



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

WEDNESDAY, MARCH 25, 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: (09:00:17 a.m.)

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

II. ROLL CALL: (09:00:20 a.m.)

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

Staff Members Present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney, John C. Randolph, did not attend this meeting.

Let the record show that a court reporter, Dawn McConnell, was present for B-125-2014, 1330 South Ocean Boulevard.

III. PLEDGE OF ALLEGIANCE: (09:00:38 a.m.)

IV. ELECTION OF OFFICERS: (09:00:57 a.m.)

MOTION BY MRS. VANNECK TO NOMINATE MR. VILA AS CHAIRMAN.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. GARRISON TO NOMINATE MRS. VANNECK AS VICE CHAIRMAN.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

V. APPROVAL OF THE MINUTES FROM THE FEBRUARY 25, 2015 MEETING: (09:01:46 a.m.)

MOTION BY MRS. VANNECK FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED UNANIMOUSLY.

Mr. Page referenced the voting conflict form filed by Mr. Sammons last month.

VI. APPROVAL OF THE AGENDA: (09:02:13 a.m.)

MOTION BY MR. KARAKUL FOR APPROVAL OF THE AGENDA.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Mr. Lindgren reported that the applicant for A-008-2015 has withdrawn the project.

MOTION BY MRS. VANNECK TO WITHDRAW A-008-2015 AT 215 ONONDAGA AVENUE.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

VII. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:03:12 a.m.)

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

VIII. OTHER BUSINESS: (09:03:35 a.m.) None

IX. PROJECT REVIEW: (09:03:39 a.m.)

A. MAJOR PROJECTS: OLD BUSINESS AND NEW BUSINESS: (09:03:46 a.m.)

B - 028 - 2015 Generator

Address: 271 Plantation Road

Applicant: Anderson J. Arnold, as Trustee of the Anderson J. Arnold Revocable Trust dated July 27, 1999 and Helen G. Arnold, as Trustee of the Helen Gill Arnold Trust date June 4, 1999

Architect: Dario C. Giacomelli

Project Description: Installation of a 36 kw generator to be placed in the street side yard along North Lake Way with a setback of 15.33 feet in lieu of the 25 ft. minimum required and other associated items. Color of wall enclosure to match existing residence.

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

ATTORNEY PRESENT: M. Timothy Hanlon for the applicants
ARCHITECTURAL PRESENTATION BY: Dario Giacomelli, Giacomelli Architecture

Mr. Hanlon stated that this project has been reviewed and approved by the Town Council three times (2011, 2014, and currently) for setback variance. The generator is not visible from the street as it is surrounded by 4 ft. walls and vegetation. Mr. Giacomelli responded to a question relative to the height of the generator vs. the height of the wall.

It was noted that it was helpful to have the generator specs and photos for review of the project, and it was suggested that this be required of all generator projects.

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

B - 009 - 2015 New Residence

Address: 530 S. Ocean Boulevard

Applicant: Mr. Ken Parker/530 South Ocean Boulevard, LLC c/o Gregory Young

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

Project Description: New two-story residence with partial basement and pool. Final hardscape and landscape. Building and Trim Color - Cream; Roof - Grey

At the January meeting, a motion carried to defer the architecture for re-study and defer the landscaping, both to the February meeting. At the February meeting, a motion carried for approval of the footprint and landscaping, but the detailing is to return in March, especially on the east elevation.

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

ARCHITECTURAL PRESENTATION BY: Angie Janesheski and Harold Smith, Smith and Moore Architects

Ms. Janesheski presented revised plans in response to last month's deferral and request for detailing and general simplification. Changes include: Added window back into stair hall; roof plan changed to match redeveloped cornice design; removed ornamentation from dormers; moved away from Corinthian to Ionic details at cornice; removed exterior gutters in favor of concealed gutters; re-studied entablature and string course and proportions; removed Ionic pilasters; re-studied intercolumniation on north side entrance bay; north elevation changes (new plans placed on ELMO projector) to include simplified string course and cornice; added stair hall window for more light; decreased overhang on family room pavilion and garage, and added window above side entry; west elevation: simplified and added stucco with quoin corners on upper level; south elevation: simplified style of windows; and, change to roof material: natural grey slate.

Commission Comments: Questioning the concealed gutter detail; good job; missing drip at a few places; gutter too small; wonderful presentation...you did what we asked and did it well.

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

B - 029 - 2015 Cabana and Pergola

Address: 101 Indian Road

Applicant: Fair Dinkum Construction

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

Project Description: Pergola and Pool Cabana

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

Mr. Smith passed additional plan pages in response to members' ex parte communications. Two cabana structures (10 ft. x 20 ft.) were previously approved on the north and south sides of the pool. The proposal is to enclose the outer portions of the north pergola, but the south pergola would remain open. The exteriors of the enclosed portions will be softened with trained vines.

Commission Comments: Concern that the north cabana may be visible from East Inlet Drive...the neighbors would like it screened; also, request that you landscape the south side of the wall at the beach easement.

Mr. Smith responded that he will landscape the south side of the wall as long as the Town approves planting in the easement. He added that the north and south property lines are heavily landscaped.

MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS-OLD BUSINESS: (09:31:46 a.m.)

B - 108 - 2014 New Mixed Use Condominium/Commercial

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S) Address: 221 & 231 Royal Poinciana Way, Sunset Avenue, 214 Sunset Avenue, 214 Sunset Avenue, 216 Sunset Avenue

Applicant: T3 Family Investments, LLC

Project Description: Construction of a 120,525 square foot, two (2) story mixed use condominium structure with 100 underground parking spaces, 26,204 square feet of commercial space on the first floor and six (6) residential units on the second floor totaling 36,179 square feet (34,618 square feet under air). Building Color-Off White; Roof-Terra Cotta Clay Barrel tile; Trim-Terra Cotta

At the September meeting, after review of the project, a motion carried for deferral to the October meeting. At the October meeting, after review of the project, a motion carried for deferral to the November meeting. At the November meeting, after review of the project, a motion carried for deferral of the architecture and a second motion carried for deferral of the landscaping. At the December meeting, a motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried "to send this to the Town Council approving the schematic plan of this project and that it is deferred for the final architecture to February so that in February the applicant can come back with all of the

requirements shown from the variances that were granted or not granted and the details and materials presentation of each building, and then in February, that we take this up." At the February meeting, staff recommended deferral to the March meeting due to the deferral at the Town Council level. As such, a motion carried for deferral to the March meeting.

Please be advised that the applicant has requested deferral to the May meeting due to being deferred at the Town Council level.

Mrs. Vanneck stated that due to the Town Council deferrals, it is appropriate for ARCOM to make an exception to the number of permitted deferrals. She noted, however, that the applicant's demolition approval expires in May.

**MOTION BY MRS. VANNECK FOR DEFERRAL TO THE MAY MEETING, BUT NOTING THAT THIS IS THE FINAL DEFERRAL.
MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED UNANIMOUSLY.**

Chairman Vila requested that all material samples need to be brought to the meeting in May.

B - 125 - 2014 New Residence

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Affiniti Architects, Benjamin Schreier

Associate Architect: Daniel Menard, La Berge and Menard

Address: 1330 S. Ocean Boulevard (formerly known as 1300 S. Ocean Blvd. Lot 2 Casa Apava)

~~Project Description: Two-story West Indies influenced home totaling 15,240 sq. ft., swimming pool and associated landscaping. Building and Trim Color White; Roof Brown Concrete Roof Tiles; Shutter Color Blue~~

Revised Project Description: New two-story single family residence with "Italianate/Mediterranean" style. House is 13,510 sq. ft. plus 2,739 sq. ft. in outdoor covered space. Revised landscape plans and details. Roof-Dark Red Barrel Tile; Building Color-White; Shutter Color-Forest Green

At the November meeting, after hearing the project, a motion carried to defer the project to the December meeting for re-study. At the December meeting, after review of the project, a motion carried to defer to January for re-study. At the January meeting, a motion carried to approve the architecture of the house, subject to returning with the detail from the front door, studying the front door, studying the use of stone on the front entrance, and studying the balcony on the northwest side of the second floor, and the landscape must come back (deferred to February) and be presented. It was clarified that the applicant is to return with the re-study of the named issues as well as with the landscaping. At the February meeting, a motion carried to defer to the March meeting, as the record shows the enumerated criticisms, and there is a need for samples, details, figures, and, improve the scale of the landscaping.

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

ATTORNEYS PRESENT: Maura Ziska and James Green for the applicant

ARCHITECTURAL PRESENTATION BY: Daniel Menard, La Berge and Menard, Associate Architect

LANDCAPE PRESENTATION BY: Joe Peterson

Mr. Page explained that Attorney James Green filed an appeal of ARCOM's February action which will be heard by the Town Council in April. The basis of the appeal is that ARCOM reviewed and commented about aspects of the project in February that were not part of the deferred items per the January motion. If the project is approved today, the appeal will most likely be withdrawn. On the other hand, if the project is not approved, the appeal will be heard in April. Mr. Randolph had opined that the basis of the appeal is valid and that ARCOM should have limited its comments to the three items that were mentioned in the January motion.

Mr. Menard presented revised plans with regard to the three items to be restudied per the January motion: the front door, the use of stone at the front entrance, and the balcony on the northwest side of the second floor. Regarding the front door, it is now proposed as a glass and metal door in a bronze finish. The northwest balcony has been removed from the plan. Mr. Menard showed a detail of the proposed front gates, showing gates which are a variation of the newly proposed front door design with the same coloring and architectural elements. As to the study of stucco vs. stone, a pure white stucco option was shown vs. a stone option in muted earth tone colors. The stone option includes blue shutters, beige colors, and a toned down roof in typical variegated barrel tiles, removal of the large entablatures, stone pots in the front arches, and fountains re-designed in stone. Windows will be wood windows instead of metal.

Commission Comments: Object to the balconies with no doors; frame around the front gates is too heavy; pilasters are too wide for their height; do we only get one "bite of the apple" and if we miss something, and see it next month, we cannot pursue it?; vastly improved with removal of northwest balcony; prefer the stone option for a house of this size and scale; the balconies without doors were not part of the previous versions of this project; now you have added new things to the project which are now not consistent; the false balconies are inappropriate; front door is better and the house is better; the fountains got wider...they seem commercial and overscaled.

Mr. Menard commented on the balconies in question. He stated that on the rear, they are balconies, but on the front of the building, they are to hold flower pots. Mr. Menard showed the video of the revised project for clarification.

Commission Comments: The window boxes are too large and too much...you can take them off without any problem; fountains are too large; window samples?; it has character and will be an asset to the south end; prefer the stone option;

MOTION BY MR. GARRISON TO APPROVE THE PROJECT WITH THE STONE, WITH MRS. VANNECK'S COMMENTS ABOUT THE BALCONY, AND WITHOUT PLANTERS, AND SCALE DOWN THE FOUNTAINS.

There was no second to the motion at this time to allow for presentation of the landscaping.

Mr. Peterson stated that he added a significant amount of landscaping since the last presentation. Changes include: Removed pedestrian front gate; beefed up the front landscaping-more Holly trees, added flowering plants, changed Live Oaks to more Gumbo Limbos; enlarged size of front landscape islands, and added another one in the northeast corner; added vines to walls at front fountains; increased height of front Magnolias; south side: added ground covers; west elevation-added larger shrubs and foundation plantings; on beach: added native colorful material; and, north property line-added second row of 10 ft. clear trunk Cabbage Palms for uniformity.

Commission Comments: Ask that palms on west elevation be less straight; reduce the width of the driveway gates from 16 ft. to 14 ft.; like the Coconut Palms in a row as shown; and Coconut Palms will not remain straight...leave it to landscape architect.

MOTION RE-STATED BY MR. GARRISON TO APPROVE THE ARCHITECTURE WITH THE STONE, AS PRESENTED; WITHOUT THE FLOWER BOXES; AND WITH THE COMMENTS ABOUT THE LANDSCAPING...AND IMPROVE THE LANDSCAPING AS PART OF THIS WHOLE PACKAGE; AND REDUCE THE WIDTH OF THE DRIVEWAY GATES TO 14 FEET; AND, SCALE DOWN THE FOUNTAINS. MOTION SECONDED BY MRS. VANNECK. MOTION CARRIED UNANIMOUSLY.

Attorney James Green stated, for the record, that the appeal is withdrawn.

B - 002 - 2015 Demolition and New Residence

Address: 257 Sandpiper Drive

Applicant: G.W. Purucker Homes J.V.

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Demolition of an existing one story residence, hardscape, landscape and pool. Construction of new two-story residence including new hardscape, landscape and pool. Building Color - Off-white; Roof - White cement tile; Trim - White; Shutters - Blue/Green. At the January meeting, a motion carried for approval of the demolition with the typical caveats for sodding and irrigating. A second motion carried to defer the architecture for further study (to February) so the building is more harmonious to the surrounding neighborhood in the areas of its architectural design, its massing, scale, rhythm, and the way it greets the street. At the February meeting, a motion carried to defer to March "because there doesn't seem to have been a lot of care given to the design...I'm very skeptical that this is going to be something that we want. Come back with better details, a little more study...please think about the neighbors...they want one-story houses. You can get the program into a one-story house."

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
OTHERS WHO TESTIFIED: Reinhard Brandner, Greg Weissman, Kurt Hasenhuttl, William Shenkman, and James McCartney Wearn

Mr. Lindgren read the majority of the following letter into the record: A lengthy letter dated March 20, 2015 from James McCartney Wearn on behalf of Mrs. Kenneth B. Richter, 250 Sandpiper. Mr. Lindgren referenced other correspondence in opposition to the project from the following: Vincent and Cathy Young, 225 Sandpiper; Michael Abtahi, 240 Sandpiper; Shelton and Lynda Clyatt, 217 Sandpiper; William and Maureen Shenkman, 248 Sandpiper; and Dr. Kurt Hasenhuttl, 280 Sandpiper.

Mr. Janssen distributed some new plan renderings based upon the new design. He stated that the property owner would still like to have a two-story section of the home to allow for more open space in the rear. The plans have been revised since last month to move the two story mass back 64 ft. from the front property line in the northeast section of the property. The ridge height of the two-story section, per Mr. Janssen, is 34.9 feet, as compared to 22 ft., 26 ft., and 28 ft. for some of the neighboring properties. The footprint is 3,840 sq. ft., with the second floor area at 1,094 feet.

Commission Comments: You have made an effort here, and have re-designed it; you have looked at other homes with two-story sections; you could look at the pitch of the roofs to bring it down; my eyes tell me that there are two story residences on Sandpiper and Eden; looks much improved, but the central portion is still too high; in looking at the east and west elevations, the two sections do not relate; drop it down further; the character of the house is not the character of the neighborhood...it's too plain...do not like the front door treatment with the little roof; the house is very symmetrical in the front, but the appendage in the back sticks up; the renderings are deceptive...the house is very large, but not successful architecturally; this is the third time that the neighbors have had to be here, and I don't think you have heard them or us; it is not successful in being either a one or two story house; no charm; the fenestration is confusing...different proportions, lite sizes and widths on the windows; not really studied; no proportional logic to any of this; proportion of fenestration is chaotic; only 7 of 23 neighbors object to this project...not overwhelming opposition; this latest proposal lacks the charm that the second revision had; the north end is evolving; and, we need to be careful not to set a precedent that we are limiting the construction of homes to one story.

Reinhard Brander, 315 Eden Road, Greg Weissman, 264 Sandpiper, Kurt Hasenhuttl, 280 Sandpiper, William Shenkman, 248 Sandpiper, expressed their opposition for the project. James McCartney Wearn submitted a page of the Palm Beach Atlas, Sandpiper Drive, noting properties which are low level homes on Sandpiper Drive.

MOTION BY MR. GARRISON TO DENY THIS APPLICATION BASED UPON SECTION 18-205 (a) 1, 4 & 5.

MOTION SECONDED BY MRS. VANNECK.

Mr. Janssen asked for clarification. Mr. Vila responded that this looks like a "pop-up" and architecturally, it has a lot of failures.

MOTION CARRIED 5-2, WITH MR. GRUSS AND MR. SAMMONS OPPOSED FOR TECHNICAL REASONS.

Mr. Vila asked for clarification on the technical issues. Mr. Sammons noted that this approach can work, but it has not been studied well enough to make sense. Mr. Gruss stated that the design fails for reasons that the proposed building is not in conformity with good taste, etc., but he did not feel that it was excessively dissimilar to other homes in the neighborhood. Mr. Garrison clarified that his motion to deny has nothing to do with the house being two stories...it is the architecture itself.

Let the record show that there was a short recess at 11:08 a.m. to 11:20 a.m.

B - 007 - 2015 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 275 N. County Road

Applicant: Franklyn DeMarco

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Demolition of existing two-story Bermuda style home. Construction of new two-story Classical style home to be approximately 5,500 square feet including a two-car garage with guest suite above. Final landscaping will also be included. Building Color - White; Trim - Stucco; Roof - Slate Grey concrete tile

At the January meeting, a motion carried to approve the demolition with the typical caveats for sodding and irrigating. 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 defer the project to the February meeting for re-study of the elevations and landscaping based on the comments made. At the February meeting, a motion carried to approve, with the proviso that you come back next month with revised balcony placement, eave detail, lintel detail, a simplification of the gate design, and portico, and awning.

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

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

Mr. Segraves presented revised plans in response to last month's deferral. Changes include: Moved balcony railing in for better alignment; provided eave details; made beam deeper at portico; changed lintels so they come out 3"- 4"; simplified the gate (and presented a design alternative today); added another column on each side of the awning and re-positioned columns; and, provided cornice fascia detail. Mr. Segraves displayed the gate design alternative for a straight picket.

Commission Comments: The sills should project the same as the lintels; prefer the simpler (second) gate option.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED UTILIZING THE SECOND GATE.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 010 - 2015 Gate

Address: 475 N. County Road

Applicant: Christopher and Vicki Kellogg

Architect: Ralph Cantin, AIA

Project Description: New black anodized aluminum gate on service driveway

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

Let the record show that Mr. Sammons left the dais due to his continuing voting conflict with this project. Mr. Ives will vote.

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

ARCHITECTURAL AND LANDSCAPE PRESENTATION BY: Ralph Cantin
OTHERS WHO TESTIFIED: Attorney James K. Green

Mr. Cantin presented photos to illustrate the revised project with landscaping. He explained that 30 Spanish Stoppers or Eugenia (54" high) will be planted at the area of the gate.

Mr. Vila reminded that ARCOM's sole purpose is to review the aesthetics of the gate and the landscaping.

MOTION BY MR. GARRISON TO APPROVE SPECIFICALLY THE REQUEST FOR GATES AND LANDSCAPING.

Attorney James K. Green, 222 Lakeview Avenue, West Palm Beach, stated that he and Paul Rampell represent Cristina Noble, the owner of 473 North County Road. Ms. Noble owns an easement over the Kellogg property, and opposes the application as the gate will block and delay service access to her property. Further, Attorney Green stated that his client has not joined Mr. Kellogg in this application. Mr. Green referred to an application which was heard before the Landmarks Preservation Commission on January 21, 2015 involving these two properties and property owners, where the signatures of both property owners were required on the application. He submitted two documents for the record: Noble Exhibit 1-Verbatim transcript of the Landmarks Preservation Commission meeting of January 21, 2015, and Noble Exhibit 2- Letter dated March 24, 2015 from James K. Green to John C. Randolph, Town Attorney. He stated that Robert Moore, former Director of Planning, Zoning and Building, was present and would testify that it has been a long practice of the town that if an application affected the property rights of two owners, both signatures were required.

Mr. Vila advised that this is not the right venue for these legal arguments.

**MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 6-1, WITH MR. GRUSS OPPOSED.**

B - 012 - 2015 New Residence

Address: 208 Angler Avenue

Applicant: Edward P. Grace III and Holly Grace

Architect: Jeffrey Gapster, Architectural Design Assoc.

Project Description: New single family home: One story, totaling 4471 sq. ft., with white stucco lap siding, white trim, grey shutters, grey cement tile roof. New pool, associated hardscape, landscape and landscape lighting.

At the February meeting, a motion carried to defer to March for re-study of the fenestration and dormer details and avoid the front loading garage, and noting that we want to see something unique and studied to the place.

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

ARCHITECTURAL PRESENTATION BY: Jeffrey Gapster, Architectural Design Assoc.
LANDSCAPE PRESENTATION BY: Steve West, Parker Yannette Design Group

Mr. Gapster presented revised plans pursuant to the comments made last month. Changes include: Reduced overhangs on dormers and cupola; lowered height of cupola; crown moldings

added to cornices at dormers; window to left of front door was enlarged and moved; garage doors changed to louvered panel design without windows; removed curved decorative louver over front entry; and added weather vane on garage.

Commission Comments: We should have before and after plans and ones with scale figures; windows are getting very horizontal and unattractive; shutters don't appear to be the right size; he has done what we pointed out; I thought we wanted to avoid the front loading garage; and, the front window in a bedroom is out of scale to the other fenestration.

Mr. West continued with the landscape/hardscape pursuant to the submitted revised plans. Design elements include: Shifted the east side of the driveway to offset the view of the driveway; driveway width is 12 ft.; shifted west side of driveway also; Ligustrum and layered shrubs to cover garage; added more landscaping to the front; west elevation: increased height of perimeter Clusia hedge and added 2 Alexander Palms to soften the roofline; east elevation: increased height of perimeter hedge and added Adonidia Palm to help break up roofline; and, driveway material: concrete pavers sand set.

Commission Comments: You need to screen the garage more with a raised tree; the Chinese Fan Palm is not doing enough; place another tree, perhaps Ligustrum, so it does the job to screen the garage; and, one driveway is 11 ft. and the other is 12 ft....make them both 11 ft.

MOTION BY MR.SAMMONS FOR APPROVAL OF THE ARCHITECTURE, AS PRESENTED, AND THE LANDSCAPING, BUT DECREASE THE WIDTH OF THE DRIVEWAYS TO MAKE THEM EQUAL - 11 FT., (THE FLARING IS EXCESSIVE. REDUCING THE CURB CUT MAY BE POSSIBLE IF YOU REMOVE THE STRAIGHT SECTION THAT KEEPS IT FROM BEING A FLUID CURVE) AND PROVIDE INCREASED SCREENING FOR THE FRONT LOADING GARAGE.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.

C. **MAJOR PROJECTS-NEW BUSINESS: (11:39:25 a.m.)**

B - 019 - 2015 Gates

Address: 760 N. Ocean Blvd.

Applicant: Palm Beach Country Club

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.

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

ATTORNEY PRESENT: Maura Ziska for the applicant

ARCHITECTURAL PRESENTATION BY: Tom Youchak

Ms. Ziska stated that this project was reviewed by the Town Council a few weeks ago for Special Exception with Site Plan Approval. The siting of the generator and gates was approved at that time, with aesthetic review to be done by ARCOM. Mr. Youchak continued with the presentation pursuant to the submitted plans and as described above. The three proposed gates are to be

aluminum gates coated in a twenty year warranted black coating. The emergency generator is located in the maintenance yard. The generator will serve the golf course and sump pumps, but has nothing to do with the clubhouse. It will be housed in an enclosed building, approximately 450 ft. from the nearest home on Bahama Lane, and will be surrounded by 30 ft. Ficus hedges.

Commission Comments: Why black gates on a pastel yellow building with white trim?; very disappointed that the Town Council approved gates for the Club because it sets a precedent...no other Clubs in town have gates; a 32 ft., 28 ft., and a 24 ft. gate...this is not Palm Beach; black is not appropriate; we had another generator building for the Everglades Club presented to us which was quite elegant...this generator building is not attractive...it would have to be screened at all times; question the need for the gates, and question the height and size of them; is there no other way to accomplish the goals?; and, how does the gate design tie into the rest of the property.

Ms. Ziska responded that the gates are being requested for security purposes and will only be closed when the Club is closed. The color can be changed if ARCOM prefers. Mr. Youchak noted that the gates will be manually operated, and he agreed to a color change to white or beige.

Commission Comments (continued): Question why anyone needs a 28 ft. and 32 ft. gate, if service trucks can negotiate the 24 ft. wide proposed gate; illogical nature of camelback design on long gates...it's counter-intuitive; the design of the gates is rather pedestrian...no cap on gates or post; either do it correctly or simplify them completely; what about sliding gates that could be hidden?; the gates are almost 7 ft. tall; recommend a low key design and white gates...strongly consider very simple sliding gates that do not attempt to make an architectural statement; the gates change the character of the entrance...use a more thoughtful approach; why wouldn't the gate supports be piers instead of aluminum posts?; the proposal takes away from the entrance; and, could they be set in further so not such a presence from the street?.

MOTION BY MR. KARAKUL TO DEFER THE GATES FOR RE-STUDY AND APPROVE THE GENERATOR AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Chairman Vila called for a lunch recess from 12:15 p.m. to 1:15 p.m. When the meeting reconvened, Mr. Karakul, Mr. Ives and Ms. Grace had not yet returned. Mr. Karakul and Ms. Grace returned at 1:18 p.m. Mr. Ives returned at 1:45 p.m.

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

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

ARCHITECTURAL PRESENTATION BY: Tom Kirchhoff, Kirchhoff & Associates Architects
LANDSCAPE PRESENTATION BY: Fernando Wong, Fernando Wong Outdoor Living Design

Mr. Kirchhoff presented the project in accordance with the submitted plans and as described above for this new Anglo-Caribbean two-story symmetrical 8000 sq. ft. house on the east side of

Everglades Island. Other design elements include: Tabby driveway; pool in south side yard; hip roof with broad overhang with rafter tails; cedar shingle roof; smooth stucco white masonry walls with dark blue louvered shutters and dark blue garage doors; double hung mahogany impact windows painted white; weathered Epay gate to garden; cantilevered second floor veranda on front of house with Chippendale railing; in rear, open lawn and pool on south side with loggia.

Commission Comments: The house has a strange verticality; the caps on the piers are overly scaled given the more delicate detailing of the house; the posts at the corner should be engaged to the wall or are not necessary at all; a static symmetry that is not so nice; on rear elevation, the intercolumniation is inconsistent all the way across; "it seems to be on stilts"; trouble with street facade is the extension of the roof over this balcony above the front door, and the collision at each end; and, again, a front loading garage.

Mr. Wong continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Symmetrical landscape to match symmetry of house; focus on native plantings; two Canary Date Palms at driveway; Ficus hedge covers the garage completely; Bay Rum Trees in interior courtyard; Medjool Date Palms in rear; Ficus on both sides of property at property line for privacy; Purple Bougainvillea around garage doors; and, other landscape material as presented.

Commission Comments: Nice job on front facade, but we require all four elevations, so you will have to come back; the faded Epay wood will be visible from the street and should not be visible; question the basic premise of the landscaping following the symmetry of the house because Everglades Island is a very informal place with variety and a wild mix of things; plan is too regimented; interject an occasional blooming tree or another type of tree; don't get too close to the pool with the Date Palms; and, love the Bay Rum trees.

MOTION BY MR. KARAKUL TO APPROVE THE ARCHITECTURE, AND DEFER THE LANDSCAPING (TO APRIL).

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 021 - 2015 Modifications

Address: 1338 North Lake Way

Applicant: Sailfish Club of Palm Beach

Architect: Glidden Spina + Partners, Keith Spina

Project Description: Modifications to the site landscape and hardscape and minor modifications to the building.

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

ARCHITECTURAL PRESENTATION BY: Keith Spina, Glidden Spina + Partners

LANDSCAPE PRESENTATION BY: Steve West, Parker Yannette Design Group

OTHERS WHO TESTIFIED: John Newman, General Manager of the Sailfish Club and Susanne Durst

Let the record show that Mr. Ives returned during this project.

Mr. Spina presented the project in accordance with the submitted plans and as described above for these modifications to the Sailfish Club. Design elements include: Add entry pylons, pavers,

several landscape islands and a small sailfish sculpture at the main entry to the property; modify and update valet drop off area in the coastal style; modify and update pool entry in the coastal style and add concrete pavers to slow traffic; modify and update the main building entrance in the coastal style; and, add windows and landscaping at meeting room area.

Commission Comments: Did you consider cobblestones instead of concrete pavers at pool area to further slow the traffic?; concern about pylons at main entrance to property being present every day to prevent people from exiting there, and traffic cones...what can you do to change that?; pull the landscaping out a little more to "pinch" the opening to perhaps avoid the need for traffic cones; and, trees are being added to break up the asphalt, but not enough of them.

Mr. Newman, General Manager, responded to a question noting that service trucks/deliveries take place from 8:00 a.m. to 12:00 p.m., and he described how the trucks maneuver on the property.

Mr. Spina noted that there are some changes to the west side of the property, but Mr. Lindgren had determined that these were not subject to ARCOM's review. In any case, at the request of the Commission, Mr. Spina presented the changes on the west side: changes to the landscape topography to flatten it out; add a small retaining wall; a stair was re-shaped; and, the balcony area was expanded to connect to another part of the club. Mr. Spina explained how handicapped persons will access the property.

Mr. West continued with the landscape/hardscape improvements to include: leveling out the lawn on the west side to facilitate gatherings or events; add a small retaining wall; new walkway from Club to seawall and dock area; Coconut Palms, shrubs, ground cover and sculpture at main entrance; at parking lot to north, retain large canopy trees and add new ones; new cluster of Coconuts at the water along with new shrubs and ground covers; clusters of palms at the handicap access and ramp; vines on the front facade; four (4) rectangular landscape islands (Montgomery Palms were planned, but were not permitted by Town Council) in east parking lot; Ficus screens the back of the kitchen, electric room and utilities; at the south end of the west side, at the new staircase, a compass rose paving pattern is framed by four (4) Medjool Palms, and purple Bougainvillea at the bottom of the stairway; and, other landscape material as presented. The existing flagpole will be relocated to the lawn area to the south. Several large scale pots will be added to the pool deck, and two new landscape islands will be created on the water side of the pool.

Commission Comments: On the north elevation, add some colorful vines to all of the Confederate Jasmine so it's not so monochromatic; new lawn area will be lovely; suggest planting by the retaining wall as a safety measure; perhaps add a Sabal Palm or two to prevent persons from driving into the water; reconsider the Foxtail Palms...they look wrong; consider Belgian pavers or cobblestone to further slow traffic at the pool entrance; and, palms do not provide a lot of shade...consider changing them to shade trees if possible.

Mr. Lindgren read a letter into the record from Douglas Durst, dated March 23, 2015, wherein Mr. Durst (1333 N. Lake Way and 250 Angler Avenue), the neighbor to the east of the Sailfish Club, requests several conditions of approval: 1) That the dumpster light is relocated and shielded; 2) Contact FP&L to address the location of the lights on the poles; suggest removal of the pole lights and replace with new trail illumination poles; and 3) a complaint about the noise generated by delivery trucks too early in the morning; reschedule deliveries to a more appropriate time.

Susanne Durst, owner of the two properties across the street, inquired as to how the dumpster will be covered architecturally or with plantings to make it more pleasant. Mr. Spina responded that the proposed stucco walls and aluminum gates will hide the dumpster, and the Club has applied a shield to the light. The Club has already reached out to FP&L about the pole lights. Mr. Newman stated that he will speak with the company that is making deliveries too early.

Mr. Garrison asked that the Club be sure to have the dumpster gates closed regularly.

**MOTION BY MRS. VANNECK TO APPROVE THE PROJECT, EXCEPT FOR THE
FOXTAILS ON THE WEST SIDE AND PERHAPS ADD SOME COLOR ON THE
NORTH SIDE.**

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

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

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

Mr. Janssen presented the project for this new home at the very north end of Everglades Island pursuant to the submitted plans and as described above. The lot is bounded by water on the north and east sides. Design elements include: Motor court; two garages, one detached two-car garage with a guest suite above, and the other garage attached to the main house; two-story house; outdoor dining terrace; pool; outdoor covered terrace in northeast corner; simple hip roof; Bermuda vernacular; Sponge finish white stucco; roof-white cement tile with slurry coating; and, structural rafter tails painted white.

Commission Comments: It's a shame that you didn't look at the context that the house sits in; that you didn't take advantage in trying to link this house visually with the Mizner houses across the way to create a frame for the entry to the lagoon and views of the Everglades Club; why this style here?; it is clearly the pair to the Mizner stuff; you have an opportunity to create an entryway to the lagoon; the plan is chaotic; every bay is a different thickness; the roof plan is very hyperactive...very confusing plan-wise; this is a very important site and the house is not up to the site; front elevation has static symmetry; east elevation has a pair of windows that don't show up anywhere else; the cyma recta at the top of the column cap never happens; chimney masses are really wide; disappointed that it's such an important site and it's chaotic, hyperactive and poorly studied; the design is busy; troubled, given the uniqueness of the area and what surrounds it; troubled by the verticality; four gables on the garage...too much going on; a very large house...tone it down and try to make a cohesive transition; the front entrance is bothersome...small front door with pergola beside it; the views to the east are non-existent; the house is way too broken up; the roof plan tells the whole story; the house doesn't do the site justice; the east elevation is like the back side of a house; the layout makes no sense...totally unsatisfactory; no view to speak of from kitchen or family room; the pool is shaded by the residence across the street for most of the day; there is a form of this that could be very interesting

there; the scale of the two garages with the dormers does not work in this case; interesting use of the space and the land, and there is a way to take your concept and make it successful there; examine the scale of the garages; it's too top heavy at the master bedroom; examine the house from all the sides for a less chaotic approach; it would be nice if it would harken back to the Everglades Club and that other architecture; not sure that the decorative gable fits; fenestration is odd and unbalanced on the north elevation; this is a unique opportunity to create something that's of a piece of that lagoon; the east elevation fails...treated like a back yard; the floor plan doesn't take advantage of the views to the Everglades Club; unsure how I feel about the language of the house; the collisions in the roof plan tell it all; lacks the elegance that the unique property demands...look for Classical elegance; and, one of the least successful areas is the northeast and northwest area...start with the floor plan and work from there.

MOTION BY MRS. VANNECK TO DEFER TO APRIL.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

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

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

ATTORNEY PRESENT: Maura Ziska for the applicant

ARCHITECTURAL PRESENTATION BY: Roger Janssen

LANDSCAPE PROFESSIONAL PRESENT: Matt Jackman, Nievera Williams Design

Ms. Ziska explained the variances which will be reviewed by the Town Council at an upcoming meeting. The variances are for lot width and lot area, lot coverage, and rear setback for the pool.

Mr. Janssen provided the demolition report for this one-story residence built in 1945.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION AS PRESENTED, WITH THE CAVEAT THAT IT IS SODDED AS SOON AS POSSIBLE AND IRRIGATED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

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

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Mr. Janssen presented the project in accordance with the submitted plans and as described above for this new home with a main entrance on the side of the house. Other design elements include: Two-story house; one car garage; motor court; brick cornice; handmade barrel tile roof; and, aluminum single lite casement windows.

Commission Comments: The side door (main entrance) should be more important...looks too insignificant; you have the opportunity to incorporate the entrance and the stair in an element on the east elevation; question the pitch of the roof; it could be more authentic and have more character; do not care for the plate glass windows on this style of house; the chimney is really wide for the flue; south elevation is a little glassy; looks maxed out; cyma recta at top of chimney cap is not right; doors to the terrace are awfully wide; the columns in the back are too far apart; has terrific potential; focus on the entry door...should not look like a kitchen door; you are missing some opportunities; and, would benefit from a different approach to the windows.

MOTION BY MR. KARAKUL TO APPROVE THE HOUSE, EXCEPT FOR THE FRONT DOOR, CHIMNEY, AND WINDOWS WHICH ARE TO BE RE-STUDIED AND DEFERRED TO APRIL. THE APPLICANT IS INSTRUCTED TO BRING A STUCCO SAMPLE.

MOTION SECONDED BY MRS. VANNECK.

Mrs. Vanneck stated that the landscape is lush and beautiful.

MOTION AMENDED BY MR. KARAKUL TO ADD APPROVAL OF THE LANDSCAPING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Mr. Vila reminded Mr. Janssen to include scale figures in the revised plans.

B - 025 - 2015 Renovation/Reconstruction/Addition

Address: 232 Emerald Lane

Applicant: Charles and Donna Ward

Architect: SKA Architect + Planner, Patrick W. Segraves

Project Description: Selective demolition, renovation, reconstruction, and addition to existing two-story home of approximately 12,000 square feet. Work will include living room, dining room, Florida room, library, kitchen, butler's pantry, family room, breakfast room, laundry room, powder room, pool cabana and bath, five bedrooms, five bathrooms, master suite including her office, exercise room, his and her closets and his and her bathrooms, master bedroom and master bedroom balcony, and guest suite over garage and balcony. Final landscape and hardscape will also be included.

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

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner
LANDSCAPE PRESENTATION BY: Matt Jackman, Nievera Williams Design

Mr. Segraves presented the project in accordance with the submitted plans and as described in detail above. He stated that they estimate that the construction will take about 1.5 years, and because of the large site, he anticipates that all construction parking can be handled on site. He described the areas of the house to be demolished, noting that the center section of the house will

be retained. Design elements include: Change flat roofed areas to pitched roofs; remove existing pool; new pool in rear of property; brick driveway to replace Chattahoochee driveway; front entry remains as is, with stairs; side entry garage doors; and color change to almond with slate blue shutters and white concrete tile roof; take portion of Florida room to create exterior loggia; retain existing widow's walk; replace all windows and doors with mahogany; some fenestration changes; and, add skylight to dining room.

Mr. Jackman continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Existing Ficus hedge to remain; brick site wall with white pickets to remain on Emerald; re-align driveway to be more symmetrical; two 13 ft. driveway openings; St. Louis brick (rich red) driveway and motor court; shade trees selectively placed to slightly obscure views into property; Date Palms and Callophyllum frame entrance to property; Seagrape archway at garage; Clusia archway and gate to service entry; utility area in rear screened by wall and gates; rear garden in Italianate design; large pool in rear pushed back to setback line; pool flanked by four (4) Date Palms; white aluminum pergola structure; 11 ft. x 11 ft. spa structure; moon gate into Asian garden; pond; gravel walkways and stepping stones; cypress pedestrian gate with brick columns in front; and, service drive gate, 12 ft. wide, matching the pedestrian gate.

Commission Comments: Fantastic project...brings it back to its original concept and makeS it contemporary for the modern world; the original portion still retains its charm and beauty...enhances the house and the neighborhood; like the color choices; saving it and restoring it is a great service to the whole area; landscape is good and interesting; and, shade pergola is a bit overscaled...too big at 18 ft.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

Mr. Lindgren referenced two letters which were received: 1) Letter dated March 2, 2015 from T. Downs Mallory, 239 Emerald Lane, expressing concerns about further construction on the street; and 2) a four-page letter dated March 12, 2015 from Dr. Jerome Klein expressing his concerns about how the construction will take place, and the time that construction begins on a daily basis.

Chairman Vila commented that it would be nice if there was more vigilant policing of construction vehicles to handle situations when construction vehicles are creating a nuisance.

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

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.

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

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner
LANDSCAPE PRESENTATION BY: Stephanie Portus, Krent Wieland Design

OTHERS WHO TESTIFIED: James McCartney Wearn

Mr. Segraves presented the project in accordance with the submitted plans and as described above. First, he provided the demolition report for the existing one-story home designed in 1951 by John Stetson. Ms. Portus, speaking to the landscaping, stated that 2 Coconut Palms will be relocated, and the front Ficus hedge will be maintained during construction, but will be removed later.

**MOTION BY MRS. VANNECK TO APPROVE THE DEMOLITION WITH THE
CAVEAT THAT IT IS SODDED AND IRRIGATED AS SOON AS POSSIBLE.
MOTION SECONDED BY MR. GARRISON.
MOTION CARRIED UNANIMOUSLY.**

(Let the record show that Mr. Ives voted on this motion because Mr. Karakul had stepped out.)

Mr. Segraves stated that Jamaica Lane has a mixture of one and two-story homes. Design elements for this new home include: Two-story home with one-story garage wing designed to be a casual north end home in keeping with the neighborhood; garage pushed back over 50 ft. from street; pool in rear; terra cotta clay tile roof; balcony in front at second floor level; cream house with green shutters and white trim; two bay windows on front elevation at first floor; Chippendale balcony railing; and two separate front loading garage doors. Mr. Segraves made some changes to the plans which resulted from ex parte communications. Those changes were submitted at the meeting on new plan pages.

Commission Comments: Attractive, but the houses immediately around it are one-story houses; nice, simple house; appreciate the two separate garage doors; the bay windows are too tall and skinny...go to 4 lites instead of 3; issue with two-stage posts at the projecting balcony; in the rear, the middle section looks a little pinched; issue with middle posts in rear...recommend wood to lighten it up; instead of triple windows, would rather see one window with side lites; charming house; on this street, there are real two-story houses that have been there for quite a while; this will fit in and be a charming house for the neighborhood; try to bring it down just a bit; would prefer to get rid of overhanging roof on south elevation entirely; OK with overhanging roof...it adds a certain bit of charm that would be missing otherwise; and, you are at 29 ft. and the other houses are at 25 ft. and 27 ft....bring it down 2 ft.

Ms. Portus continued with the landscape/hardscape pursuant to the submitted plans; Design elements include: Circular driveway with 14 ft. openings; driveway shifted a bit to avoid a straight view of garages; hardscape: concrete pavers with accent at front drop off in pre-cast or stone with turf strips; pool with submerged spa in rear...pool floating in sod; large pool terrace; small BBQ area; clean, formal landscape to accent house; row of specimen Date Palms at the street; formal layers of green on green; Magnolias on the sides; Italian Cypress at front door; and, privacy hedges on sides and rear.

Commission Comments: You have to come back with the other 3 elevations; you have not landscaped out the garage view; provide height and privacy for the neighbors; reduce the driveway and curb cuts to 12 ft.; taller scale landscaping is needed; you're calling attention to the house with the parade of Date Palms...the neighborhood is more subtle and informal; give us more relief from the garage doors; and, suggest tropical colors.

Mr. Lindgren read all or part of 4 letters/emails received objecting to this project: 1) letter dated March 20, 2015 from Stuart and Hilary Dweck, 252 Jamaica Lane; 2) letter dated March 24, 2015

from Richard and Kathy Lubin, 244 Jamaica Lane; 3) email dated March 24, 2015 from Sidney Roberts, 265 Jamaica Lane; and 4) letter dated March 23, 2015 from James McCartney Wearn, 260 Jamaica Lane.

James McCartney Wearn asked for assurance that his letter with 16 points is included in the record. Mr. Vila assured him that although the 16 points were not read, they are included in the record. Mr. Wearn offered his objections relative to the proposed home, i.e., that this proposed house is right in the middle of an enclave of one-story homes on Jamaica Lane. He questioned the mass, height and bulk of the proposal and requested that the project be deferred for re-study.

MOTION BY MR. GARRISON FOR 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. MOTION SECONDED BY MR. KARAKUL. MOTION CARRIED 6-1, WITH MR. SAMMONS OPPOSED.

Mr. Vila stated, for the record, that as long as the Code allows for two-story homes, ARCOM can just influence the aesthetics and the scale.

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

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
LANDSCAPE PROFESSIONAL PRESENT: Adam Mills, Morgan Wheelock

Mr. Janssen presented the project in accordance with the submitted plans and as described above to construct a charming beach cottage for the extended family of the owners. Design elements include: Two-story beach cottage; 2 car garage; pool in rear; dormered bedrooms; white stucco; and, white concrete tile roof with slurry coat.

Commission Comments: Explain all the dormers; working in right direction...front has "cottagey" feel...problem comes with the scale over the garage; the mud room entrance is 8 ft. tall...with a lack of scale figures, you get a false reading; it's overscaled for what it's trying to be: it's a little cottage with a bad addition; two garage doors would be better than one giant one facing the street; the interior and outside expression have very little to do with each other; needs further study; there is a disconnect...make it a cohesive plan; roof lines are disjointed; perhaps set back the garage; the mass and scale of this one is better; windows are over 9 ft. tall; balcony over garage looks large; and, the idea of a beach cottage is charming, but the execution is overscaled.

There was no review of the landscape/hardscape.

**MOTION BY MRS. VANNECK TO DEFER TO NEXT MONTH (APRIL).
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B - 030 - 2015 New Residence

Address: 176 Canterbury Lane

Applicant: Mr. and Mrs. Troy Maschmeyer

Architect: Smith and Moore Architects, Peter Papadopoulos

Project Description: New two-story Bermuda styled home on existing vacant lot. Final landscape and hardscape. Roof-thick butt white concrete tile; Building and Trim Color-White; Shutter Color-Hunter Green

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

ARCHITECTURAL PRESENTATION BY: Peter Papadopoulos, Smith and Moore Architects
LANDSCAPE PRESENTATION BY: Mario Nievera, Nievera Williams Design

Mr. Papadopoulos presented the project in accordance with the submitted plans and as described above for the new two-story Bermuda styled residence with one-story elements at each of the four corners. Other design elements include: Circular driveway (driveway widths at 11 ft.) and entry courtyard; two separate garage doors; loggia and rectangular pool in rear; equipment area on west side; 6,900 sq. ft. of air-conditioned space; cantilevered balcony over front door; broken roof pitch; painted outlookers; clad wood impact six over one double hung windows with a combination of hunter green Colonial and Bermuda shutters; and, exterior walls and trim to be white. Based on some ex parte comments, Mr. Papadopoulos presented an alternate design for the north elevation.

Commission Comments: Attractive; wonderful execution of the Dutch Colonial style...nice addition to street; the alternate design presented is preferred; like the driveway widths at 11 ft.

Mr. Nievera continued with his native and tropical approach to the landscape/hardscape pursuant to the submitted plans. Design elements include: Seagrapes and Clusia in the front to hide the house from the street; tropical underplanting; front courtyard with grove of palms; screening on both sides is a "total mix", but is lush and tropical, without a lot of straight lines; minimized lawn area; many plant beds; and, pool in rear.

Commission Comments: Like the overall plan; Foxtails at the front door are the weakest part of the plan...they don't add enough to the house; let the Bougainvillea grow across the front; and, good architecture and landscaping.

**MOTION BY MR. KARAKUL TO APPROVE THE ARCHITECTURE AS PRESENTED, EXCEPT FOR THE WIDER WIDTH AT THE ENTRY (per the alternate known as OPTION C - which is approved), AND THE LANDSCAPING, AS PRESENTED, EXCEPT FOR THE RE-STUDY OF THOSE FOXTAIL PALMS.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that Ms. Grace left the meeting at approximately 5:04 p.m.

D. **MINOR PROJECTS - OLD BUSINESS: (03:49:33 a.m.)**

A - 004 - 2015 Modifications to Previous Approval

Address: 710 S. County Road

Applicant: Joan Granlund

Architect: Bridges Marsh Architects, Mark Marsh

Project Description: Modifications to previously approved design to include a one-story addition on the northwest corner, changes to fenestration and miscellaneous finish changes.

At the January meeting, this project was not heard and was deferred to the February meeting at the request of the applicant/architect. At the February meeting, the project was not heard, and a motion carried for deferral to the March meeting at the request of the architect.

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

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Bridges Marsh Associates

Mr. Page responded to a previous request to look into the demolition which has occurred at this site. He reported that the demolition is consistent with previous approvals.

Mr. Marsh explained that when a permit application was submitted in conjunction with previous approvals, the octagonal structure, the living room, was deemed non-conforming. Staff approval was obtained to lower that element to make it conforming. Ultimately, due to the poor condition of that area of the house, it had to be demolished, and will re-built to meet code. The project includes: Expansion to the kitchen wing; new lattice relief element flanking the front door; changed roof parapet railing; simplified lites in French doors; lowered the octagonal room height; changed railing on balcony; and, add small white motion detectors to casita on northwest corner.

MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED, WITH THE PAGE 11 EXTERIOR COLOR, AND RECONFIGURING THE DOOR LITES.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

A - 008 - 2015 Extend Garage

Address: 215 Onondaga Avenue

Applicant: Maria Drelich

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

Project Description: Extension of the undersized one-car garage

At the January meeting, this project was not heard and was deferred to the February meeting at the request of the applicant/architect. At the February meeting, the project was not heard, and was deferred to the March meeting at the request of the applicant.

Please be advised that the applicant requests removal from the agenda. This was withdrawn earlier in the agenda.

E. **MINOR PROJECTS-NEW BUSINESS: (03:59:32 a.m.)**

A - 020 - 2015 BALCONY RAILINGS

Address: 224 Atlantic Avenue

Applicant: 224 Atlantic LLC

Architect: Roger Hansrote

Project Description: Removal of existing balcony railings (black aluminum picket with white wood cap) and installation of new white aluminum and clear glass balcony railings on front and rear of structure.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Roger Hansrote

After brief review of the railing replacement project, as presented by Mr. Hansrote pursuant to the submitted plans....

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

A - 021 - 2015 Landscape/Hardscape

Address: 101 El Bravo Way

Applicant: Thomas O'Malley

Architect: Manuel Angles

Project Description: The scope of work is to reduce the size of the existing motor court paving area, replace with and increase green areas, extend along El Bravo way the existing privacy wall utilizing the same wall, pilaster design and landscaping motif currently in place in order to provide more privacy from the street. There will be no changes to the house facade.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Manuel Angles

Mr. Angles presented the project in accordance with the submitted plans and as described above to extend the 6 ft. privacy wall and add piers on either side of the driveway. The project increases the landscaped area and decreases hardscape area. More privacy is provided to the kitchen area.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

A - 022 - 2015 Landscape/Hardscape

Address: 225 Mockingbird Trail

Applicant: Mike Peacock

Architect: Todd MacLean

Project Description: Proposed landscape and hardscape changes

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

LANDSCAPE PRESENTATION BY: Todd MacClean

Mr. MacClean presented the project in accordance with the submitted plans. Design elements include: Change front yard by removing Ficus hedge in favor of Clusia hedge; add Medjools to frame out the new tower for the entry; espalier front of house with purple Bougainvillea; add driveway area; change pool deck material; driveway material: beige tabby; pool area hardscape: cast stone with planted joint; and, simple lighting plan.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

A - 023 -2015 Landscape/Hardscape

Address: 180 East Inlet Drive

Applicant: Kevin McGann

Architect: Dustin Mizell, Environment Design Group

Project Description: Reduce the size of the existing drive to accommodate a pedestrian courtyard with an entry fountain, a low site all, and a pedestrian gate. Landscaping will be modified accordingly.

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

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Mizell presented the project in accordance with the submitted plans. He showed photos, on the Elmo projector, of the existing conditions at the site to illustrate the poor visibility at the site due to the very high hedges there. The proposal would change the horseshoe shaped driveway to a single entry brick driveway. The entry courtyard entry has an 18" high entry fountain and cast stone walkway trimmed in brick. A small site wall and small wood gate are also proposed, together with landscape material as presented. The project opens up views to the house.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

X. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): (04:11:17 a.m.) None

XI. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (04:11:18 a.m.)

Mr. Vila asked whether there was another way to handle all of the letters that are submitted relative to projects other than reading them. Mr. Page will consult with the Town Attorney.

Mr. Knowles asked that the plans show before and after views, and that they include scale figures. Also, he commented that ARCOM should not be regulated to be limited as to comments that can be made after

a deferral because something may not have been mentioned the prior month. Mr. Lindgren suggested that ARCOM word motions carefully. He discouraged partial approvals.

XII. ADJOURNMENT:

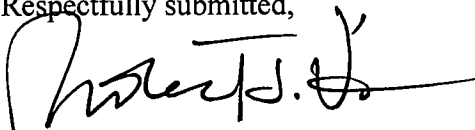
MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 5:30 P.M.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

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

Respectfully submitted,



Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

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CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

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

Application Number and Title:

Address: 257 Sandpiper
Applicant: G.W. Purucker Homes I.V.
Architect: Roger Jossen
Project Description: Construction of new two-story residence

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

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

features of exterior design and appearance:

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

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

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

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

public or private way (except alleys).

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

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

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on 3/20/15

TOWN OF PALM BEACH


Chairman, Architectural Commission

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

NAME—FIRST NAME—MIDDLE NAME SAMMONS RICHARD		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL 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 PALM BEACH	COUNTY PALM BEACH	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 3/25/15		NAME OF POLITICAL SUBDIVISION: TOWN OF PALM BEACH	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

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

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

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

APPOINTED OFFICERS (continued)

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, RICHARD SAMMONS, hereby disclose that on 3/25, 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

3/25/15

Signature

[Handwritten 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.