Design intent is to remove excessive paving at site; reorient direction of pool and decrease size of pool; increase height of wall along Slope Trail to maximum height of 6 feet; incorporate tall hedges with archways that lead into the motor court; Belgian block and gravel motor court; design intent in front is to keep it very clean and very clipped, but since last

month, more layers and more color added; trees flank front entry terrace to soften it and provide shade; Bougainvillea will cascade down walls; and, create more of a garden feeling in front.

Commission Comments: Brilliant; really well done.

MOTION BY MR. IVES FOR APPROVAL (LANDSCAPE) AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

A - 029 - 2015 Fenestration

Address: 304 Atlantic Avenue

Applicant: James Ireland

Architect: H. John Griffin II, P.E.

Project Description: Remove existing window (second floor, above front door) and install a new door in its place

Since no one was present at the May meeting for this project, a motion carried to defer to June.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Mark Jenkins with H. John Griffin, P.E.

CONTRACTOR PRESENT: Chad Dentry with Brad Engle Construction

Mr. Jenkins presented the project to remove the window with arch and replace it with the same arch and a door to enable use of the deck. This will match the other units of Villa Plati.

MOTION BY MR. SMALL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

Mr. Lindgren explained that he could not staff approve this project because administrative site plan is required from the Zoning Administrator. No letters of objection were received relative to this project, so the administrative site plan approval can proceed.

D. MINOR PROJECTS-NEW BUSINESS:

A - 032 - 2015 Roof Replacement

Address: 40 Cocoanut Row

Applicant: Breakers Palm Beach Inc.

Architect: Steve Pollio, Peacock and Lewis

Project Description: Replacement of existing roof with new roofing system incorporating a change in color from white to grey slate-like material.

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

ARCHITECTURAL PRESENTATION BY: Steve Pollio, Peacock and Lewis

Mr. Pollio presented the project in accordance with the submitted plans to replace the existing white roof which is disrepair to a 3 color grey blend concrete tile to look like slate. The Breakers

wants to change the color from white because the white shows too much dirt. Samples of the grey tiles were brought to the meeting. All building trim is to remain white.

MOTION BY MR. SMALL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED 4-1, WITH MR. IVES OPPOSED.

A - 034 - 2015 Landscaping

Address: 1045 S. Ocean Boulevard

Applicant: Michele Borislow

Architect: Paradelo & Fleck Design

Project Description: Addition of landscaping to existing landscape driveway island along road

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

LANDSCAPE PRESENTATION BY: Andres Paradelo, Paradelo and Fleck

Mr. Paradelo recalled that this project was reviewed a few months ago and the owner was to add more landscape material to the island, specifically Silver Buttonwood on each side of the island to help screen the building. Also, some additional foundation plantings (Chinese grasses and Green Island Ficus) were added under the Foxtail palms near the front door. After receiving staff approval for the additional landscaping, the client requested that 2 Medjool Date Palms, of substantial height, be added to the island instead of the Silver Buttonwood. Date Palms had previously been in that island, but were removed and never replaced.

Commission Comments: The success of this would be in the strength of the trees...make them strong and welcoming; fine with Date Palms; the generator is not screened yet.

MOTION BY MR. SAMMONS FOR APPROVAL OF DATE PALMS SIMILAR IN SIZE TO THE ONES THAT WERE REMOVED PREVIOUSLY, (WITH CLEAR TRUNK OF AT LEAST 12 FT.)

THERE WAS NO SECOND TO THIS MOTION.

There was a suggestion to plant 4 Date Palms instead of 2, but Mr. Paradelo was unsure of whether the owner will agree to this. Placement possibilities were discussed. Mr. Lindgren advised that the four palms could be approved today, but if, for some reason, after investigating this, they are unable to plant the four palms, they can return to ARCOM without another application.

MOTION BY MR. IVES TO APPROVE FOUR (4) DATE PALMS WITH 12 FT. TO 15 FT. OF CLEAR TRUNK IN THE ISLAND.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

A - 035 - 2015 Awning and Sign

Address: 296 S. County Road

Applicant: Bennett Uomo/Milton Partnership Ltd.

Contractors: Capitol Signs Inc./American Made Awnings of Hollywood

Project Description: New navy blue awning and sign (business identification) for Bennett Uomo.

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

PRESENTATION BY: Graziella De Caria, Manager of Bennett Uomo

Ms. De Caria presented the project for the awning and sign which are already in place. Mr. Lindgren explained that they were erected prior to approval, but they meet code.

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

A - 037 - 2015 Facade Renovation

Address: 300 Dunbar Road

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

Architect: Mark Ferguson, Ferguson & Shamamian Architects

Project Description: Minor facade renovation of existing one-story 1960 Regency style residence consisting of replacement of work executed in the latest 2010 renovation including replacement of entry portico, solid stucco panel infill in lieu of balustrade elements at roof parapet, removal of sculptural elements above parapet piers, removal of string course element across each facade allowing for the completion of corner quoining decoration up to the underside of the existing entablature. All new work is in keeping with the style of the residence and will be finished in colored stucco to match the current facade and contrasting ornament colors and texture.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Mark Ferguson, Ferguson and Shamamian Architects

Mr. Ferguson presented the project in accordance with the submitted plans, and as described in detail above to provide more curb appeal and "quiet down" the flamboyant and dramatic details of the architecture.

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

A - 038 - 2015 Modifications

Address: 230 S. Ocean Blvd.

Applicant: John Ceriale

Architect: Jose A. Gonzalez, Gonzalez Architects

Project Description: Approval for decorative applied art panels composed of laminated glass, evocative of turtle glass windows used on the main residence

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

ARCHITECTURAL PRESENTATION BY: Jose A. Gonzalez, Gonzalez Architects

Mr. Gonzalez testified that the owners had commissioned someone to create the glass panels. They are forward of the structure, are independent of the structure, and they are already installed.

Mr. Lindgren explained that the final Certificate of Occupancy has been held up because these panels were not part of the ARCOM approval.

Commission Comments: The way it is done is quality...not distracting; it is almost like an applied piece of art.

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

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

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

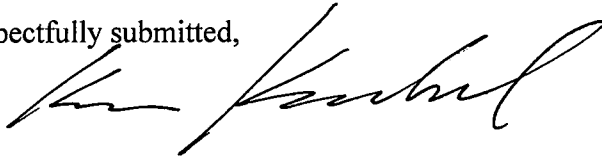
Commission members thanked Mr. Karakul and Mr. Knowles for serving as officers today.

XI. ADJOURNMENT:

MOTION BY MR. SMALL TO ADJOURN THE MEETING AT 3:43 P.M.
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, July 22, 2015 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach.

Respectfully submitted,



Kenn Karakul, Vice Chairman and Acting Chairman
ARCHITECTURAL COMMISSION

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

LAST NAME—FIRST NAME—MIDDLE NAME SAMMONS RICHARD		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURE Commission	
MAILING ADDRESS 455 WORTH AVE. #302-303		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: Town	
CITY PAUMotu Beach, FL	COUNTY 33480	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 6/24/15		NAME OF POLITICAL SUBDIVISION: TOWN OF PAUMotu Beach	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, RICHARD SAMMONS, hereby disclose that on 6/24, 20 15:

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

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

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

B-010-2015 475 N. COUNTY RD,
(CONTINUING CONFLICT)

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

Date Filed

Signature

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