



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

WEDNESDAY, JANUARY 28, 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:

Robert J. Vila, Chairman	PRESENT
Ann L. Vanneck, Vice Chairman	PRESENT
Kenn Karakul, Member	ABSENT (pending classification)
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 & Building, John Lindgren, Planning Administrator, John C. Randolph, Town Attorney (for part of the meeting), and Cynthia Delp, Secretary to the Architectural Commission.

Let the record show that a court reporter, Paula McGuirk, was present today for B-115-2014 and B-125-2014.

Let the record show that Mr. Ives will vote today due to Mr. Karakul's absence. Until Mr. Ives arrived at the meeting and whenever Mr. Ives was out of the Chambers, Mr. Small voted.

III. PLEDGE OF ALLEGIANCE:

IV. **APPROVAL OF THE MINUTES FROM THE DECEMBER 11, 2014 MEETING:**

MOTION BY MRS. VANNECK FOR APPROVAL OF THE MINUTES.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA:**

Mr. Lindgren noted that two deferrals have been requested, A-004-2015 and A-008-2015.

MOTION BY MRS. VANNECK TO DEFER A-004-2015, 710 S. COUNTY ROAD, AND A-008-2015, 215 ONONDAGA AVENUE, TO NEXT MONTH.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA AS AMENDED.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

(Let the record show that Mr. Ives had not yet arrived, so Mr. Small was a voting member.)

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

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

VII. **OTHER BUSINESS:** None

VIII. **PROJECT REVIEW: (09:03:05 a.m.)**

A. **MAJOR PROJECTS-OLD BUSINESS: (09:03:09 a.m.)**

B - 095 - 2014 Addition

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 120 Jungle Road

Applicant: Jungle Road LLC (Mr. and Mrs. Leo Vecellio Jr.)

Architect: MP Design & Architecture, Inc.

Project Description: Existing tower terrace consisting of 200 square feet to be enclosed as part of existing tower.

At the August meeting, at the request of the applicant's representatives, a motion carried to defer to the September meeting with the strong suggestion that this does not come back in this form. At the September meeting, the project was not heard, and a motion carried for deferral to the October meeting at the request of the applicant. At the October meeting, a motion carried for deferral to the November meeting at the request of the architect. At the November meeting, the project was not heard, but a motion carried for deferral to the December meeting at the request of the architect. At the December meeting, a motion carried that implementation of the proposed variance will cause negative architectural impacts to the subject property. A second motion carried to defer the project to January. *Please be advised that the applicant's attorney submitted a request that this project be withdrawn.*

MOTION BY MRS. VANNECK TO WITHDRAW THIS PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

B - 115 - 2014 New Residence

Address: 1340 South Ocean Boulevard (f/k/a 1300 South Ocean Boulevard - Lot 3)

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Two-story Georgian influenced home totaling 16,665 sq. ft., swimming pool and associated landscaping. Building and Trim Color-White; Roof-Red concrete tile

At the October meeting, after hearing the project, a motion carried to defer to November for re-study. At the November meeting, after hearing the project, a motion carried for deferral to the December meeting. At the December meeting, after review of the project, a motion carried for deferral to the January meeting.

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

ATTORNEY PRESENT: Maura Ziska for the applicant

ARCHITECTURAL PRESENTATION BY: Daniel Menard, Associate Architect

LANDSCAPE PRESENTATION BY: Joe Peterson, Peterson Designs

Mr. Page interrupted the hearing to mention the Town Attorney's cautions relative to proper ex parte communication disclosures. Mr. Randolph clarified his position on this matter and instructed the members on proper ex parte disclosures.

Ms. Ziska stated that the applicant has hired Daniel Menard of LaBerge & Menard to assist in moving this project forward. She noted that there are no objections from any neighbors with regard to this project.

Mr. Menard began by showing the previous submissions of this project and commented about his concerns relative to the original design. He presented the revised project in accordance with the submitted plans. Design elements include: Main center body with two two-story wings and a pavilion to the south; curved front portico; front and back match in style and detailing; design goal for simplified Georgian; use of cast stone as material for main body of house with stucco wings; re-alignment of windows; revised window proportions; curved portico and balcony in rear; lowered gazebo height; copper roof on pavilion; white stucco; windows in wood painted light grey; garage doors painted to match windows; simplified roof lines; house well screened from the road; added two fountains in the front which will be illuminated at night; substantial green lawn surrounding pool; colored paving added to driveway to match roof color; and, front door in bronze with Georgian details.

Commission Comments: Bravo; wall section looks impossibly thin for something clad in stone...tells me that the plan really isn't done; chimneys are off centered; great improvement...looks like house belongs on the site...change of materials is good; these are two dramatic sites....this plan has risen to the level of the lots; details are not done yet...should come back; room for improvement in floor plan, but exterior much improved.

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

MOTION WITHDRAWN BY MR. GARRISON.

Joe Peterson presented the revised landscape and hardscape pursuant to the submitted plans. Changes include: Decreased parking area; added circular walkway and two fountains; added color and trees in the front; sides stay much the same; added Coconut Palms in the rear; removed random linear pavers in rear in favor of lawn; increased size of plantings at spa and pavilion; added vines to pavilion as well as Coconuts; and, Cabbage, Royal and Areca Palms on south side with canopy trees.

MOTION BY MR. GARRISON FOR APPROVAL OF THE ARCHITECTURE AND THE LANDSCAPE.

MOTION SECONDED BY MR. KNOWLES.

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

B - 125 - 2014 New Residence

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

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Affiniti Architects, Benjamin Schreier

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

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.

Call for disclosure of ex parte communication: No disclosures

ATTORNEY PRESENT: Maura Ziska for the applicant

ARCHITECTURAL PRESENTATION BY: Daniel Menard, Associate Architect

LANDSCAPE PRESENTATION BY: Joe Peterson, Peterson Designs

Ms. Ziska stated that Mr. Menard has been retained to assist with this project as well, and this has resulted in a change of style from West Indies to Italian. Mr. Menard presented the revised project in accordance with the submitted plans. He stated that after review of the previous submissions for this project, he determined that a total design change was necessary on this important lot. Design elements include: Two story main body of the house in a north/south orientation with two one-story wings (side loading garages) and a pavilion on the southwest corner; elegant, clean, simple lines; tall ground floor; second story windows are shorter; low pitched roof; a few window and door types; simple detailing; simple colonnade on front and back; dark bronze metal doors and windows; dark green shutters on second floor; no shutters in rear; darker roof color; and, two formal gardens on each side of walkway to front door.

Mr. Peterson continued with the revised landscape and hardscape pursuant to the submitted plans. Design elements include: Very formal design; two formal sculpted gardens leading up to front door; two fountains at front wings of house; large stand of canopy Oaks; retain large palm in corner; south side-added more Royal Palms; two large Strangler Figs to be retained, Coconut

Palms in formal pattern in rear; and other plant material as presented. It should be noted that Mr. Peterson showed only the front and rear landscape elevations, and they were in black and white.

Commission Comments: Great improvement; front door needs more presence; not a fan of stucco on first floor and those arches; insufficient detail shown for fountains; needs more work; like simple, but need something other than stucco...it doesn't have the character that we want; not a fan of quatrefoil windows and fountain; great job...good start; thank you for choosing an appropriate type of house for this climate; the little balcony off the master bath looks like it's on stilts, too centered, too tall...break the order...drop it down and give it a different treatment; re-design front door and perhaps proportions of windows; too far away for approval; landscaping must be deferred since the presentation is insufficient; architecture is appropriate to the climate and the site...terrific job with the re-design; and, there are tweaks to be done...the interior layout has enormous problems.

MOTION BY MR. GARRISON 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.

MOTION SECONDED BY MR. SAMMONS NOTING THAT THE APPLICANT IS TO STUDY OR CONSIDER THESE ISSUES.

IT WAS CLARIFIED THAT THE APPLICANT IS TO RETURN WITH THE RE-STUDY OF THE NAMED ISSUES AS WELL AS WITH THE LANDSCAPING.

MOTION CARRIED 5-2, WITH MRS. VANNECK AND MR. IVES OPPOSED.

B - 131 - 2014 Landscape/Hardscape

Address: 176 Sunset Avenue

Applicant: 176 Sunset Avenue LLC

Architect: KVL A Design, LLC - Landscape Architects

Project Description: Final hardscape, landscape and landscape lighting plan for the new construction of a townhouse with two residences

At the November meeting, after hearing the project, a motion carried to defer for re-study, and resolve the issues with the neighbors, and re-study the back wall so there is increased wall protection between the properties to the south. At the December meeting, the project was not heard, but a motion carried to defer the project to the January meeting at the request of the landscape architect.

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

LANDSCAPE PRESENTATION BY: Steve Kvarnberg, KVL A Design, LLC
OTHERS WHO TESTIFIED: Robert Moore and Marion Gorelick

Mr. Kvarnberg presented the revised project pursuant to the submitted revised plans. Design changes include: Changed front driveway from grey paving to natural travertine pavers and simplified the layout; generator pads shifted to allow a full screening buffer; 12 ft. Callophyllum hedge which is underplanted with Podocarpus buffering the Schottenstein property; added site

wall at both ends of south property line with heavy landscape buffer between; 1 ft. retaining wall; enclose pool equipment in concrete enclosure; increased height of hedge in front from 4 ft. to 5 ft. and increased screening at garage by increasing hedge height from 6 ft. to 7 ft.; added Coconut Palms to mask the roof; decreased height of Coconut Palms along street; and, other plant material and site lighting as presented.

Marion Gorelick expressed her concerns relative to noise from the pool equipment and the south wall and landscape barrier.

Robert Moore, on behalf of Mr. Schottenstein, testified that the Schottensteins are happy with the landscape screening between their property and this property, and are happy that Mr. Kvarnberg has agreed to plant that screening as much as possible and as early as possible.

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

Let the record show that there was a 15 minute recess from 10:25 a.m. to 10:40 a.m.

When the meeting reconvened, Mr. Vila asked for a change to the agenda to allow hearing the project for 257 Sandpiper due to time constraints of Mr. Randolph, Town Attorney.

**MOTION BY MRS. VANNECK TO HEAR 257 SANDPIPER IMMEDIATELY.
MOTION SECONDED BY MR. SMALL.
MOTION CARRIED UNANIMOUSLY.**

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

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
OTHERS WHO TESTIFIED: Greg Weisman, William Shenkman, Kurt Hasenhuttl

Mr. Janssen provided the demolition report for the one-story residence built in 1969.

**MOTION BY MRS. VANNECK FOR DEMOLITION AS PRESENTED WITH THE
TYPICAL CAVEATS FOR SODDING AND IRRIGATING.
MOTION SECONDED BY MR. GRUSS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Janssen stated that the original deed restriction for the Dodge Estates did stipulate that one story homes be built. That deed restriction has since been revoked. Mr. Janssen stated that there are both one and two-story homes on Sandpiper, on Tradewind and on Eden.

As to the project design, Mr. Janssen presented the project in accordance with the submitted plans. Design elements include: Formal entrance off Sandpiper; two car garage accessed from alley; two story center portion; garden and pool; small second floor area placed in middle; small attic storage space above garage; light colored coral stucco; Colonial shutters; double hung sash windows; white cement tile roof; white gutters and downspouts; and, low site walls. Mr. Janssen showed a plat of the area indicating the two story homes in the neighborhood.

Town Attorney John Randolph stated that there had been a deed restriction in the Dodge Estates prohibiting two story homes, but the Town does not concern itself with deed restrictions. If deed restrictions are violated, it is a civil matter. ARCOM can only review this project in accordance with the Town Code. He cautioned that ARCOM should not get caught up in the deed restriction, and should treat this application the same as all others.

Mr. Lindgren read several letters and e-mails into the record:

- (1) Email from Lillian Fernandez, 246 Eden Road, in support
- (2) Letter from Kurt Hasenhuttl, 280 Sandpiper, in opposition
- (3) Email from William Shenkman, 248 Sandpiper, in opposition
- (4) Letter from Michael Abtahi, 240 Sandpiper, in opposition
- (5) Email from Vincent and Kathy Young, 225 Sandpiper, in opposition
- (6) Email from Shelton Clyatt, 217 Sandpiper, in opposition

Greg Weisman, 264 Sandpiper, maintained that his home can hardly be considered a two-story home.

William Shenkman, 248 Sandpiper, stated that the two homes which have been stated to be two-story homes are not two-story homes, and that this proposed home is "right in your face...two stories at the front of the house". He also called attention to the 40 ft. height of the chimneys. He objected to the mass of the proposal.

Kurt Hasenhuttl, 280 Sandpiper, testified that people have stayed with one-story homes on this street. He urged ARCOM to listen to the residents who live there and asked that the harmony of the street not be disturbed. He asked that "this eyesore" not be allowed to be built which would be the end of the street.

Commission Comments: After visiting the street, came to the conclusion that there is only one two-story on Sandpiper (264 Sandpiper) and that is very modest; massing of this project is out of character with the street, but other streets are more built-up; there is a two-story at the end of the block at North Lake Way; obvious that area north of the country club is evolving and a significant number of two-story homes are being built; how could this be excessively dissimilar with the two-story homes on Eden, within 200 feet; this is totally different from anything else on Sandpiper; a one-story house can be built and you may have to sacrifice some back yard; we should not grant a two-story on this street so they can have a bigger back yard; the architecture needs help...looks like it is stretched vertically and doesn't fit in...do 10 ft. heights instead of 12 ft. on the first floor...it would look better shorter; issue with the operable shutters that cannot really close on the windows...Bermuda shutters might be better; windows are too close to corners upstairs; strange loggia in rear; decrease the first floor height; when you read goals of ARCOM...do not destroy aesthetics...achieve balance with neighboring properties...be in harmony with proposed development in general area...when I read the Code, I cannot approve; there is a way, perhaps, through re-study of architecture to alleviate many of the concerns raised

to make it not feel like it feels now; and, the building must be in general harmony...massing of this building is a problem...re-design.

MOTION BY MR. GRUSS TO DEFER TO FEBRUARY.

MOTION SECONDED BY MR. IVES AND RE-WORDED "TO DEFER THE ARCHITECTURE FOR FURTHER STUDY (TO FEB.) SO AS THAT THE BUILDING BE MORE HARMONIOUS TO THE SURROUNDING NEIGHBORHOOD IN THE AREAS OF ITS ARCHITECTURAL DESIGN, ITS MASSING, SCALE, RHYTHM, AND THE WAY IT GREETES THE STREET."

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

B - 122 - 2014 Alterations and Landscape/Hardscape

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 208 Sandpiper Drive

Applicant: Mr. Stephen Livaditis

Architect: Roger P. Janssen

Project Description: 1. Alterations to existing entry portico. 2. Replace existing doors and windows. 3. New hardscape and landscape (1, 2,& 3 relate to 208 Sandpiper Drive) Review of the existing landscaped open space which will be non-compliant with the Code if split from the Vacant Lot 24 on Sandpiper Drive.

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 defer the architecture to the January meeting. A third motion carried to defer the landscape to the January meeting.

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: Bob Fleck

Mr. Janssen presented the revised project pursuant to the submitted revised plans. At the last meeting, ARCOM asked the applicant to deepen the entry portico and re-study the front fenestration. The entry portico has been deepened, and the fenestration has been modified.

Mr. Fleck presented the revised landscape/hardscape pursuant to the submitted revised plans. At the last meeting, ARCOM asked that more green space be created. That has been accomplished by removing 200 sq.ft. of hardscape at the pool area in favor of turf. More pervious area has been added to facilitate drainage.

Commission Comments: Pool is too large for the size of the area it is in; the two Ylang Ylang trees are not appropriate in the front where you have them; perhaps espalier some vines on the front facade to soften it; on the north elevation, two trees block the view from the front entrance...on purpose?...or, could they be separated to frame the front door?; house merits more activity on the north elevation; less symmetry; and more color.

MOTION BY MRS. VANNECK TO APPROVE THE ARCHITECTURAL CHANGES AS PRESENTED, AND DEFER THE LANDSCAPE TO FEBRUARY.

MOTION SECONDED BY MR. GARRISON.

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

B. **MAJOR PROJECTS-NEW BUSINESS: (11:14:51 a.m.)**

B - 001 - 2015 New Residence

Address: 535 S. County Road

Applicant: 535 South County Road, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construction of a new 9,636 sq. ft. single story, Garden home. Final landscape, hardscape and pool. Building Colors: Grey stone, stained dark wood; Shutters: Stained dark wood

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

ARCHITECTURAL PRESENTATION BY: Roger P. Janssen, Dailey Janssen Architects and Renata Furlanetto, MK 27, Brazilian Architect

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Lindgren read a letter into the record from Joseph Pizza, 50 Middle Road, listing no objection to the project. Mr. Lindgren also provided engineering comments from Martin Gauthier, Engineer, stating that no driveway entrance is permitted from a major north/south road (S. County Road); driveway entrance is required from minor road (Via Marina). Mr. Lindgren explained that staff would prefer that the project be deferred for re-study of the site plan to remove ingress/egress on South County Road. If the project is approved, however, a condition is necessary that the applicant resolve the issues with ingress/egress onto South County Road, and if they are unable to resolve it, and have that ingress/egress, they will have to return to ARCOM for approval because it will completely change the site plan. Note: The project is proposed with one curb cut on Via Marina and one on South County Road.

Mr. Janssen introduced the project in accordance with the submitted plans and as described above for what he referred to as an "exciting and unique" project. He stated that the property is currently vacant, at the corner of South County Road and Via Marina. It is very private as it is fully enclosed by landscaping, an aspect of the project which will remain. The plan is for a tropical garden home with no impact to the neighborhood. The main entrance is off Via Marina. The one-story home, with low flat roofs, is separated into two distinct areas, a public living area all open to the garden to the west, and private quarters on the east side of a large stone wall. The project requests that the existing curb cut on South County Road be shifted for access into the detached two-car garage, but this requires Public Works approval. The house is designed to be very organic in nature, very transparent, with limited palette of quality materials and beautiful integration of landscape.

Renata Furlanetto, Design Architect from Brazil, stated that her design goal is always to be as delicate as possible. Design elements include: Elegant, one-story home with simple gestures; two specific wings separated by a long stone wall; living room and entertainment areas on the west side; very transparent; marries the exterior with the interior; east wing has "magic box", wooden facade using wooden panels of vertical slats which filter the light and can be open or closed; sliding glass panels; wall in random stone pattern; travertine flooring; and wood ceilings.

Keith Williams continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: Retain existing site vegetation and relocate vegetation as necessary; two curb cuts: reduced and relocated curb cut on South County Road and one on Via Marina; flagstone and grass at main entry off Via Marina; wooden entry gate; motor court which is lushly screened;

free form pool with no coping, which disappears under the house on west side of house off loggia and family room; in general, it is a natural, tropical landscape with a heavy tree canopy and maintain a clean, buffered look from the street.

All commission comments were extremely complimentary of the architecture and the landscape as presented: Compatible with the neighborhood; a "good plan"; important architectural work which is elegant and bows to nature; marveling at its simplicity as a small, one-story residence which is in harmony with the landscape; the interior is the exterior; marvelous that owners can fulfill their dreams in creating this beautiful setting; and, a fine example of Contemporary architecture. There was only one request relative to replacing the large Ficus tree, which is scheduled to be relocated, with a tree of more importance.

MOTION BY MR. IVES TO APPROVE, REFERENCING THE COMMENTS I MADE BEFORE (ON THE AUDIO RECORD), THAT ESSENTIALLY THAT THIS COMPLETELY FULFILLS OUR ORDINANCE AND IT IS IN HARMONY AND ARCHITECTURAL AND LANDSCAPE COMPATIBILITY AS WELL.

MOTION SECONDED BY MR. GARRISON.

MOTION AMENDED BY MR. IVES ADDING THE CONDITION THAT APPROVAL MUST BE OBTAINED FROM PUBLIC WORKS FOR THE SOUTH COUNTY ROAD INGRESS/EGRESS, AND IF THAT IS NOT OBTAINED, THEY WILL HAVE TO RETURN TO ARCOM FOR RE-DESIGN.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

B - 004 - 2015 New beach house, tunnel, and solar panels

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1906 S. Ocean Boulevard

Applicant: 1902-1906 South Ocean Boulevard, LLC, Stuart Kapp, Manager

Architect: Christopher Stone

Project Description: Proposed one story beach house and deck within the footprint and boundaries of the existing beach house and deck. Proposed rooftop solar panels on a previously approved two-story single family house. Proposed beach tunnel under South Ocean Boulevard connecting the previously approved house and property east of South Ocean Boulevard

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

ARCHITECTURAL PRESENTATION BY: Christopher Stone, Stone Fox Architects

ATTORNEY PRESENT: Maura Ziska for the applicant

It should be noted that a model of the project was brought to the meeting.

Attorney Maura Ziska briefly reviewed the Town Council approvals required for the project, one Special Exception and 4 variances.

Christopher Stone presented the project in accordance with the submitted plans and as described above. He stated that the project includes demolition of the existing architecturally insignificant beach house and construction of a new beach house within the same footprint and boundaries, and which is in keeping with the design of the main house. The beach house includes a powder room, closet and wet bar. It will be well screened with landscaping, but only a bit of the roof will be seen. Materials are weathered teak, ultra-thin framed sliding glass doors, smooth stucco

finish, tabby pavers and cable rail. The second part of the project is the beach tunnel leading from the basement of the house to the bulkhead at the beach. The third aspect of the project is for solar panels on the roof of the main house.

Commission Comments: Concern regarding maintenance of all of the solar panels; roof of cabana is visible...bring the roof down; do not like the entire roof of main house covered in solar panels; pedestrians and drivers will never see the solar panels...applaud the idea to use "green" technology; like to see the roof of the beach house; like to see the roofline of the cabana referring back to the main house.

Ms. Ziska was asked to clarify the variances requested. She explained that the variances are for setbacks for the new cabana to be in the same footprint as the old cabana. The non-conforming use will be kept within the same footprint.

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

MOTION SECONDED BY MR. GRUSS.

MOTION FAILED 3-4, WITH MRS. VANNECK, MR. KNOWLES, MR. SAMMONS, AND MR. GARRISON OPPOSED.

MOTION BY MR. IVES THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WITH REGARD TO THE SOLAR PANELS WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED 5-2, WITH MRS. VANNECK AND MR. GARRISON OPPOSED.

MOTION BY MR. IVES THAT IMPLEMENTATION OF THE PROPOSED 3 VARIANCES IN REGARD TO THE BEACH CABANA HOUSE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED 4-3, WITH MRS. VANNECK, MR. KNOWLES, AND MR. SAMMONS OPPOSED.

MOTION BY MR. IVES TO APPROVE THE ARCHITECTURE AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED 4-3, WITH MRS. VANNECK, MR. KNOWLES, AND MR. SAMMONS OPPOSED.

Let the record show that the meeting recessed for lunch at 12:35 p.m. and reconvened at 1:35 p.m. Mr. Gruss did not return until 1:40 p.m.

B - 005 - 2015 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 101 El Mirasol

Applicant: Jeffrey Blidner and Howard Carr, Trustees of JORAL 2014 PROPERTY TRUST

Architect: Smith and Moore Architects, Peter Papadopoulos

Project Description: Demolition of an existing two-story residence with pool. Construction of a new two-story Neoclassical home with pool. Final landscape and hardscape, together with associated and related improvements. Building and Trim Color - White; Roof - Warm Grey concrete tile

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

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

Mr. Papadopoulos explained the variances requested for this project, one for the non-conforming lot and one related to the roof and parapet. He provided the demolition report for this residence designed by Henry Harding in 1968. Keith Williams, with regard to the demolition, stated that several Seagraves will be retained; a few Coconut Palms will be relocated; and, a large Australian Pine hedge will be kept, but Australian Pine will be removed from the north and south sides of the property.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING (QUICKLY) AND IRRIGATING.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

Mr. Papadopoulos presented the project in accordance with the submitted plans and as described above. Design elements include: No actual street frontage; front door is 90 ft. from the cul de sac; two-story residence in the Classical style; motor court; pedestrian gate leading to front courtyard; one-story garage and exercise room wing; trellised area on north side; rectangular pool to east; equipment area to north of garage; 8,600 sq. ft. under air; central covered entry porch; below grade basement below garage; driveway to garage on west; symmetrical front facade; large oceanfront loggia; limestone covered entry with balcony above; Doric order columns and entablature; windows – wood impact casements and varied lite sizes by floor; smooth stucco finish and limestone sills; front door: painted, six panel raised with side lites and transom; warm dune white for the house and trim color; bronze black windows, doors and railing.

Commission Comments: Successful formal plan; perhaps consider alternative for window at stair on south elevation; take a look at chimney cap detailing; and, (later), variances do not impair the architecture.

Mr. Papadopoulos showed the preferred design alternative "E" for the south elevation on the Elmo projector.

Keith Williams continued with the landscape/hardscape in accordance with the submitted plans. Design elements include: Enter off El Mirasol to cast stone forecourt surrounded by Pigeon Plums; gate and stairs to interior courtyard; driveway on north side to garage and service area;

pool surrounded by lawn area; landscape materials including Coconut Palms, Seagrapes, Green Island Ficus, Pigeon Plums, Podocarpus and other material as presented.

Commission Comments: Height is too consistent on north elevation...vary the height; concern for Podocarpus due to salt conditions.

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

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. GARRISON FOR APPROVAL OF THE ARCHITECTURE AND LANDSCAPING AS PRESENTED WITH THE SOUTH ELEVATION, OPTION "E", AND WITH THE CHANGES SUGGESTED FOR PLANT MATERIAL FOR THE NORTH ELEVATION.

MOTION SECONDED BY MR. IVES.

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

B - 006 - 2015 Additions and Modifications

Address: 550 Island Drive

Applicant: Richard and Cornelia Thornburgh

Architect: Jacqueline Albarran, Architect P.A.

Project Description: Raise and extend existing second floor above kitchen and garage. Modify front entry and living room roof. Small infill addition. Extend dining room and add new covered terrace. Replace all existing doors and windows with new impact. New roof material and all detailing to match existing. Rework existing pool and rear patio. All existing landscaping remains as is.

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

ARCHITECTURAL PRESENTATION BY: Jacqueline Albarran

Mrs. Albarran presented the project in accordance with the submitted plans and as described above. In addition to the above, design elements include: Changing the location of the front entry to provide views through to the back of the house; remove existing canopies in favor of covered terrace; and, fenestration changes. The applicant will return at a future date with landscape/hardscape changes.

MOTION BY MR. GARRISON FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

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

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

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

LANDSCAPE PRESENTATION BY: Don Skowron

Mr. Segraves stated that this project will require Town Council approval of a Special Exception and two variances for side street setback and angle of vision. He noted that the front of the house will be oriented to Dunbar Road.

Mr. Segraves provided the demolition report for this two-story Bermuda house built in 1955. Don Skowron, with respect to the demolition, stated that the Ficus at the northeast corner will be saved along with the Ficus hedge along North County Road and Dunbar. All other vegetation will be removed.

MOTION BY MRS. VANNECK TO APPROVE THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING (IMMEDIATELY, IF YOU ARE NOT GOING TO BUILD IMMEDIATELY) AND IRRIGATING.

MOTION SECONDED BY MR. SMALL.

MOTION CARRIED UNANIMOUSLY.

(Mr. Small voted because Mr. Ives was out of the Chambers at this point, but he returned for discussion relative to the new house.)

Mr. Segraves presented the project in accordance with the submitted plans and as described above for the new residence. Design elements include: Two-story residence with one-story wing; front entrance changed to face Dunbar Road; symmetrical design; stucco exterior; dark mahogany windows; off-white house with dark charcoal roof; iron and glass front door; balconies at openings on second floor front elevation; copper chimney caps; two-car garage with guest quarters above; dormer windows; and, awning covered loggia.

Commission Comments: Issue with height of garage structure; do not like chimney caps; chimneys are much too high; second floor balcony not shown on floor plan; insufficient detail; too boxy; chimneys are way out of proportion; issue with metal balconies and proportion of windows; plans and renderings differ as to windows or doors at the second floor; re-study; dark roof is an issue for energy conservation; why do you need 4 chimneys on this small house?; why are there pilasters on every corner?; windows appear to slam up against the roof and the belt course; question the round dormers at the garage; needs major re-study; lose the chimney caps; re-study chimney heights; select a lighter colored roof; re-study the cornice line around the house; perhaps only keep the center balcony; and, re-study the fenestration.

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

MOTION SECONDED BY MR. GRUSS.

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

Mrs. Vanneck asked Mr. Skowron, though he had not given his presentation, to "beef up" the landscaping because it is minimal as shown; i.e., enhance the house with landscaping. Mr. Vila later suggested that some color be added along North County Road.

Mr. Lindgren read a letter into the record from Robert Harvey (160 Dunbar Road) in support of the project, with certain conditions, and a letter of support from Russell Palmieri (280 N. County Road).

MOTION BY MR. GARRISON TO DEFER THE PROJECT TO THE FEBRUARY MEETING FOR RE-STUDY OF THE ELEVATIONS AND LANDSCAPING BASED ON THE COMMENTS JUST MADE.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 008 - 2015 Re-approval of New Residence

Address: 2299 Ibis Isle Road East

Applicant: Riemann LLC (JRIO Ltd.)

Architect: Studio K Architects (Krsto Stamatovski)

Project Description: New single family residence (re-approval requested from prior approval of B-016-2012)

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

ARCHITECTURAL PRESENTATION BY: Krsto Stamatovski, Studio K Architects

Krsto Stamatovski stated that this house was approved in 2012, but the owner was not ready to move forward with the construction until now. (The original approval is expired.) The design remains primarily the same with just a few changes from the original approval. Design elements include: Two-story Contemporary main house; house has no street presence (on corner of Ibis Isle and the water); natural gravel driveway between Ficus trees; interior motorcourt; one-story garage and one-story simple guest house; extensive glass and transparency; abandon the originally approved use of Resista wood due to maintenance concerns, in favor of white stucco and polished concrete; garage doors and entry doors are now the only wood elements; abandon terrace at southwest corner, and enclose the space, but maintain the landscaping which appears to go through the roof.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. GRUSS.

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

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

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

LANDSCAPE ARCHITECT PRESENT: Keith Williams, Nievera Williams Design

It should be noted that a model of the residence was brought to the meeting.

Mr. Smith presented the project in accordance to the submitted plans and as described above for this new residence in the French Regency style. Design elements include: Two-story block built around interior courtyard; 11,199 square feet under air; symmetrical facade; main block linked by one-story family room pavilion (with three arched doors and transoms) to three-car garage with staff quarters above, which is then linked to the cabana; one curb cut to a squared parking court with a large specimen Seagrape in the center; open lawn area in front; pool in southwest corner in rear; clean orderly landscape; roof-light grey/green slate; Ionic and Doric orders present; limestone detailing throughout; off-white stucco; and, dark bronze metal.

Angie Janesheski continued with review of the elevations and details.

Commission Comments: Needs more study as to fenestration as they are all different widths and sizes on the same elevation; homogenize the window types and locations; proportionally, some strange things happening...lite sizes differ too much; roof plan, in general, is not resolved to the plan; needs a good deal of work to make even one elevation look like it belongs to the same house as another elevation; extruded architrave without articulation; issue with pinched windows; garage seems to dominate over middle pavilion; re-order fenestration and proportions; a very large mass; lack of dining room is an issue; concern with distances between bedrooms and baths; style of house is not appropriate to such a prominent Palm Beach location...will stick out like a sore thumb; recalled the unfortunate circumstances of another French style home in Palm Beach; understand the points about detailing, but overall, we should not be nervous about the style because all throughout town, there are a variety of architectural styles; like the style of the house; like that it is asymmetrical; how can it not have a dining room?; how is the kitchen serviced?; there is a place for this style in Palm Beach; it needs work, however; the courtyard saves this house; try to find a tropical twist on this formal style; see problems with lifestyle with this design, as with bringing in groceries; it needs a Dining Hall; and, concern about a slate roof in a hot climate due to heat retention.

MOTION BY MR. GARRISON TO DEFER THE ARCHITECTURE FOR RE-STUDY AND DEFER THE LANDSCAPING, BOTH TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

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

D. **MINOR PROJECTS-NEW BUSINESS:** (03:28:00 p.m.)

A - 001 - 2015 Modifications

Address: 223 Southland Road

Applicant: Mrs. Cristina Condon

Architect: Smith Architectural Group

Project Description: Remove existing awning at front door, new front door and covered porch, new raised planters, new louvered garage door, change building color to linen white and associated changes

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Jeffery W. Smith, Smith Architectural Group

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design

Mr. Smith presented the project in accordance to the submitted plans and as described above to replace the existing front door awning with an entry portico with a small hip roof; replace the front door; replace the garage door with a solid louvered garage door (louvered panels above a solid panel); and change the paint color to linen white. Mr. Williams reviewed the landscape changes to include: Low walled planting area to right of extended portico; add boxwood gravel garden with an urn, some flowering trees and Bougainvillea.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

A - 002 - 2015 Renovations to Residence

Address: 211 Caribbean Road

Applicant: Ocean Way Properties, LLC

Architect: Affiniti Architects, Benjamin Schreier

Project Description: Renovation of existing one-story residence

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

LANDSCAPE PRESENTATION BY: Steve Parker, Parker-Yannette Design Group

Mr. Schreier presented the project in accordance with the submitted plans. He stated that the mass and footprint of the house will remain the same. Design elements include: Remove turnaround driveway and reconfigure driveway; change side loaded garage to front loaded garage; new walkways; project increases size of front yard by 1,200 sq. ft.; louvered garage doors; and, remove existing windows in favor of casement impact windows.

Mr. Parker continued with the landscape/hardscape pursuant to the submitted plans. Design elements include: New driveway, entry walks and garden wall in front; landscape material to include Confederate Jasmine on front wall, Bougainvillea standards in front, Ligustrum trees behind the wall, Adonidia and Alexander Palms within front courtyard, and, McArthur Palms as buffering on east side; and, create private green space in front yard.

Commission Comments: Concern regarding buffering in consideration of neighbor; happy that you removed Rubber Tree; front loading garage works in this instance due to landscaping.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED WITH THE BUFFERING INSTALLED AT 7 GALLONS OR 4 FT. IN HEIGHT.

MOTION SECONDED BY MR. GARRISON.

MOTION CARRIED UNANIMOUSLY.

A - 003 - 2015 Landscaping Revision

Address: 126 Seaview Avenue

Applicant: Dana Barsky and David Gottlieb

Architect: Environment Design Group, Dustin Mizell

Project Description: Revise the east property line vegetation from previous ARCOM approval

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

LANDSCAPE PRESENTATION BY: Dustin Mizell, Environment Design Group

Mr. Mizell presented the landscape revisions in accordance with the submitted plans. On the east property line, the existing Podocarpus hedge will be reduced to 8 ft. in height, for better views, with some understory planting on the inside. Some additional palms and an Olive tree will be added. On the north elevation, espaliered vines will be re-done on the wall. Additional plantings added as presented.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

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.

Please note that this project was deferred to the February meeting at Approval of the Agenda.

A - 005 - 2015 Driveway, Landscape and Lighting

Address: 215 Angler Avenue

Applicant: Sherman Chao

Architect: Parker Yannette, Stephen Parker

Project Description: Expand existing Old Chicago brick driveway to create a circular driveway with new entry walk. Install new tumbled marble patios and renovate existing landscape and landscape lighting.

Call for disclosure of ex parte communication: No disclosures

LANDSCAPE PRESENTATION BY: Steve Parker, Parker-Yannette Design Group

Mrs. Vanneck cautioned that photos taken with a fish eye lens should not be submitted.

Mr. Parker presented the project in accordance with the submitted plans and as described above for this change to a circular drive in Old Chicago brick together with associated landscape changes. Design elements include: New walkway to front; removal of some hedge and wall to facilitate reconfiguration of driveway; relocate Coconut Palm; new hedge within island; new Sylvester Date Palm and layered plantings; and, LED low voltage site lighting (up lights) to accent key areas.

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

A - 006 - 2015 Changes to Building Elevations

Address: 1480 N. Lake Way

Applicant: Lawrence A. Moens

Architect: Smith and Moore Architects/Lang Design Group

Project Description: Minor changes to building elevations: balcony railing simplifications; final selection of exterior lighting fixtures; addition of outdoor shower; elimination of shutters; change one door to a window; final changes to previously approved landscape and hardscape.

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

OTHERS WHO TESTIFIED: Lawrence Moens

Mr. Moens thanked the members and staff for their assistance in getting him into this home by Christmas. It was noted that this house has had 3 owners, 2 architects and 3 contractors working on it thus far. A temporary Certificate of Occupancy has been issued. A final Certificate of Occupancy is contingent upon today's approval. This home has received many staff approvals beyond the original ARCOM approval, but Mr. Lindgren felt that today's changes should come to the Commission for action.

Mr. Smith presented the project in accordance with the submitted plans and as described above. He coupled the plans with photos of the changes, which are already in place. In addition to that which is listed above: glass changed to solid copper louvers to match other vents; copper lighting fixtures; some fenestration changes as presented; elimination of some landscape walls; railings simplified; deleted gates to equipment area; slight change in wood gates; at interior courtyard, change squared opening at BBQ area to segmented arch; and, at cabana, request temporary approval for east elevation without pergola (to facilitate large charity function), but install pergola later. He noted that the spacing of some lanterns is being adjusted.

Commission Comments: Request that you remove shutters at particular location so that there are two shutter-less windows.

Mr. Lang presented 13 minor revisions to the landscape/hardscape, which include: Front walls-removed finials; hardscape at front door and driveway aprons was changed from sod to Epay wood; request to leave area open in front of guest pavilion to allow for charity function, so hold off on installation of citrus grove until after the event; removed small trellis at north side of

kitchen; 3 pieces of sculpture added in the front; removed trash bin at north side of property; added previously approved gates back on; large Banyan tree will not be installed on south side of property; there will be no plantings at the archaeological site; and, 3 Coconuts will not be installed at north side of garage.

MOTION BY MR. IVES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

A - 007 - 2015 Chiller with Screening

Address: 1045 S. Ocean Boulevard

Applicant: Michelle Borislow

Architect: Brasseur & Drobot, Jeffrey D. Brasseur

Project Description: The project includes the addition of a 40 square foot, 25 ton air cooled chiller at the northwest corner of the residence and landscape screening.

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

ARCHITECTURAL PRESENTATION BY: Jeffrey Brasseur, Brasseur & Drobot

Mr. Brasseur presented this project in accordance with the submitted plans for this chiller addition with Green Island Ficus (7-8 ft. tall) screening to shield it. The height of the chiller is a little over 7 feet, and the footprint covers 40 square feet. It is technically an accessory structure.

Mrs. Vanneck recalled that Mr. Borislow, during review of a previous project for a change of driveway material at ARCOM, (which was ultimately denied), promised to replace the landscape in the front island. There had been palm trees in that island, but Mr. Borislow had removed them. She commented that the landscaping is insufficient in the front yard, and suggested that no approval be given for the chiller unless the owner agrees to honor the prior request of ARCOM for that island landscaping.

Mr. Lindgren noted that the proposed location of the chiller meets code. He also noted that the chiller has already been put in place and is the subject of Code Enforcement action.

Commission Comments: This is a large structure...not architecturally compatible, lacking in harmony and detrimental to the area and not in good taste; to make the community happy, please soften the impact of the front elevation...concern with the chrome doors and so many cars parked there all the time...as part of this request, would like to see plans to beautify the property; perhaps the chiller needs some sort of structure; suggest that the chiller may be acceptable, but with a permanent structure, and with 6 palms in the front.

MOTION BY MR. GARRISON FOR DEFERRAL (TO FEB.) AND THAT THE APPROVAL OF THE CHILLER IN THIS LOCATION IS SUBJECT TO A LANDSCAPING PLAN WHICH INCLUDES LANDSCAPING IN THE DRIVEWAY AREA, AND LANDSCAPING AND HARDSCAPE, INCLUDING A WALL AROUND THIS CHILLER.

MOTION SECONDED BY MRS. VANNECK.

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

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

Please note that this project was deferred to the February meeting at Approval of the Agenda.

A - 009 - 2015 Addition with Landscaping

Address: 200 El Brillo Way

Applicant: Kathleen Tropin

Architect: Brooks and Falotico Associates, Vincent Falotico

Project Description: Courtyard addition and landscape renovation

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Vincent Falotico, Brooks and Falotico

LANDSCAPRE PRESENTATION BY: Jeff Houghtaling

Mr. Falotico presented the project in accordance with the submitted plans. He noted that the kitchen and guest house locations have switched over time, but these renovations seek to place those two elements back in their original locations. At the kitchen, a small area will be added for a formal breakfast room. The guest house will be connected to the main house via an open pergola. The loggia will be expanded out toward the pool, and two small additions connect both wings of the courtyard. At the second floor, the master bedroom will be pushed out toward the pool with a small covered deck.

Jeff Houghtaling presented the associated landscape/hardscape pursuant to the submitted plans. Design elements include: Added Coconuts to courtyard area; at interior courtyard, remove concrete and raised planter in favor of limestone stepping stones to gain green space; add Coconut Palms in the northeast area along with open lawn area; also, to gain green space, reduce the size of the gravel parking area and add landscaping.

Commission Comments: You removed two Schefflera in the courtyard, but did not take out the other one...it is a problem species...take it out and put something else there; second story balcony appears heavy.

MOTION BY MR. SAMMONS FOR APPROVAL AS PRESENTED, AND TAKE THE SCHEFFLERA OUT ALONG THE ROAD.

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE): (04:33:00 p.m.)

Ron Ernest Jones, representing the project at 530 South Ocean Boulevard, asked for clarification as to why this project was deferred. Mr. Vila recalled many of the concerns voiced by the members relative to this project and informed Mr. Jones that the audio of the meeting will be available online.

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (04:40:00 p.m.)

Members expressed concerns about the project on El Bravo due to unsightly conditions and excessive construction vehicles. Staff will investigate the situation.

Mrs. Vanneck stated that she has heard that the chateaux in the north end will be coming back for a change in roof material.

Mr. Ives discussed certain variances, for angle of vision, point of measurement and mixed roofs, which are quite often involved with many ARCOM projects and tend to be confusing and stir up the neighbors. He suggested that perhaps they should not be variances, and thought that perhaps this might be brought up to the Town Council and/or Planning and Zoning Commission.

Mr. Knowles questioned the previous issue with the Borislow front landscape, and Mr. Lindgren responded with his recollection of his previous research with regard to this matter.

XI. ADJOURNMENT: (04:47:00 p.m.)

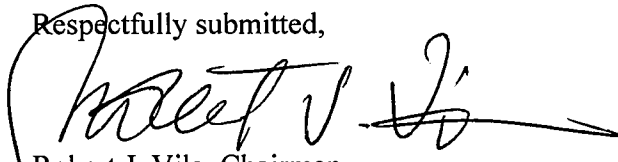
MOTION BY MR. SAMMONS TO ADJOURN THE MEETING AT 4:47 P.M.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, February 25, 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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