



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

WEDNESDAY, APRIL 22, 2015, 9:00 a.m.

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

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

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

II. ROLL CALL: (09:00:07 a.m.)

Robert J. Vila, Chairman	PRESENT
Ann L. Vanneck, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Richard Sammons, Member	ABSENT (unexcused)
Peter I. C. Knowles II, Member	PRESENT
Martin D. Gruss, Member	ABSENT (unexcused)
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT (arrived at 9:05 a.m.)
Michael B. Small, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

Let the record show that Mr. Small was a voting member today.

Let the record show that Mr. Ives was a voting member today.

Let the record show that Ms. Grace was a voting member until 9:05 a.m. when Mr. Ives arrived.

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

III. **PLEDGE OF ALLEGIANCE:** (09:00:15 a.m.)

IV. **APPROVAL OF THE MINUTES FROM THE MARCH 25, 2015 MEETING:** (09:00:28 a.m.)

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

V. **APPROVAL OF THE AGENDA:** (09:00:40 a.m.)

MOTION BY MR. GARRISON FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY:** (09:00:59 a.m.)

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

VII. **OTHER BUSINESS:** (09:01:16 a.m.)

Mrs. Vanneck reported the results of her meeting with the Town Council. The Town Council questioned whether the verbiage of “excessively dissimilar” should be changed in the ordinance. Mrs. Vanneck had responded that this terminology is sufficiently vague to the advantage of ARCOM in the decision-making process. Secondly, the Town Council advised that the issue of two stories is a zoning matter and is not in the purview of ARCOM.

Mr. Page discussed the voting conflict filed last month by Mr. Sammons relative to the project at 475 N. County Road.

VIII. **PROJECT REVIEW:** (09:02:50 a.m.)

A. **MAJOR PROJECTS-OLD BUSINESS:** (09:02:52 a.m.)

Applicant: Palm Beach Country Club

B - 019 - 2015 Gates

Address: 760 N. Ocean Blvd.

Architect: Tom Youchak

Project Description: Installation of three (3) aluminum swinging gates (black finish) that will be set back from the edge of N. Ocean Blvd. 22.5 feet and will open inwards. As a minor addition to this application, a 600 kw generator in the maintenance yard not visible from anywhere has been added.

At the March meeting, a motion carried to approve the generator as presented, and to defer the gates for re-study. *Please note that the applicant has submitted a letter advising that the gates have been withdrawn from the project at this time.*

MOTION BY MRS. VANNECK TO WITHDRAW THE GATES FROM THE PROJECT.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

B - 020 - 2015 New Residence

Address: 657 Island Drive

Applicant: 657 Island LLC

Architect: Kirchhoff & Associates Architects

Project Description: New two-story residence in the Island Colonial style. New hardscape and landscape. Roof: Wood shingle

At the March meeting, a motion carried to approve the architecture, and defer the landscaping (to April).

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

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

Mr. Wong returned to ARCOM with revised plans and all four landscape elevations in response to the comments made at the March meeting. Design elements include: Street side-Canary Date Palms, Ficus hedge, Mona Lavender for color, Ficus Green Island, assorted palms, Palmetto, Chinese Fan Palms, sculpted Silver Buttonwood at the base of the main volume of building, Agaves, and Purple Bougainvillea on the facade. Internal courtyard at garage-Ficus Green Island Mona Lavender, White Bird of Paradise and Bay Rum for fragrance.

Commission Comments: Concern that Lavender does not do well here; Ficus hedge blocking the door is very square and does not relate well...do something softer and more welcoming; the side elevations should be prepared to show the view as seen from outside the property; there is a problem on the west side...insufficient screening...the palms do not provide enough shade; agree that more shading needed on west side...perhaps Buttonwoods; generally a beautiful job; and, nice color palette.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, WITH AT LEAST TWO (2) MORE TREES ON THE WEST SIDE FOR SHADE.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 022 - 2015 New Residence

Address: 488 Island Drive

Applicant: Gertrud Turklitz 482 Island Dr AG by Achim Turklitz 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.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Janssen presented revised plans pursuant to comments made at the March meeting. Changes include: Simplification of roof lines; shifted master wing to east; eliminated second floor hip above entrance; reconfigured entry to a hip roof pavilion with arched entrance; changed dormer of

garage and accessory structure to gable ends; reconfigured dormers; eliminated pergola flanking living room entry and replaced with trellis against the wall; connected accessory structure to main house with trellis/pergola; changed fenestration from casements to Bahamian double hung sash windows with Colonial shutters at second floor; reorganized fenestration; introduced open balcony at master bedroom; introduced base level arcade for ground level loggia; eliminated pergola at kitchen; and, eliminated fireplace and chimney at master wing. Mr. Janssen showed a design alternative on the Elmo projector for the entry pavilion with a gable end instead of hip.

Commission Comments: Great job simplifying roof; prefer the design alternative for the entry pavilion; perhaps you can remove the second floor window behind entry pavilion; like the way you joined the whole house together; shutters are questionable; why are there shutters on the second floor only?...jarring; good re-do...like proportions and fenestration; too many windows lined up on west facade; issue with area where garage attaches to main house on east elevation...it needs to be its own building...it collides and does not read right; two bullet hole windows at dining room are not successful; lites are all different on the north facade...re-study; given this unique site, did you consider any other design styles?...how will this proposal fit into the neighborhood?; unique property with majestic scenic views; we have a dual responsibility...this property is able to enjoy views, but everyone around this property is able to enjoy this property as part of their view; this design is not impressive enough for the surroundings; perhaps do something more Mediterranean to anchor this site and fit in with the properties across the way; do not hedge in the property; we are required to protect the scenic views, and you are not doing that with this design; we cannot dictate style...we can only suggest; I don't agree that this is so out of place, but am concerned about the second floor shutters; too many windows on west elevation, first and second floor...re-study; too many windows...too crowded together...too many shutters; perhaps add porches on the east and north elevations to add charm and break the roof line; do not understand the horizontal line at the entrance; generally speaking, terrific job since last month; prefer alternate design of front entrance; reduce dormer proportions; re-study fenestration on west facade; and, re-consider the shutters.

MOTION BY MR. GARRISON 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.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 4-3, WITH MRS. VANNECK, MR. IVES, AND MR. SMALL OPPOSED.

It should be noted, for the record, that Mr. Randolph advised against the inclusion of any phrase like "but not limited to" within the above motion for deferral.

Dustin Mizell requested that he be allowed to present the landscape/hardscape for the first time, despite the deferral of the architecture. He indicated that existing landscaping will be removed from the site with the exception of a beautiful Plumeria tree in the east corner which will be preserved. Design elements include: Formal entrance with gates, motor court and Canary Island Date Palms which transitions to informal landscape/hardscape; at entrance, courtyard with Adonidia Palms, fountain, and pots; crushed rock drive with paver bandings; Coconut Palms randomly planted in varying sizes; dining terrace with bosque of Canary Island Date Palms; long pool oriented north/south; informal rock steps, coral stones, and boulders leading down toward water; and, Bougainvillea at the trellises.

Commission Comments: Add another Coconut Palm to soften the garage; do not care for sand beach and stones...awkward, does not compliment the house, and is not consistent with the style; on the east side: bend the palms, double the palms, add plantings against the house; add more screening on the west side; more plantings and more imagination because this is important...it can't look like the budget ended with the house; the hardscape does not fit in with this formal house; west elevation: neighbor deserves privacy from this house; the kitchen has the best views on the property...you have the opportunity to focus on the views to the southeast and block the views to the driving range at the Everglades Club, and feature the views of Casa Leone across the water; mix trees with Palm trees to be more successful; and, at the east elevation, block views at the garage and service door.

**MOTION BY MRS. VANNECK TO DEFER THE LANDSCAPE TO NEXT MONTH.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED 6-1, WITH MR. SMALL OPPOSED.**

[B - 023 - 2015 Demolition and New Residence](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 240 Atlantic Avenue

Applicant: William H. Sned III

Architect: Roger P. Janssen/Dailey Janssen Architects

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

At the March meeting, a motion carried for approval of the demolition as presented, with the typical caveats. A second motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A third motion carried to approve the house and the landscaping, except for the front door, chimney, and windows which are to be re-studied and deferred to April. The applicant was instructed to bring a stucco sample and to include scale figures in the plans.

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

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

Mr. Janssen presented revised plans in response to comments at the March meeting. Changes include: Decreased dimension of chimney; alteration to entry canopy (now engaged to chimney) and door (solid mahogany frame with glass door); and changed the muntin configuration of the fenestration (windows are now proposed with 3 lites vertically and 1 lite wide). He presented a photo of the proposed sponge finished Palm Beach texture stucco.

Commission Comments: The front door should be more grand...the shed roof and door are not successful; you have increased the size of the chimney to now crunch into the front door; question the logic of the windows as there is an opportunity to create a small jewel; the entrance is still a problem with two different elements crashing...the front door and chimney; the 3 lite door, 9 ft. x 3'4", looks commercial; could do transom and side lites with smaller door; scale figures not included in mini-sets; will never see this elevation; the plan is forcing the door; OK with 9 ft. door...no one will see it from street; and looks too tall...8 ft. would be better.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, EXCEPT FOR THE 8 FT. AT THE ENTRANCE DOOR. (*Door is to be 8 ft. rather than 9 ft.*)
MOTION SECONDED BY MR. IVES.
MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short recess from 10:09 a.m. to 10:23 a.m.

B - 026 - 2015 New Residence

Address: 253 Jamaica Lane

Applicant: 253 Jamaica Lane, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves

Project Description: New two-story home to be approximately 4,500 square feet. Home will consist of four bedrooms, five bathrooms, 1 half bathroom, living room, dining room, family room, kitchen, library, loggia(s) and two-car garage. Final landscape and hardscape will also be included. Demolition of existing one-story home.

At the March meeting, a motion carried for approval of the demolition with the typical caveats. A second motion carried for the approval of the architecture with the following caveats: That the height be reduced by 2 feet, and that the driveway be reduced to a maximum of 13 feet (12 ft. preferred), and that the landscaping be deferred to next month.

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

ARCHITECT PRESENT: Patrick W. Segraves, SKA Architect + Planner

LANDSCAPE PRESENTATION BY: Stephanie Portus, Krent Wieland Design

ATTORNEY PRESENT: M. Timothy Hanlon for the applicant

OTHERS WHO TESTIFIED: James McCartney Wearn and Robert L. Moore

Let the record show that Mr. Ives stated that he lives within 200 feet of the subject property. Mr. Randolph asked Mr. Ives directly whether he felt he could render a fair and objective opinion in this matter based upon the evidence heard here today. Mr. Ives answered in the affirmative, but was willing to recuse himself if there was any objection to him voting on this matter. Mr. Randolph advised that Mr. Ives should only recuse himself if his vote would inure to his special private gain or loss. Mr. Ives responded with "no, not at all".

Let the record show that last month's approval with conditions has been appealed by James McCartney Wearn.

Mr. Randolph advised that Mr. Wearn, who had submitted a request that the landscape be deferred until after the appeal has been settled, be permitted to speak first. Mr. Hanlon took exception to that deviation from normal ARCOM practice, but asked that he be given time to speak also.

James Wearn, 260 Jamaica Lane, submitted a deferral request on April 16, 2015, in order that the appeal might be settled first. He maintained "that it is usual and commonplace practice and procedure in our town that when an appeal, as here, is taken to the Town Council, any further consideration of an action on the project is stayed and the status quo until final disposition of the appeal." He requested the testimony of Robert L. Moore, who had been the former Director of Planning, Zoning and Building for many years to attest to the common procedure in such matters. Despite an objection by Mr. Garrison to hearing from Mr. Moore, Mr. Randolph advised that Mr. Moore should be permitted to speak as this is a public hearing.

Robert Moore, 318 Bunker Ranch Road, testified that normally, under an appeal to the Town Council in prior years, it was always considered as one appeal, i.e., the house and landscape/hardscape. He maintained that it would make sense to defer the landscaping until the results of the appeal are known.

Mr. Vila opined that the landscaping is separate from the architecture, which has been appealed. He felt that ARCOM should extend the courtesy to allow the landscaping to be heard. Mrs. Vanneck stated that the right of the owner is primary, and the owner wants to present the landscaping. Mr. Randolph advised that if ARCOM reviews the landscaping today, and approves it, that approval should be subject to the Town Council's review of the appeal relative to the architecture. Mr. Ives spoke in favor of the requested deferral.

Attorney Tim Hanlon clarified his client's position that there is a separation between a decision for the architecture and a decision for the landscaping, each one appealable in its own regard; and, that the landscaping was deferred last month to this month, to a date certain, and should be heard today.

MOTION BY MR. GARRISON THAT WE HEAR THE LANDSCAPING AS PRESENTED TODAY.

MOTION SECONDED BY MRS. VANNECK.

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

Stephanie Portus, with Krent Wieland Design, presented revised plans pursuant to the comments made at the last meeting. Changes include: Decreased driveways to 12 ft. in width; increased amount of landscaping at the roadway to soften the house; increased amount of landscaping at garage doors; replaced arcade of palms at roadway with more casual leaning palms; added Magnolias at side and in front of garage doors (plan shown with Magnolias at 12 ft., 16 ft. and 20 ft. in height, but 16 ft. preferred by L.A. so architecture is not hidden); additional 2 Magnolias in center of front elevation; east and west elevation-staggered palms; and, rear-16 ft. Traveler's Palms and Podocarpus hedge.

Mr. Lindgren read two letters into the record: (1) Letter from Sidney Roberts, 265 Jamaica Lane, objecting to the project; and (2) Letter from Richard and Kathleen Lubin, 244 Jamaica Lane, objecting to the project and requesting additional site screening.

Patrick Segraves clarified that there is a 6 ft. site wall that screens in the equipment pad, and as such, meets code requirements.

Commission Comments: Prefer the 16 ft. Magnolias, but do not add the two center ones...address the vegetation flanking the front door instead; Perhaps add taller palms on the east and west sides to break the roof line; 4 ft. Podocarpus on the sides does not do the job...8 ft. is recommended, as well as additional trees to soften the sides of the house; continue the scale of the Coconuts along the street around the house and to the back and break the roof line at several places; the front door area is not soft enough...perhaps the lights should be moved closer; agree that two center Magnolias should be removed from the plan; it is important to avoid anything in a line...do a variety of sizes; and, perhaps defer the landscaping due to all of these issues.

Mr. Wearn noted that the 6 ft. wall referenced by Mr. Segraves is not shown on the plans. He also noted there is no fence or wall around the pool. Mr. Segraves responded that the back yard is

screened in and there will be a fence around the back yard. All of the equipment will be screened with a 6 ft. wall.

Mr. Wearn commented relative to the landscaping: The low level landscaping proposed is acceptable, but from the mid-section toward the front, the landscaping is too thin and not bulky enough; requested dense landscaping in those areas, akin to the rear landscaping; advocated for substantial additional landscaping in the front; suggested front landscaping similar to that which occurs at 268 Jamaica Lane; and, suggested that the owner be required, because of the mass and bulk of the structure, to maintain approved landscape site screening and cover.

**MOTION BY MRS. VANNECK TO DEFER THE LANDSCAPE TO NEXT MONTH,
CONSIDERING THE COMMENTS MADE.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

[B - 027 - 2015 New Residence](#)

Address: 156 Seagate Road

Applicant: Mr. and Mrs. Mark Saur

Architect: Roger P. Janssen/Dailey Janssen Architects

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

At the March meeting, the project was heard, and a motion carried for deferral to the April meeting.

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

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

Mr. Janssen presented revised plans pursuant to comments from the March meeting. Changes include: Shifted driveway entrance further to the east to help buffer the garage; decreased roof and beam height by 2 ft.; decreased window head heights from 9 ft. to 8 ft.; lowered the entry feature; pushed the garage wing back in by 1 ft. and narrowed it; changed from gable roof to hip roof along entire length and eliminated the dormers; revised single garage door to two garage doors; in the rear-eliminated the gable in favor of a hip roof and eliminated the dormers; stair element no longer reads as a tower; changed shed roof to gable roof; and, east side – eliminated dormers and hip roof replaced gable roof.

Commission Comments: The design is less successful since you lowered it; you lost the charm by adding this massive hip roof...the scale between the main house and garage is backwards; the scale of the previous design was more compatible (house and garage); perhaps, you might raise it by 1 ft. and re-study the garage; the proportions were not good in the original design, but are worse in the revised design...the architect should re-study for the best proportions; issue with windows on east elevation; re-study the front; like the double chimneys; it needs cottage-like proportions; the original front elevation was too massive; like having the two different roof heights and like the smaller front door; and, the hip roof does not work here...too dominant...how about flipping the gable so it does not face the street?

MOTION BY MR. GARRISON TO DEFER FOR RE-STUDY BASED ON THE COMMENTS THAT THE PROPORTIONS BETWEEN THE ONE STORY AND THE TWO STORY NEED TO BE RE-STUDIED AND RE-PRESENTED BASED ON THE COMMENTS OF THE COMMISSION.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-NEW BUSINESS: (10:52:45 a.m.)

B - 024 - 2015 Landscape/Hardscape

Address: 142 Via Palma

Applicant: Mrs. Marisa E. Neckles

Architect: Paradelo & Fleck Design

Project Description: Alterations to existing hardscape and landscape in front yard; adding driveway to front entry and steps leading to front door

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

LANDSCAPE PRESENTATION BY: Andre Paradelo, Paradelo & Fleck Design

Mr. Paradelo presented the project in accordance with the submitted plans and as described above. Design elements include: Front: Add access with double entry; Old Chicago brick with cast stone; add stucco columns with cast stone cap on each side of driveway entrances; new semi-circular steps and landing at front door (variance approved); low retaining wall at motor court; create garden court with triple Adonidia Palms and motor court; railing at front door matches metal work at faux balconies; pleached Ficus trees to flank and frame driveway entrances; existing Ficus hedge at road remains; Date Palms close to front door; Podocarpus, Gardenia, and Lavender; existing Ficus hedge on east side to remain; reduced size of brick area on west driveway, and, soften walls with white Bougainvillea and white Confederate Jasmine; and retain columns located in sight triangle if possible.

Commission Comments: Nice job; prefer that columns be retained, if allowable; the 3 pleached trees may be too wide; good solution to difficult situation; and, stairs too grand.

MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 031 - 2015 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 315 Eden Road

Applicant: Reinhard Brandner

Architect: Jason P. Drobot, Brasseur & Drobot

Project Description: The project includes a 185 sq. ft. addition to the existing master bedroom located at the southeast corner of the existing residence. Existing landscape will be removed to accommodate the new addition.

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

ATTORNEY PRESENT: Maura Ziska for the applicant

ARCHITECTURAL PRESENTATION: Jason Drobot, Brasseur & Drobot Architects

Ms. Ziska explained the variance request for angle of vision.

Mr. Drobot presented the project in accordance with the submitted plans and as described above for this master bedroom addition which basically just pushes the existing front facade forward 10 ft. to match the wing on the other side of the property.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 033 - 2015 Time Extension

Address: 214-216 Sunset Avenue and 219-231 Royal Poinciana Way

Applicant: T3 Family Investments, LLC

Architect: Parker Yannette Design Group

Project Description: Time extension request for demolition of all existing improvements, outbuildings and appurtenances and landscaping removal

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

ATTORNEY PRESENT: Frank Lynch for the applicant

LANDSCAPE PROFESSIONAL PRESENT: Steve Parker with Parker Yannette

Mr. Lynch stated that the demolition request is unchanged (but will expire without extension approval), but an application has been filed, Site Plan Review #13-2014, which is pending at the Town Council level. The plans have changed and will return to ARCOM most likely at the May meeting. The plans have changed such that the only variances required for the project are for parking issues. Mr. Lynch requested a one year extension on the demolition approval.

Mrs. Vanneck referenced the conditions of the original demolition approval which would remain. They are as follows:

“The following conditions were placed on the demolition approval:

1. If construction is not to begin within thirty days subsequent to demolition, the lot shall be completely sodded and irrigated so as to assure that the property will have a neat and clean landscaped appearance; this is also required by code (Sec. 18-206(4)).
2. All exotic and invasive plant species shall be removed from the site.

ARCOM also requested that 1) the gas station be demolished first with remediation done for the gas tanks, 2) demolition be completed by November 1st, & 3) the demolition not be done during the season.

In addition, however, it was requested that a new hedge be installed quickly in an effort to hide the gas station. Mr. Lynch was amenable to that request.

MOTION BY MR. GARRISON THAT THE EXTENSION BE GRANTED FOR ONE YEAR, AND THAT A 12 FT. HEDGE BE INSTALLED IN THE GROUND (IN FRONT OF THE GAS STATION) WITHIN 60 DAYS, AND THAT WHEN THE DEMOLITION OCCURS, ALL CONCRETE AND EVERYTHING ON THAT SITE SHALL BE DEMOLISHED, AND ALL NORMAL CAVEATS RELATED TO DEMOLITION (SODDING AND IRRIGATING) ARE CARRIED FORTH; AND, IT IS PART OF THE MOTION THAT THE MITIGATION OF THE GAS STATION HAPPENS FIRST. MOTION SECONDED BY MRS. VANNECK. MOTION CARRIED UNANIMOUSLY.

Let the record show that 30 days was first contemplated as a timeline, but after discussion, 60 days was allowed. Steve West, Parker Yannette, asked if hedge material in pots was acceptable, or whether concrete had to be removed. The Commission's response was that concrete should be removed. He recommended Ficus or a palm variety, trimmed and irrigated.

B - 035 - 2015 Demolition

Address: 218 La Puerta Way

Applicant: Champion Venture Holdings LLC

Architect: Manuel D. Fernandez, V3 Architectural Group

Project Description: Demolition of existing residence inclusive of all landscaping

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

Mr. Fernandez presented the project in accordance with the submitted plans for demolition of this one story residence built in 1950 and designed by John Volk, together with the pool and landscaping.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED, BUT THE APPLICANT MUST PROVIDE PERIMETER LANDSCAPING, AND SOD AND IRRIGATE WITHIN 30 DAYS.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

B - 036 - 2015 Landscape/Hardscape

Address: 184 Bradley Place

Applicant: Jay Denger, Parc Regent Condo Association

Architect: Mario Nievera

Project Description: New maintenance equipment ramp. New driveway with grade and material modifications. New fountain feature. Landscape beautification.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Grace Whelton, Nievera Williams Design

Ms. Whelton presented the project in accordance with the submitted plans and as described above. Design elements include: Regrade (provide longer slope, so not so steep) and resurface (pavers with contrasting band) the existing driveway; increase driveway width at juncture of sloped driveway to flat area; replace concrete curbs with Belgian block; new sleek, elongated fountain with water spills; new small ramp on the service side for access by landscapers;

Landscape additions: Green Island Ficus; Bougainvillea shrubs; Hibiscus; Bougainvillea attached to existing Royal Palm trunks; and vines to grow on portico facade.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

[B - 037 - 2015 Addition](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 230 S. Ocean Boulevard

Applicant: John Ceriale

Architect: Jose A. Gonzalez, Gonzalez Architects

Project Description: A 135 sq. ft. extension of an existing non-conforming rear porch to match existing home

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

ARCHITECTURAL PRESENTATION BY: Jose Gonzalez, Gonzalez Architects

Mr. Gonzalez presented the project in accordance with the submitted plans and as described above. He explained that a variance had previously been approved, about a year ago, for this project, but the plans at that time included a glass topped loggia. That glass topped loggia has been abandoned with the current plans. The current plans show previously approved glass railings, but add illuminated bollards. Mr. Castro offered some comments relative to the previous approval.

Mr. Lindgren explained the two variances requested for the project, namely, variances for street side yard setback and lot coverage.

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

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

There was a comment that the illuminated bollards are terrible. Mr. Gonzalez agreed to propose their removal to the client.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, EXCEPT FOR THE LIGHTED BOLLARDS.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

[B - 038 - 2015 Landscape/Hardscape](#)

Address: 476 S. Ocean Boulevard

Applicant: Janina Radtke Trust

Architect: John Lang, Lang Design Group

Project Description: Final landscape and hardscape

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

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group
OTHERS WHO TESTIFIED: Robert Wood
ATTORNEY PRESENT: Jack McDonald for the applicant

Mr. Vila recused himself, but upon consultation with Mr. Randolph, withdrew his recusal.

Mr. Lang presented the project in accordance with the submitted plans. Mr. Lang stated that the landscape/hardscape had been previously reviewed on a preliminary basis. Since then, changes were made to the plans. He noted that one of the neighbors objects to the proposed plans. In addition to the landscape/hardscape, Mr. Lang indicated that he will present a small window change.

Design elements include: Simple front landscape to maintain views of the ocean: Coconuts, Green Island Ficus and Clusia; driveway to north side; rectangular pool in southwest area; north side: hand selected palms for height and Clusia hedge; rear: hand selected material for height and an existing 7.5 ft. wall with very little visual access to the neighbor; wood screen wall at recessed a/c unit; south side: added 3 Coconuts to soften; other landscape material as presented; and, gates and walls as presented. Mr. Lang continued with the neighbor's points of contention. He explained that the original submittal included 14 ft. hedges, but they are difficult to find in good quality. As such, Mr. Lang revised the submission advocating for 10 ft. quality Clusia hedges which the neighbor opposes. The neighbor is concerned about the wood wall at the a/c units, which Mr. Lang felt was a non-issue since it is an extra barrier. The neighbor was likewise concerned about too many pieces of equipment in the setback. As such, the equipment was moved out of the setback.

As for the fenestration change, the semi-circular transom on the west elevation was abandoned for a 4 lite rectangular transom.

Commission Comments: On the west elevation, lean the palms so there is no gap; surprised by gap on west side, and this must be mitigated; obtain as many 14 ft. Clusia as you can to mix with the 10 ft. ones...so it is at least ½ and ½ and they alternate; east elevation needs more palms and softening; need more palms in the front to frame it: driveway and pedestrian gates read heavy; and, add another 3-5 palms in varying heights in the front.

Robert Wood, 116 Gulfstream Road, discussed his concerns relative to the project as a follow-up to the letter which he had submitted and which was distributed to the neighbors. He listed his objections that a palm tree was removed from the west wall; the 7 Clusia which were planned, were removed from the plans, and that the height of the Clusia was reduced from 14 ft. to 10 ft. He maintained that the wall separating the two properties does not provide him adequate privacy. Mr. Wood testified that he had done his own search for 14 ft. Clusia, and was able to find quite a few very easily.

Attorney Jack McDonald stated that this is a perfect example where the neighbor can help himself by planting screening material on his own property. He felt it was unfair to ask the applicant to do more than is required to satisfy the neighbor. "There is no reason, based on Mr. Wood's letter, that you should reject what's been asked for."

Commission Comments: We look at these individually; this is the second landscape plan; we protect the neighbors and want him to fill in the holes; the original submitted plan included more

screening; at the preliminary approval, we made it clear that the house was not to be visible; the view from the second floor is the real issue, i.e., the views from the second floor of this house into the Woods property.

MOTION BY MRS. VANNECK TO APPROVE, EXCEPT 50% CLUSIA AT 14 FT. AND 50% CLUSIA AT 10 FT.; GET THE 14 FT. CLUSIA AS BEAUTIFUL AS POSSIBLE ON THE WEST SIDE; FILL IN AND MITIGATE THE HOLE THAT YOU HAVE...HOOK THEM OVER THE CLUSIAS, AND THE SAME ON THE SOUTH SIDE; AND ADD 5 COCONUT PALMS IN THE FRONT; AND ON THE WINDOW, IF THE TWO WINDOWS ARE THE SAME HEIGHT, APPROVE THE REVISED.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.

B - 039 - 2015 Addition and Modifications

Address: 218 List Road

Applicant: Austin Willis

Architect: Michael J. Johnson

Project Description: Proposed demolition of a recent addition at the south side of the house. Addition of a new master bedroom on the northeast corner of the house. Reconfiguration of existing windows. Restoration of front terrace and 2nd floor rear terrace, with new railing designs. Replacing existing shutters and cladding the house in brick veneer.

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

ARCHITECTURAL PRESENTATION BY: Michael J. Johnson, Architect and Daniel Menard, LaBerge and Menard, Design Architect
LANDSCAPE PRESENTATION BY: Don Skowron

It was noted that landscaping was not part of the advertised project, as that verbiage was not included on the application. Mr. Lindgren advised that the Commission could review it, and direct staff to administratively approve it, if viewed as sufficiently minor.

Mr. Menard presented the project in accordance with the submitted plans and as described above to remove an earlier addition and construct a new addition to the east for the master bedroom and office, together with a general renovation/restoration of the house addressing many rotting and/or deteriorated areas. Design elements include: Change configuration of roof; simplify and go back to brick facades, painted white; dark Royal blue shutters on first and second floor; roof: pale concrete tile; and, replace railing with aluminum Chippendale railing painted black.

Commission Comments: The Chippendale railing is a mistake...the existing railing is probably original; the partial hip has such a high ridge...decrease the massing there; great to have the house restored rather than razed; great job to restore in brick; agree about the railings; lower the roof of the addition; and, the ornamentation under the windows on the new addition is unnecessary.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, BUT MAINTAIN THE EXISTING RAILINGS, LOWER THE ROOF PITCH, AND REMOVE THE ORNAMENTATION UNDER THE WINDOWS.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.

Don Skowron continued with the landscape/hardscape stating that the client wants to make the property feel as large as possible so they can live property line to property line. Other than a few major plants on site, the landscaping is "pretty dated" and does not contribute to the client's program. Design elements include: Maintain Royal Palms; Ficus hedge around entire property; change circular driveway to one way driveway with one entrance; Adonidia Palms in front courtyard; new garden at master bedroom wing; re-worked pathways, a/c and pool equipment; existing pool remains as is; add grass in pool area; simple landscape with Coconut Palms, Pygmy Date Palms; Green Island Ficus; color added to front; basically, grass, trees and palms; and add another half of a Seagrape to create one large Seagrape.

Commission Comments: Add height at the pedestrian gate and parking area...seems out of balance; attractive, but can we approve it?; can it be staff approved?; there are only 3 elevations here...what happened to the west side?...other than a wall, there is no landscape there.

Mr. Skowron responded that the client is willing to plant a hedge on the west side at 10-12 ft. in height.

After consideration of the project, Mr. Lindgren felt that the landscape, if handled separately, would have been processed as a minor project, which requires no notice to surrounding property owners.

**MOTION BY MRS. VANNECK FOR APPROVAL AS SUBMITTED, EXCEPT MITIGATE THE DRIVEWAY ON THE WEST SIDE FOR INCREASED HEIGHT AND INSTALL A 12 FT. HEDGE ON THE WEST SIDE IN THE SERVICE AREA, AND STAFF CAN ADMINISTRATIVELY APPROVE THE LANDSCAPING.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

[B - 040 - 2015 Modifications](#)

Address: 157 Everglade Avenue

Applicant: Mr. and Mrs. James Clark

Architect: MP Design & Architecture

Project Description: Relocate garage doors to the original location. Door and window changes at south, east and west elevations and associated changes as presented on these drawings.

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture

LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

Mr. Perry presented the project pursuant to the submitted plans and as described above. Design elements include: Restore garage to original location with two cypress garage doors; re-center front door; add two pairs of French doors to living room; add/change fenestration as presented; change all windows and doors to hurricane rated; remove pergola at master bedroom; change cast stone balustrade to aluminum railing and add aluminum railing in other location(s) as presented; modify cave; and, lower loggia walls where pool will be removed.

Matt Jackman continued with the landscape/hardscape pursuant to the submitted plans, with design elements to include: Remove hardscape in various locations; new driveway (cast stone

with synthetic turf joints); driveway openings at 12 ft.; removed raised pool; new pool (11 ft. x 48 ft.) re-use as many existing palms as possible; 3 water features spit into pool; new fire pit with seating area in rear corner of property with existing and additional screening; 2 large Bismarck Palms on either side of pool; 10 ft. hedge in front; Ficus trees on axis with front door; flowering shrubs in front; and, raise depressed area of yard.

Commission Comments: Add a big tree with overhang to soften garage entrance; it's an urban house...adding more trees there complicates it; great job to restore...don't think another tree is necessary.

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

C. **MINOR PROJECTS - OLD BUSINESS: (12:53:38 a.m.)** None

D. **MINOR PROJECTS-NEW BUSINESS: (12:53:39 a.m.)**

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

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

Mrs. Delp stated that she had been handed a note that the applicant had to leave to get to the hospital.

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

A - 024 - 2015 Signage

Address: 2875 S. Ocean Blvd. #208

Applicant: Bethesda Health Physician Group, Inc.

Architect: John Holt

Project Description: Install Bethesda Health Physician Group on exterior of building

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: David Miller

Mr. Miller presented the request for signage in accordance with the submitted plans and as described above. The signage consists of dimensional bronze aluminum letters pinned off the building, with no illumination. Mr. Miller indicated that the Town Council had previously approved the variance for this signage on the second floor level.

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

[A - 026 - 2015 Landscape/Hardscape](#)

Address: 335 Crescent Drive

Applicant: John Thorndike

Architect: Lewis & Associates

Project Description: Install a rear yard 6 ft. site wall on property with new 4 ft. Clusia Guttifera hedge to be planted along wall

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

ARCHITECTURAL PRESENTATION BY: John Thorndike

Mr. Thorndike, the owner, presented the project in accordance with the submitted plans and as described above to remove an existing deteriorated fence and replace it with the proposed 6 ft. stucco wall with 4 ft. Clusia planted against it on the N. County Road side of the wall.

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

[A - 027 - 2015 Addition & Modifications](#)

Address: 1350 N. Ocean Boulevard

Applicant: Bill Bryan

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

Project Description: 19 sq. ft. first floor extension under an existing second floor. Replace single French door with a pair of French doors to match existing on same facade. Remove existing non-operable fake shutters.

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

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran, Architect P.A. (SKA Architect + Planner)

Mrs. Albarran presented the project for this small infill addition underneath the second floor terrace, as described above.

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

IX. [COMMUNICATIONS FROM CITIZENS \(3 MINUTE LIMIT PLEASE\):](#) (01:03:19 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (01:03:23 a.m.)

Mr. Page reported that two appeals will be heard by the Town Council at the May 13, 2015 meeting: 253 Jamaica Lane and 475 N. County Road. As Mr. Vila and Mrs. Vanneck will not be able to attend that meeting, Mr. Garrison will attend. *(Note: After the meeting, Mr. Garrison informed staff that he also would not be able to attend the Town Council meeting. Mr. Knowles will attend.)*

Mr. Garrison commented that he is a proponent of continuing ARCOM's current practice of treating the architecture and the landscape/hardscape as separate issues for review to be fair to the applicant.

There was a question relative to appeals and who has standing to file an appeal. Mr. Page will check with Mr. Randolph relative to that issue.

There was discussion relative to preliminary landscape approvals, especially with regard to the 476 S. Ocean Boulevard project.

XI. ADJOURNMENT:

MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 1:26 P.M.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Robert. J. Vila, Chairman
ARCHITECTURAL COMMISSION

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The next meeting of the Architectural Commission will be held on Wednesday, May 27, 2015 at 9:00 a.m. in the Town Council Chambers, 2nd Floor, Town Hall, 360 S. County Road, Palm Beach.