



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

WEDNESDAY, JANUARY 22, 2014, 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 (09:00:49 a.m.)

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

II. ROLL CALL (09:01:05 a.m.)

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

Let the record show that Mr. Gruss was voting until Mr. Sammons' arrived, and then again later in the meeting after Mr. Karakul left the meeting due to illness.

Staff members present: John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, Paul Castro, Zoning Administrator, and Cynthia Delp, Secretary to the Architectural Commission.

III. PLEDGE OF ALLEGIANCE: (09:01:25 a.m.)

- IV. **APPROVAL OF THE MINUTES FROM THE DECEMBER 12, 2013 MEETING: (09:01:43 a.m.)**
MOTION BY MRS. VANNECK FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

- V. **APPROVAL OF THE AGENDA: (09:01:59 a.m.)**

Mr. Lindgren noted that the applicant for item B-001-2014 for 257 Atlantic Avenue had requested that it be removed from the agenda.

MOTION BY MR. HOMES TO REMOVE B-001-2014 FROM THE AGENDA.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (09:02:28 a.m.)**
Mrs. Delp administered the oath at this time and as necessary throughout the meeting.

- VII. **OTHER BUSINESS:**

Staff update relative to demolitions: Mr. Vila announced that this item will be handled at the February meeting.

- VIII. **PROJECT REVIEW (09:03:17 a.m.)**

- A. **MAJOR PROJECTS-OLD BUSINESS (09:03:20 a.m.)**

B - 036 - 2013 New Residence

Address: 270 El Bravo Way

Applicant: Mr. & Mrs. Gary L. Schottenstein

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: New two-story residence with 11,395 air conditioned square feet with pool, hardscape, landscape and site lighting. Building: Coral; Trim: Coral; Roof: Terra Cotta

This project was not heard at the May meeting, but was deferred to the June meeting. It is now a "combo" project. At the June meeting, a motion carried "to defer to next month with clarification on all of these very important details and ornamentation so that we can understand what we are looking at and if it's architecturally suitable, and also look at reducing some of the massing to the north." At the July meeting, a motion carried for approval of the architecture as presented, with a re-study of the chimney cap. Another motion carried that implementation of the proposed variances will not cause negative architectural impacts to the subject property. There was a third motion which carried, for deferral of the landscaping to the August meeting, after meetings with Mr. Vila and Mrs. Vanneck, and taking into account the recommendations that were made. At the August meeting, the project was deferred to the September meeting for substantial re-study. At the September meeting, the project was not heard, and the landscape was deferred to the December meeting. At the December meeting, there was a motion for "approval of the concept as presented with a few exceptions and to come back with a full set of plans prior to the January meeting for approval by Mr. Vila, Mr. Sammons and myself (Mrs. Vanneck). We will be

removing the wall to the northeast; we will review (Mr. Vila and Mrs. Vanneck) the north elevation landscaping to reduce it but add 5 palms; we are going to replicate on El Bravo, on the west side, we will replicate the existing trash gate that is on the other side, and the chimney cap total details are to be acceptable to Mr. Sammons." That motion was clarified and re-stated by the Chairman "that this is an approval of the project, as presented, with the exception of these 5 items, which are to be brought back to us at next month's meeting."

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects
LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Lang presented revised plans in direct response to the requests for change as outlined in the motion made last month, which appears above as it was stated. On the north elevation, Royal Palms at varying heights were added along with flowering trees and Gumbo Limbos to help soften the house. The new wall to the south has a simple opaque wooden gate.

Under commission comments: In addition to the 5 palms added, request one additional palm at a staggered height to the west; great job, but the border is overdone...why not just sod in front of the lovely trees?; commend you for being flexible; and, concern with top piece above gate as to whether it meets code.

Mr. Janssen presented the revised and simplified chimney details as was requested.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, EXCEPT FOR THE CODE ISSUES RELATIVE TO THE GATE, AND WITH THE ADDITION OF ONE PALM AND SOD AS THE BASE, AND EXCLUSION OF ANY BEDDING PLANTS, BUT ONE LOW BORDER IS ACCEPTABLE IN THE BACK.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

B - 097 - 2013 New Residence

Address: 516 S Ocean Boulevard

Applicant: Mr. and Mrs. Chris Sinclair

Architect: MP Design & Architecture Inc.

Project Description: New two-story residence, pool, landscape & hardscape

At the October meeting, a motion carried to approve the project subject to re-visiting the details next month (November) of the east elevation, soffit and cornice details, the pool house and the north side at the main entry door. At the November meeting, the project was not heard and was deferred to the December meeting at the request of the architect. At the December meeting, the project was deferred to the January meeting "having received all sorts of information from the panel".

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture Inc.

Mr. Perry presented revised plans in response to the comments made at the December meeting. Some changes include: East elevation-corrected beam detail above master terrace; changes to

entry piece adding pier; North elevation-made all 3 arches and windows the same size; cartouche is back, and stone cornice changed to wood to match the others.

Under commission comments: You have done what we asked; now it is really a nice house; please date the sheets on your projects; and, thank you for supplying all the detail information.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 101 - 2013 New residence

Address: 167 Dunbar Road

Applicant: Laura Andrassy

Architect: Roger P. Janssen

Project Description: New 2-story residence, pool, hardscape and landscape. Roof-wood shingles; Building and trim color-off white

At the November meeting, this project was not heard, and was deferred to the December meeting at the request of the architect. At the December meeting, a motion carried to defer the architecture and the landscaping 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: Chuck Yannette, Parker Yannette Design Group

Mr. Janssen presented revised plans pursuant to the comments made at the last meeting. He stated that the bulk of the comments concerned the architectural element at the center and the proportion of windows and shutters. Changes were made to the shutters, windows, lite sizes and number of lites in the windows; change to front property walls and gates. There will be dark Colonial shutters on the main body of the house, but white shutters on the front elevation at the 2nd floor. Sliding simple picket gates (with skirted wheels) occur between stucco concrete piers, and there will be a matching pedestrian gate.

Under commission comments: You have done all that we asked relative to the architecture.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE ARCHITECTURE AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS AND MR. KNOWLES SIMULTANEOUSLY.

MOTION CARRIED UNANIMOUSLY.

Mr. Yannette presented revised plans pursuant to the comments made at the last meeting. Changes made include: Removal of courtyard wall; changed locations of front Magnolias bringing them closer to the house; and, created additional landscape layering in the front. He noted that the client still wants to use Bamboo, despite the concerns expressed.

Under commission comments: A lot of gates which are unnecessary and out of scale for the neighborhood; and, the Canary Island Date Palms are so massive; the tree choice is a matter of taste.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B - 102 - 2013 Demolition and New Residence

Address: 310 Australian Avenue

Applicant: 310 Australian Avenue, LLC

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

Project Description: New two-story Mediterranean style home to be approximately 4500 sq. ft. Home will consist of three bedrooms, four and one-half bathrooms, living room, dining room, family room, kitchen, loggia, cabana bath and two car garage with guest bedroom and guest bathroom above. Final landscape and hardscape will also be included. Demolition of existing one-story residence, demolition of two-story garage/guest house and demolition of one-story carriage house. Roof-terracotta clay barrel tile; Building color-white; Trim-cast stone

At the November meeting, this project was not heard, and was deferred to the December meeting at the request of the attorney for the applicant. At the December meeting, a motion carried for approval of the demolition. A second motion carried for deferral (of the new project) to the January meeting.

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

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

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

Mr. Segraves presented revised plans in response to the comments made at the last meeting. Changes include: Changes to the fenestration of the front facade, reduced the size of the balcony, removing patios and balustrades, revised the front entrance (shown on Elmo) simplified with cast stone surround, adding additional front landscaping, revising windows throughout the house making them more proportional, and, slight change to floor plan.

Under commission comments: Issue with height of water table; positive changes to street facade; much more attractive; details of front doors should be well detailed for all presentations.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, WITH THE REVISED FRONT ELEVATION AS SHOWN ON THE ELMO.

MOTION SECONDED BY MR. HOMES.

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

Mr. Meroney presented revised landscape/hardscape plans in response to comments made at the last meeting, particularly that the front was too open. He noted that most all of the existing vegetation will be removed on the property, except for some Ficus hedge which is in good condition. The revised plans show a layered front landscape, with the addition of four Ligustrum trees, some tall courtyard trees, and hedges at the foundation; pulled feature wall forward and added buffering plants; changed the paving on the driveway on the way back to the garage; will up light the 4 Ligustrum and 4 Bougainvillea; up and down light the large Ficus; and lighting with 70 watt fixtures.

Under commission comments: Reduce lighting to 35 watts; take water conservation into account when selecting plant material; do not use Impatiens.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED CHANGING THE FRONT LIGHTING TO 35 WATTS.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 107 - 2013 Demolition and New Residence

Address: 134 Seagate Road

Applicant: John Andrica

Architect: Rick Gonzalez, AIA

Project Description: Demolition of an existing two-story residence with a pool, hardscape and landscape. Construction of a new 4,300 sq. ft. two-story residence with a pool, hardscape and landscape. Building Color - Tan; Trim Color - Bone; Roof - Charcoal Cement Tile

At the December meeting, a motion carried for approval of the demolition with the typical caveats. A second motion carried for deferral of the architecture and the landscaping for the new project to the January meeting for re-study.

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

ARCHITECTURAL PRESENTATION BY: Rick Gonzalez, AIA

LANDSCAPE PRESENTATION BY: John Schmidt

OTHERS WHO TESTIFIED: John Andrica, Property Owner

Mr. Andrica made some brief introductory remarks prior to the presentation. Mr. Gonzalez presented the revised project pursuant to the comments made at the last meeting. The design team's response was not only shown in plan, but in narrative form with responses to each of the comments. Changes include: Entry portico proportions modified; re-design of entry door; triple window replaced with French door; windows changed so that first floor windows take precedence over second floor windows; dormer modified; trellis extended; roofs of loggias are green copper; minimized visibility of garage doors by changing the color to the trim color of the house; driveway width reduced; increase landscaping at street; lights removed from low bollards and location shifted, together with additional landscaping to mask bollards; screen wall and gate at east side removed and replaced with black aluminum fence and gate; pavers replace stepping stones at west side; pergola location shifted inside setback; and, changes to rear trellis with additional landscaping.

Under commission comments: Commend narrative of changes; the glass is so squeezed in at the entry door; nice presentation; sills are the same width as the windows above; issues with window details; none of the details bear any historical reference; proportions are unstudied and this does not meet any level of quality that I could support; re-study portico and detailing and proportions of windows; our mission is to help you get the house you want, but also to help you get a house that is of superb quality...the level of quality that we are used to in this town.

Mr. Gonzalez responded to the comments made.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED, WITH THE MINOR COMMENTS I MADE: TO WIDEN THE ENTRANCE SO THE GLASS ENTRY IS NOT SO SQUEEZED IN, OR REDUCE THE DOOR SET UP WITH FAN LIGHT AND SIDE LITES SO IT IS IN A MORE SYMPATHETIC SCALE TO THE PORTICO ITSELF;

MOTION AMENDED BY MR. SAMMONS: AND THE SILLS SHOULD GO AT LEAST 4" BEYOND THE OPENING OF THE WINDOW; THE FRONT PORTICO, THE IRON RAILING, DOESN'T ALIGN WITH THE OUTSIDE EDGE; SOME IMPOSSIBLY WIDE ARCHITRAVE SPANS IN THE BACK WHICH PROBABLY COULD USE ADDITIONAL COLUMNS.

MOTION RE-STATED BY MR. VILA: TO APPROVE THE PROJECT AS PRESENTED WITH THE REQUEST THAT THE FRONT DOOR SETUP BE REDUCED.

MOTION AMENDED BY MR. ZUKOV AND MR. KARAKUL FOR THE ENTRY DOOR REDUCTION OF THE FAN LIGHT AND DOOR SURROUNDS AND THAT THE WIDTH OF THE WINDOW SILLS BE INCREASED ALL THE WAY AROUND THE HOUSE.

MOTION SECONDED BY MR. KARAKUL.

MOTION AMENDED AGAIN ADDING AN ADJUSTMENT TO THE RAILING ABOVE THE PORTICO.

Mr. Gruss asked that the objections to the design, as brought forth by Mr. Sammons, be given serious consideration. Mr. Homes asked Mr. Sammons to re-state his concerns...details of the windows, and the front porch entryway is quite overscaled for the building. He suggested a small wrought iron treatment instead which he felt would be much more appropriate for the simplicity of the rest of the building. It was suggested that an approval might be in order with staff approving the final adjustments made by the architect.

MOTION AMENDED BY MR. ZUKOV ADDING: FOR WHATEVER CHANGES WE REQUESTED, THEY ARE TO BE BROUGHT TO STAFF FOR FINAL APPROVAL; OTHERWISE, WE APPROVE.

MOTION READ BACK BY MRS. DELP AT THE REQUEST OF THE CHAIRMAN: TO APPROVE THE PROJECT AS PRESENTED WITH THE ENTRY DOOR REDUCTION, THE INCREASE OF THE WIDTH OF THE WINDOW SILLS, AN ADJUSTMENT TO THE RAILING, AND TO BRING THE CHANGES TO STAFF FOR FINAL APPROVAL. THE MOTION HAD BEEN SECONDED BY MR. KARAKUL EARLIER.

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

Mr. Schmidt presented the landscape and hardscape pursuant to the revised plans. Changes include: Narrowed driveways to 12 ft. width, and single lane coming into the garages; increased green space in the front; added Podocarpus hedge along the front; more lawn space on the east side; and enclosed pool area with fencing. No landscape lighting is proposed at this time.

Under commission comments: Good job; problem with 2 low shrubs flanking the portico...more height is needed there.

**MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH THE
CHANGE TO 2 LIGUSTRUM TREES AT THE FRONT ENTRY.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B - 110 - 2013 New Residence

Address: 1475 North Lake Way

Applicant: Mr. and Mrs. Nicholas Coleman

Architect: MP Design & Architecture Inc.

Project Description: New two-story residence, pool, landscape and hardscape. Building and Trim
Color - white; Roof - grey standing seam

Please note that this project was heard at the December meeting and was deferred to the January meeting.

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

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture
LANDSCAPE PRESENTATION BY: Don Skowron

In response to the comments made last month, Mr. Perry presented revised plans. Changes include: Revised proportion of stucco exterior to hardiplank exterior so that stucco area increased; assorted window changes; single front entry door; and added screening at service door.

Mr. Skowron presented the revised landscape/hardscape plans. Changes include: Additional landscaping at front door and garage doors; Clusia proposed at service door; changed direction of walkway; added Coconut Palms to screen North Lake Way elevation; added Coconut Palms to screen some of the light at the rear of the house; and, no landscape lighting is proposed at this time.

Under commission comments: Add one or two more trees along the west side; north elevation needs to be softened with additional palms.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, EXCEPT FOR THE
ADDITION OF A FEW PALMS ON THE NORTH AND WEST SIDES.
MOTION SECONDED BY MR. KNOWLES.
MOTION CARRIED UNANIMOUSLY.**

Let the record show that there was a 10 minute recess at 10:30 a.m. Mr. Karakul did not return to the meeting due to illness. Mr. Gruss will vote in his place. Mr. Ives did not return to the meeting until 10:55 a.m. (during B-003-2014).

B. MAJOR PROJECTS-NEW BUSINESS (10:33:48 a.m.)

B - 001 -2014 Addition and Renovation

Address: 257 Atlantic Avenue

Applicant: Linda Lawrence

Architect: Michael J. Johnson

Project Description: Renovation of existing one-story 3861 sq. ft. residence; new 442 sq. ft. addition at front of house; demolition of existing 103 sq. ft. room at back of house; complete re-design of exterior elevations including new windows, stucco and stone finishes, new wood garage doors and new roof; relocation of existing pool; new landscaping.

This project was removed from the agenda. (See Approval of the Agenda)

B - 002 -2014 Gate/Piers/Wall

Address: 230 Chilean Avenue

Applicant: Mr. and Mrs. R. Celedinas

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Construct new entry gate, piers and wall

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

Mr. Janssen presented the project in accordance with the submitted plans and as described above. He explained that the requested gates, for security and privacy, will have a slight bow at the top and will be placed 63 ft. behind the sidewalk; and, the existing CBS wall will be returned to the house and engaged into the house.

Under commission comments: The wall should have some landscaping; should be simple, green and nice...perhaps Confederate Jasmine; suggestion to reverse the curve of the gate to reduce the mass of it.

MOTION BY MRS. VANNECK FOR APPROVAL AS PRESENTED WITH THE ADDED LANDSCAPING.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 003 - 2014 Awning

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 114 Clarke Avenue

Applicant: Roger A. and Melanie K. Lawson

Architect: Smith and Moore Architects, Inc.

Project Description: Addition of a 379 sq. ft. canvas awning

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

ARCHITECTURAL PRESENTATION BY: Taylor Smith, Smith and Moore Architects

ATTORNEY PRESENT: Maura Ziska for the applicant

Ms. Ziska discussed the variance requested for lot coverage. Mr. Smith presented the project in accordance with the submitted plans and as described above for this off-white vinyl, gabled

canvas awning with scalloped edge to be placed in the rear of the property which will provide an area to wash and park cars under cover

Under commission comments: It is awkward.

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

MOTION SECONDED BY MR. GRUSS.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

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

B - 004 -2014 Demolition and New Residence

Address: 256 Palmo Way

Applicant: PB Housing Investment III, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of an existing one-story residence and the construction of a new two-story residence with pool, landscape and hardscape Building and Trim Color-White; Roof-Terra Cotta; Shutters-Black

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Frank Meroney, Environmental Design Group

Mr. Janssen provided the demolition report for this 1950 Caler Plockelman designed residence.

MOTION BY MRS. VANNECK TO "RUBBER STAMP" THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Mr. Janssen presented the new residence in accordance with the submitted plans and as described above. Design elements include: Two-story residence with two-car garage in rear; two narrow curb cuts; agreement with neighbor to continue the wall along the entire rear property line; white stucco; Doric columns on pergola in front; stained mahogany front door; aluminum clad wood impact casement windows and French doors; flat cement tile roof in light slate green; and, dining room courtyard and private garden.

Under commission comments: Nice house; issue with blank window; concern about composition at entry.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KNOWLES.

MOTION CARRIED UNANIMOUSLY.

Mr. Meroney presented the landscape/hardscape in accordance with the submitted plans. For the demolition of the existing house, all hedges and landscape will be removed, except for 3 large Ficus trees which will be preserved. Design elements for the new project include: Landscaping very full for the lot; formal front; long driveway down the side of the property, some of which is green area and acts as a garden; dining room courtyard with small sculpture; all enclosed by garden wall; rear will be tropical; "sexy" curvilinear pool with Coconuts leaning over it; small spa; and, tropical hedge row of Areca Palms.

Under commission comments: On the east side, you did not address the upper windows overlooking the neighbor's property; concern with Areca Palms on the west side that abut the neighbor's wall because Areca Palms typically like to push walls down...so replace them with something else; and, pedestrian path at 6 feet is overly large.

Mr. Lindgren noted that planting is shown in the easement. All plantings and walls are to be located out of the easement. Mr. Meroney presented (on Elmo projector) a modified plan which adjusted the material out of the easement. He did say, however, that it is the intention of the applicant to request an easement agreement, during the permit process, which would allow for landscaping and/or walls within the easement.

Commission comments continued: There are plans to bury the power lines in this area, so any plantings would have to be removed at that time; since the pool is not visible by the public, it is acceptable...it's a nice shape for a hotel; we don't have renderings of the other 3 sides; *(Mrs. Delp notes that although Mr. Meroney maintained that he was not required to present all 4 renderings, the ARCOM application, as revised 9/25/2013, lists that requirement).*

Mr. Meroney noted that he will reduce the site lighting to 35 watt lights.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, AND ADDRESS THE PRIVACY OF THE NEIGHBORS TO THE EAST, AND EXCHANGE THE ARECA PALMS FOR A COMBINATION OF TRAVELERS PALMS AND WHITE BIRDS OF PARADISE SO AS NOT TO AFFECT THE WALL.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 005 -2014 Demolition and New Residence

Address: 1269 N. Lake Way

Applicant: PB Housing Investment II, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of an existing one-story residence and the construction of a new two-story residence with pool, landscape and hardscape Building and Trim Color - White; Roof-Terra Cotta; Shutters-Black

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Frank Meroney, Environment Design Group

OTHERS WHO TESTIFIED: Vincent Ricardel, 1285 North Lake Way and Adam Ricardel, his brother, and Tom Bowler, 251 Kenlyn Road

Mr. Janssen provided the demolition report for this one-story 1948 residence built by B. Simensons. As for existing landscaping, some Seagrapes will be retained.

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

Mr. Janssen presented the project in accordance with the submitted plans and as described above. Design elements include: Front door oriented to Kenlyn Road; two curb cuts on Kenlyn; two-story house with one-story entry portico; two-car garage; L-shaped pool in rear; white stucco; dark blue shutters; and, flat cement tile roof in light green slate color. Mr. Janssen showed a design alternative for the one story projection to the west which shows a hipped roof, replacing a parapet.

Under commission comments: Like the hipped roof; surprised that you are presenting a front loading garage; all these houses are starting to look alike...would like to see more individual design; we need variety in design; we should strongly object to front loading garages; placing the garage in the rear would be difficult on this site.

Mr. Meroney presented the landscape/hardscape in accordance to the submitted plans. He explained that the same condition exists in the rear regarding the utility easement, so likewise, he submitted an alternate plan which shows the plantings pulled forward. Also, landscape lighting will be reduced to 35 watts. Design elements include: Different type of rectangular pool (narrowed at far end by 1 ft. on each side); removal of certain Seagrapes and retention of others to result in two large Seagrapes on each side of the property in the front; view of garage blocked by hedge and 3 Ligustrum trees; Clusia on outside of privacy wall at North Lake; lush landscape at property lines; and, small viewing garden with small sculpture.

Under commission comments: We need all the elevations of the landscaping; we especially need the landscape elevation of North Lake Way prior to approval; Arecas up against the wall again; we do not know what is in the rear or the height; concerned about privacy of neighbor to north; besides a hedge, would like to see height and movement; and, more screening needed for garage door...beef up the Ligustrum for height and fullness.

Mr. Lindgren read two letters into the record dated January 21, 2014: (1) Letter from Vincent Ricardel, 1285 North Lake Way, wherein he expressed his concerns relative to privacy and drainage, and requested a minimum of 12 ft. hedges along the entire north property line, and a minimum of 4 ft. retaining wall; and (2) Letter from Jean Zwicky requesting increase height of landscape buffer both on north and northeast corner abutting her property for privacy, aesthetics and sound considerations.

Mr. Ricardel offered additional comments and requests relative to his concerns regarding privacy and drainage when considering this project. Adam Ricardel discussed the flooding which occurs during periods of heavy rains, and the necessity for a safe site triangle in the northwest corner. Mr. Bowler, 251 Kenlyn Road, stated that the property wall between these two properties is of varying heights and this might be the time to address that. Mr. Meroney responded that the wall will be a consistent height at 5 ft. tall.

A discussion ensued about the height of the property and the necessity to retain water on the subject property by retaining walls and/or other measures.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE ARCHITECTURE, AS PRESENTED, WITH THE HIP ROOF AS SHOWN ON THE ALTERNATE DESIGN. MOTION SECONDED BY MR. GRUSS. MOTION CARRIED 4-3, WITH MRS. VANNECK, MR. VILA AND MR. SAMMONS OPPOSED.

MOTION BY MRS. VANNECK TO DEFER THE LANDSCAPE TO NEXT MONTH. MOTION SECONDED BY MR. HOMES. MOTION CARRIED UNANIMOUSLY.

B - 006 - 2014 New Residence

Address: 6 Ocean Lane

Applicant: Mark Pulte, Mark Timothy Luxury Homes

Architect: Benjamin Schreier, Affiniti Architects

Project Description: New two-story home and one-story guest house totaling 12,988 sq. ft. and associated landscaping and swimming pools Building Colors-White, Stone and Brown; Trim-Brown; Roof-flat concrete tiles

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

ARCHITECTURAL PRESENTATION BY: Benjamin Schreier, Affiniti Architects

Mr. Schreier presented the project in accordance with the submitted plans and as described above for this new residence in the Contemporary style. Design elements include: Two-story main house connected by open pergola to a one-story guesthouse; stucco exterior with brown ceramic tile to look like wood, Dominican stone, and bronze, anodized aluminum windows; swimming pool and separate spa; fountain; and, bridge-like structure.

Under commission comments: Issue with pergola dimensions; rhythm lacking; house to the south is an important landmark and you're placing bronze windows juxtaposed to a landmark...it's a major mistake; pergola too tall...looks like it's flying away; issue with location of fire pit; really can't tell what it is...no details provided; Contemporary is fine, but it must have a certain quality, and I can't judge the quality because I have not been given enough information; main part of house out of scale with the neighborhood; details needed; no rhythm; the scale of the stone is too large; you need to stay in the context of the neighborhood; confusing; lack of harmony; needs further work; a warmer brown ceramic tile would be better; and, look at the other Contemporary houses in town.

MOTION BY MR. HOMES FOR DEFERRAL FOR FURTHER STUDY OF THE ARCHITECTURE.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was no review of the landscape/hardscape at this meeting.

MOTION BY MRS. VANNECK TO DEFER THE LANDSCAPE.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 007 - 2014 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 219 Indian Road

Applicant: 219 Indian Road, LLC

Architect: Roger Janssen, Dailey Janssen Architects

Project Description: Demolition of existing residence; Construction of new 11,447 sq. ft. two-story residence with pool, hardscape and landscape Building and Trim Color-White; Roof-Red Cement Tile

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

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

LANDSCAPE PRESENTATION BY: Chuck Yannette, Parker Yannette Design Group

ATTORNEY PRESENT: Maura Ziska for the applicant

OTHERS WHO TESTIFIED: Robert Holuba (1500 Lake Court), James Zahringer (215 Indian Rd.), Tony Dowell (101 Indian Rd.), Anita Pollak (1610 N. Ocean Blvd.), Suzanne Frisbie (relative of applicant), and Madeleine Zahringer (215 Indian Rd.)

Mr. Janssen provided the demolition report for this one-story 1953 residence designed by Emily and Harold Obst. Mr. Yannette stated that 3 Coconut Palms and a Ponytail Palm will be retained.

MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Ms. Ziska discussed the variances requested for point of measurement and overall height.

Mr. Janssen presented the project in accordance with the submitted plans and as described above. It should be noted that a model of the home was brought to the meeting. Design elements include: Two-story residence with Dutch Colonial details, (2) 1.5 story garage structures with guest suites above; pool in rear; one-story open entry pavilion with man gate; driveway gates to motor court; blend of brown and red roof tiles; mahogany windows/doors; covered entry portico; 1st fl windows-15 lites; 2nd fl windows-12 lites; and, long one story pergola in rear. Mr. Janssen presented several alternate designs on the Elmo projector: (1) different gable ends on 3 front buildings so distinguished from main house; (2) reduced rear glazing; (3) revision to Dutch gable; and (4) change to windows at entry court 2nd floor.

Under commission comments: The alternates you presented are preferable to that shown on plans; very glassy rear facade; gable ends need more study; odd that this custom home shares many of the same details in your spec house; issue with gigantic casement windows....a bit commercial; particularly offensive is the large gable to the rear that has a porch in it; in general, a really greedy house as to size, scale and mass which pushes the envelope of what it's supposed to be; extremely massive for the neighborhood and the width of the lot; rear is too glassy; you forgot the whimsy in this style; tweak the details; very large on the lot; too much glass; do not like the style; may be OK for South Africa, not for Palm Beach; looks so heavy and serious; so massive and unwelcoming; the style is determined by the client and the architect; you're taking land from the property next door; need to see effects of this project on other properties; the north elevation is acceptable for lots of glass, but not the south elevation; had telephone calls from people in the north end who feel like they are under attack; it is a quiet residential area...it feels like a flip...to maximize financial benefit; I am here to protect the town and that's what I'm going to do; the

style is not foreign to Palm Beach; defend the choice of style; cannot support the north facade as it is too glassy...more massing needed there; as for the amount of house on the land, we can't go there.

Ms. Ziska testified that there are 15 letters of support from the neighborhood relative to this project. A bit later, she clarified that the house will be built for Robert Frisbie and his family.

Mr. Castro testified that the project requires variances for overall height and point of measurement in order to build the home. The house cannot be built by right. Variance relief is necessary. All of these requirements were placed into the code to eliminate the "mc mansions" in Palm Beach. He acknowledged that FEMA will eventually be raising the finished floor to 9 feet, as stated by the applicant.

**MOTION BY MR. SAMMONS FOR DEFERRAL OF THE PROJECT
(ARCHITECTURE).
MOTION SECONDED BY MR. HOMES.**

Mr. Lindgren read letters into the record relative to this project and the next project for 225 Indian Road: Letter of support from Arthur G. Kallop (1570 N. Ocean Blvd.); Letter of support from Jane E. Cole (303 Arabian Rd.); and, Identical letters of support from: Adam Jackson (167 E. Inlet), David Ferguson (300 Indian Rd.), Jerry and Barbara Pearlman (202 Indian Rd.), Dan and Julie Leever (350 Indian Rd.), Michael and Elizabeth Chu (233 Arabian Rd.), Patrick and Lillian Carney (1348 N. Lake Way), Richard True (119 E. Inlet Dr.), Steven Apple (1575 N. Ocean Blvd.), Sean and Anne Miller (304 Indian Rd.), Suzanne and Bob Wright (400 Arabian Rd.), and, Keith and Linda Beaty (395 Caribbean Rd.).

He also read two letters in opposition to the project: From Elaine Flynn (201 Indian Rd.), and Francis L. Fraenkel (220 Indian Road).

Robert Holuba, 1500 Lake Court, offered comments relative to the request for variance and the stated unique hardship. He discussed the risks of Palm Beach properties with regard to rising oceans and sinking coastlines. Ultimately, he maintained that there is nothing unique about this owner's hardship.

James Zahringer, 215 Indian Road, expressed his concerns regarding the siting of the proposed home which is 15'2" away from his property line, and will tower over his home and peer into his bedrooms, peer into their pool area, create shade, and change their way of life. He stated that all of the immediate neighbors are incredibly concerned about this project. "This is a disaster for Indian Road." A bit later, Mr. Zahringer added that this project is stacked on one side of the property to help the other house they are proposing. He asked that the project be denied.

Tony Dowell, 101 E. Inlet Drive, commented that the project is massive and overwhelming.

Anita Pollak, 1610 N. Ocean Boulevard, expressed her concerns about the side panels of this house overpowering her home and looking right down into her property. She was likewise concerned regarding water run-off from this property. "That house just doesn't fit in. It not only looks architecturally bad, but it's going to be damaging to me and certainly my neighbor too."

Suzanne Frisbie, sister-in-law of the applicant, spoke on behalf of the family. She stated that they took measures to be respectful to the neighbors in the design. She confirmed that this home is for

Robert Frisbie and his family, and that it is their dream (David and Suzanne Frisbie) to live in the house next door.

Madeleine Zahringer, 215 Indian Road, offered additional comments in keeping with the earlier comments of her husband. She asked that the members come to the site.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. VANNECK TO DEFER THE VARIANCE REQUEST TO NEXT MONTH.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

As for the landscaping, Mrs. Vanneck advised that the level of salt tolerance is not where it needs to be. As such, she asked that the plant selection be revised. There was no further review of the landscaping.

B - 008 - 2014 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 225 Indian Road

Applicant: 225 Indian Road, LLC

Architect: Roger P. Janssen, Dailey Janssen Architects

Project Description: Demolition of existing residence; Construction of new 12,106 sq. ft. two-story residence with pool, hardscape and landscape

Please be advised that the applicant requests approval of the demolition only at the January meeting, but has requested deferral of the remainder of the project to the February meeting.

Call for disclosure of ex parte communication: There was no call for ex parte communication relative to this project.

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Dailey Janssen Architects

Prior to any presentation and prior to the item being read into the record...

MOTION BY MR. ZUKOV TO APPROVE THE DEMOLITION.

MOTION SECONDED BY MR. HOMES.

(There was no vote on this motion at this time.)

Chairman Vila acknowledged Mr. Gruss. Mr. Gruss cautioned, in light of the fact that these two properties are closely connected, that it might not be prudent to demolish this property at this point in time. The applicant and other ARCOM members responded that that information does not matter in the review of this request. Chairman Vila read the project description into the record. Mr. Gruss reverted to his previous point maintaining that as it stands right now, the other lot is unbuildable. Chairman Vila responded that the family owns the two parcels and they are able to move the lot line. It was suggested that a lot of time was just spent on a lot that does not exist.

Mr. Castro noted, for the record, that the two lots exist as platted property. The Town allows, by unity of title, property owners to purchase pieces of other properties to make their lots

conforming. Two conforming lots will be created, and at the time the applicant moves forward to the permitting stage, he will be required to unify the existing lot and the additional piece.

Mr. Janssen proceeded with the demolition report for this existing 1937 two-story residence.

Mr. Small commented that he is very familiar with the property and has visited it approximately 50 times. He stated that this is one of the most significant reasons that the subject of demolition approval needs to be addressed. This is a lovely property...a beautiful two-story home. "To me, it's a crying shame to demolish the home...and we have been advised that we have nothing legally to do, but I think it is incumbent on us to at least find out what we can do."

MOTION BY MR. ZUKOV TO APPROVE THE DEMOLITION WITH THE USUAL CAVEATS.

MOTION SECONDED BY MRS. VANNECK TO MOVE THIS ALONG, NOTING THAT SHE AGREES WITH WHAT HAS BEEN SAID ABOUT THE EXISTING HOUSE. UPON ROLL CALL, MOTION FAILED 2-5, WITH ONLY THE MAKER AND SECONDER SUPPORTING THE MOTION.

Ms. Ziska stated that, legally, ARCOM cannot deny a demolition.

MOTION BY MR. HOMES TO DEFER THE ENTIRE PROJECT, INCLUDING DEMOLITION.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Mr. Knowles called attention to the size of the two proposed homes, as depicted in the footprint plans shown by Mr. Janssen.

Mr. Page commented that the demolition procedure and questions are timely and difficult. In the past, the Town Attorney has stated that we cannot compel a property owner to continue to preserve a home if it has not been legally landmarked, and that the commission is obligated to approve demolition subject to anything you might require in the way of preserving existing landscaping. He assured the members that Mr. Randolph will attend the next meeting. Mr. Page reminded Mr. Vila that the ARCOM meeting must be adjourned today by 4:00 p.m. to allow for a special Town Council meeting at 4:30 p.m.

Chairman Vila recessed the meeting at 1:55 p.m. for lunch, with a time to resume at 2:30 p.m.

When the meeting reconvened all members who were present before the lunch break returned to the meeting except for Mr. Ives.

C. MINOR PROJECTS - OLD BUSINESS: None

D. **MINOR PROJECTS - NEW BUSINESS: (01:46:11 a.m.)**

A - 001 -2014 Roof modification

Address: 234 Via Las Brisas

Applicant: 234 VLB LLC

Architect: Oliver Cope

Project Description: To replace a canvas covering over an existing loggia with a permanent roof to match the existing residence

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Whitney Carroll, Attorney of Record

Ms. Carroll presented the project in accordance with the submitted plans and as described above for the extended roof with additional support columns. She stated that this change will improve both the function and appearance of the home.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS WITH THE REQUIREMENT THAT THE CENTER BAY BE WIDENED BY 6 INCHES.

MOTION CARRIED UNANIMOUSLY.

A - 002 -2014 Modifications

Address: 375 S. County Road

Applicant: Bricktops

Architect: Paul Slattery

Project Description: Proposed changes to: Decorative railing at patio, awning. Add: Nana windows at patio/bar, signage, exterior light fixtures, coquina stone around front door

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

ARCHITECTURAL PRESENTATION BY: Keith Beal, Slattery and Associates

OTHERS WHO TESTIFIED: Joe Ledbetter, Restaurant Owner

Mr. Beal presented the project in accordance with the submitted plans and as described above. He explained that accent lighting is being requested along South County Road and Peruvian Avenue. These are proposed as down lights affixed above the awnings and valance to cast soft light onto the brown canvas awnings and valance. He also presented a new railing design for the patio, coquina stone around the front doors and Nana windows. Mr. Beal admitted that the windows are already in place.

Under commission comments: Lighting OK on County, but the ones of Peruvian are excessive; and, the lights look so commercial.

Mr. Ledbetter stated that the goal is to cast soft light onto the awnings. He offered to erect the lights for feedback at next month's meeting, with the understanding that they might have to be removed. Mr. Beal noted that there is an alternate smaller, more streamlined, 50 watt LED fixture available. This was shown on the Elmo projector, and the commission thought it was nicer than the originally proposed fixture.

Additional commission comments: We want a really subtle approach; the lights should be approximately 30 watts; perhaps try one fixture and we'll see how it looks; maybe just light the County Road awnings.

MOTION BY MR. HOMES TO APPROVE THE LIGHTS BY THE DOOR, APPROVE THE WINDOWS, APPROVE THE METAL FILAGREE ON THE WALLS, AND INSTALL ONE 25 WATT LIGHT AS A TEST, AND IF APPROVED, IT WILL BE ON THE BROWN AWNINGS ON COUNTY ROAD ONLY.

**MOTION SECONDED BY MR. ZUKOV AND MR. SAMMONS SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.**

A - 003 -2014 Modifications

Address: 140 Australian Avenue

Applicant: Elizabeth Rad and Steven Elghananyan

Architect: Patrick W. Segraves, SKA Architect + Planner

Project Description: Revision to courtyard wall and gate. Revision to front entry surround.

Deletion of windows on north elevation. Revision to south balcony railing. Project (B-076-2012) was previously approved at October 24, 2012 ARCOM meeting.

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

ARCHITECTURAL PRESENTATION BY: Patrick Segraves, SKA Architect + Planner

Mr. Segraves presented the project in accordance with the submitted plans and as described above for several changes prior to project completion. Changes to the front elevation include: Several changes at the front door including stone surround and gate; delete openings in wall; delete one second floor window; and, change pedestrian gate to match new metal gate. On the rear, glass railing (already installed) is proposed at the second floor level to replace the previously approved railing.

Under commission comments: Problem with glass railing in rear...does not fit; and the house is starting to have a Contemporary flair; having a problem with the proposed gate which looks very forbidding and not appropriate for the residence or the street; the glass railing is so inappropriate for this Mediterranean house.

Mr. Segraves clarified that the front door had been iron and glass. Now it is proposed as glass with a new solid metal gate in front of it. He admitted that the cast stone around the door had already been installed.

MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION FAILED 2-5, WITH ONLY THE MAKER AND SECONDER SUPPORTING THE MOTION.

MOTION BY MR. HOMES THAT THE GLASS RAIL BE DELETED, AND THE IRON RAILINGS AS PREVIOUSLY SUBMITTED AND APPROVED BE REINSTALLED, THAT THE REMOVAL OF THE COLUMNS IN THE REAR BE APPROVED, THAT WE APPROVE THE MAIN GATE AS PREVIOUSLY APPROVED REMOVING THE TWO PERFORATIONS IN THE WALL AND HAVING THE PERSONNEL GATE TO THE RIGHT MATCH THE FRONT GATE; AND APPROVING THE WING WALL

RAISED TO 6 FEET; AND, REINSTALL THE METAL GRILL WORK ON THE FRONT DOORS.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Mr. Lindgren re-stated the motion as such: **APPROVE AS PRESENTED, WITHOUT THE GLASS RAILINGS IN THE BACK AND KEEP THE METAL ONES THAT WERE APPROVED PREVIOUSLY; WITHOUT THE TWO METAL GATES IN FRONT AND KEEP THE WOOD GATES AS PREVIOUSLY APPROVED; AND, ALSO KEEP THE GRILL WORK ON THE FRONT GLASS DOOR. ALL OF THE OTHER CHANGES ARE ACCEPTABLE.**

A - 004 - 2014 Fenestration Changes

Address: 390 North Lake Way

Applicant: 390 North Lake Way, LLC

Architect: Carlos Martin

Project Description: Change of fenestration from that previously approved (ARCOM #B-028-2013); Elimination of three (3) windows; additional glass added in doors and windows; reduction of muntins in existing doors and windows; and, change window in garage to door (north elevation).

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

ARCHITECTURAL PRESENTATION BY: Carlos Martin and Daniel Menard

ATTORNEY PRESENT: Frank Lynch for the applicant

Mr. Martin gave some brief introductory remarks and then turned the presentation over to Daniel Menard who presented the project in accordance with the submitted plans and as described above. He stated that the applicant would like to make several changes to the south, north and west elevations regarding the fenestration. Changes include: Eliminate panels at bottom of garage doors; eliminate (2) windows due to interior furniture placement; remove oval window; and dramatically reduce the number of mullions to bring more light into the building.

MOTION BY MR. ZUKOV RECOMMENDING THAT ALL THE WINDOWS AND DOORS BE SIMPLIFIED (REDUCING NUMBER OF MULLIONS) SO THERE IS UNIFORMITY THROUGHOUT THE HOUSE.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

A - 005 - 2014 Carport Awning

Address: 690 Island Drive

Applicant: Robert Vila

Contractor: American Awning Company

Project Description: Install freestanding carport awning for 1 car, 20'x10', A-Frame design. Awning will be approximately 132' from street; color to be emerald green.

Please be advised that Mr. Vila has a voting conflict with respect to this project. Mr. Vila passed the gavel to Mr. Zukov.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Joe Mattei, American Awning

Mr. Mattei presented the project for this 20 ft. x 10 ft. green free-standing carport next to the house which will serve one car. Mr. Mattei assured the commission that the majority of the structure will not be visible as it will be hidden by landscaping.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. SAMMONS.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (02:30:32 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (02:31:01 a.m.)

Mr. Vila commented regarding the Borislav house which continues to "look like a used car lot". He questioned whether ARCOM had not required landscaping at the site. Mr. Lindgren responded that while ARCOM had suggested that additional landscaping be planted at a previous hearing, it was not a condition of any approval. He stated that he will ask Code Enforcement to take a look at the site.

Mr. Homes asked about the status of the old Palm Beach Steak House, the Meat Market, to which Mr. Lindgren responded.

Mr. Homes asked about the status of 330 Island Road as well, and Mr. Lindgren offered his response.

Mrs. Vanneck brought up the situation at the Palm Beach Country Club where a neighbor had cut down some of the club's trees. She went to the site to see the existing condition and referred to it as a "major disaster", and encouraged other members to do likewise. Mr. Lindgren noted that the club will be coming before ARCOM for approval of a permanent fence next month. In addition to the tree removal, other infractions by neighbors have occurred on the club's property.

Chairman Vila asked that the Town Attorney be present for the Indian Road projects next month.

XI. ADJOURNMENT:

MOTION BY MR. SAMMONS TO ADJOURN THE MEETING AT 3:32 P.M.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, February 26, 2014 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road, Palm Beach, Florida.

Respectfully submitted,

Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

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

LAST NAME—FIRST NAME—MIDDLE NAME VILA ROBERT J.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCHITECTURAL COMMISSION	
MAILING ADDRESS 690 ISLAND DR		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ TOWN OTHER LOCAL AGENCY	
CITY PALEMBACH	COUNTY PALEMBACH	NAME OF POLITICAL SUBDIVISION: TOWN OF PALEMBACH	
DATE ON WHICH VOTE OCCURRED 1/22/14		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 equally 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 the reverse side 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 inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate 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 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 otherwise may participate 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 other side)

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, ROBERT J. VILA, hereby disclose that on 1/22, 20 14:

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

- ☒ 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 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:

A - 005-2014 690 ISLAND DR.

1/29/14
Date Filed

[Signature]
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.