

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, AUGUST 24, 2016

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.

I. CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Mrs. Vanneck.

II. ROLL CALL

Richard Sammons, Chairman	ABSENT (unexcused)
Ann L. Vanneck, Vice Chairman	PRESENT
Peter I. C. Knowles, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	PRESENT
Michael B. Small, Member	PRESENT
Maisie Grace, Alternate Member	ABSENT (excused)
John David Corey, Alternate Member	PRESENT
Betsy Shiverick, Alternate Member	PRESENT

Staff Members present were:

John S. Page, Director of Planning, Zoning & Building

John Lindgren, Planning Administrator

Kelly Churney, Secretary to the Architectural Review Commission

For the record, it should be noted that Mr. Corey voted in the absence of Mr. Sammons.

III. PLEDGE OF ALLEGIANCE

Ms. Vanneck led the Pledge of Allegiance

IV. APPROVAL OF THE MINUTES FROM THE JULY 27, 2016 MEETING

Motion made by Mr. Small and seconded by Mr. Garrison to approve the minutes from the July 27, 2016 meeting. Motion carried with all in favor.

V. **APPROVAL OF THE AGENDA**

Motion made by Mr. Small and seconded by Mr. Garrison to approve the agenda as amended with the deferral of project B-032-2016 237 Brazilian Ave., B-036-2016 341 Brazilian Ave. and A-038-2016 1066 N. Ocean Blvd. until the September 28, 2016 meeting, project B-034-2016 168 E. Inlet Dr. to the October 26, 2016 meeting and to withdrawal project A-041-2016 155 Hammon Ave. Motion carried with all in favor.

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

Ms. Churney administered the oath at this time and throughout the meeting as necessary.

VII. **PROJECT REVIEW**

A. **DEMOLITIONS**

B-051-2016 Demolition

Address: 319 Seaspray Ave.

Applicant: Mr. and Mrs. Robert A. Toohey

Architect: Mark Marsh/Bridges, Marsh & Associates, Inc.

Project Description: Demolish existing two story residence.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Marsh presented the project proposed for demolition and provided a history of the home. He showed the Commissioners photos of the current home, a site plan and photos of the surrounding homes. He indicated which landscaping would remain during and after the demolition.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the demolition as presented with the caveat to sod and irrigate the property within 30 days as well as to save the vegetation as marked on the plans presented. Motion carried with all in favor.

Mr. Page asked the Commissioners to stay on task and be concise in their review due to the lengthy agenda. Mrs. Vanneck stated they would be asking the public comment to be limited to 3 minutes.

B. **MAJOR PROJECTS-OLD BUSINESS**

B-020-2016 Demolition/New Residence

Address: 1021 N. Ocean Blvd

Applicant: Maura Ziska, Attorney

Architect: MP Design & Architecture, Inc.

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Demolition of existing residence. New two story residence with basement, pool, landscape & hardscape.

At the May meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for two months to the July 27, 2016 meeting. At the July meeting, a motion carried to defer the project for one month at the attorney's request.

Call for disclosure of ex parte communication: Disclosure by several Members.

Town Attorney Randolph told the Commissioners that all of the emails received by the Town are a matter of record, however they need to disclose any other emails that they may have received.

Ms. Ziska spoke representing the owner, Don Burns. She stated the design team has been working on this project for over 2 years. Ms. Ziska referenced expert David Chase's report, dated January 8, 2016, when stating that the International Style of this project is not excessively dissimilar to any home within 200 feet. She also recapped the neighbors' expert, David Lawrence, who stated that they are not objecting to the International Style, but to the mass and size. She stated that since the house has now been reduced, the neighbors are complaining about the architectural style. Ms. Ziska feels there is no plan that the neighbors would accept and contend they are allowing to rule by mob. Ms. Ziska stated that this house should not be compared to the north end, middle block residences since it is a beach front property.

Donald Burns, 1021 N. Ocean Blvd., asked the Commissioners to consider the motives of the objections and to approve a thoughtful and attractive piece of architecture that will contribute to the beauty of Palm Beach.

Michael Perry presented the Commissioners a site plan and discussed proposed changes and indicated the reductions that had been made since their May presentation. He compared the neighbors site-scape and streetscape and their location to the bulkhead. He presented the floor plans, roof plans, elevations and their proposed reductions and changes. He also presented renderings for all elevations and indicated materials that are proposed. He showed the Commissioners photos of the views to the north and south neighbors and the vegetation that currently exists.

Caroline Forrest presented a model that shows the massing and size of the homes in the area of the subject project on N. Ocean Blvd. She noted that many of the homes in the model had flat roofs, parapets and are further toward the ocean than the proposed home. She stated the proposed house will sit slightly over 4 feet past the existing house but with the removal of the current pool and hardscape. She addressed the reduction in mass, the overall size and changes to the walkways. Ms. Forrest addressed some of the concerns in the letters that the Commissioners received from the neighbors. She showed the Commission a chart that compared setbacks, square footage and roof heights of the proposed and neighboring homes. Ms. Forrest restated that the owner will be housing all mechanical equipment into the basement rather than in the setbacks. She restated that there are no second floor walkways, windows facing the north property and doors/access along the north side. She provided details on the louvers on the north side.

Mr. Williams presented the changes to the proposed landscape and hardscape for the property. He showed the Commissioners a photo of an existing coconut palm verses a rendering.

James Green, attorney for the applicant, talked with Mr. Randolph and has decided to submit photos of the models that were presented into the record rather than keeping the models in the Town Hall.

Commission Comments: Mr. Knowles asked about the landscaping proposed on the plans verses what is shown on the model. Mr. Williams stated that the landscaping will be thicker than what the model shows. Mr. Garrison asked Mr. Perry to restate and verify that there are no openings on the second floor on the north side and that the mechanical equipment will not be outside of the building. Mr. Perry addressed these issues. Mr. Perry was also asked about the materials and color to be used on the home. Mr. Perry confirmed that the material will be limestone. Some of the Commissioners thought that this proposed house was not excessively dissimilar from the neighboring homes and as seen on the model. Mr. Ives stated he thinks the architect listened to the direction that the Commission gave him in May and made the appropriate changes. Mr. Ives pointed out that the Landmarks Manual points to 20 different styles in Palm Beach, including International and Contemporary. He also stated that the first floor on the West elevation feels cold and needs to be refined.

Mr. Randolph told the Commission that they need to hear from the public before making any conclusory remarks.

David Lawrence, with David Lawrence Architecture and representing many of the surrounding neighbors, stated the neighbors feel that the house is excessively dissimilar and listed the objections, including the glass to mass ratio, the steel louvers, proposed balconies, the mass of the building, square footage, possibility for sound and noise without a buffer, lack of landscaping buffer, the landscaping renderings seem overly generous, and they question the amount of basement proposed. Mr. Lawrence asked that the application be denied and stated the reasons for denial relating to the ARCOM Ordinance. *(Please note for the record that Mr. Lawrence was given over 7 minutes of comment time)*

Michael Vincent John Spaziani, 3300 S. Ocean Blvd., stated his education and real estate experience and noted he has been contacted by neighbors. Mr. Spaziani stated that the proposed house is very offensive and ugly.

John and Debby Oxley, 1045 N. Ocean Blvd., object to the proposed home due to its massing, height, architectural details and materials proposed and feel it is excessively dissimilar. They asked that the Commission reject the project.

Esther Feldberg, 1020 N. Ocean Blvd., stated her objection due to the size and the minimum side setbacks. She thinks that house is too dissimilar.

Jeri Sibel, spoke on behalf of Mary Hulitar and Ed Holt, stated that Ms. Hulitar feels that her privacy will be invaded and is concerned about the proposed balconies, height and massing of the structure and feels that the house is excessively dissimilar. Ms. Hulitar asked the Commission not to approve the proposed home and feels it could affect the value of her home.

Carter and Afsy Pottash, 1029 N. Ocean Blvd., stated that Mr. Burns did not offer to meet with them to discuss the project last month. He refuted some of the statements that were in the presentation by the design team. Mr. Pottash stated objections relating to the height, terraces, louvers, size and feel the house is disharmonious, incompatible and excessively dissimilar.

Julie Araskog, 1490 Via Manana, and spoke on behalf of Derek Limbocker, stated she is trying to keep the character of Palm Beach. Ms. Araskog stated that the new home would disrupt the harmony of the neighborhood and would change the character of the north end. She stated all of the elements of the proposed home that she feels are dissimilar and objectionable.

Susan Gary, 229 Onondaga Ave., stated that the neighbors are overwhelmingly are opposed to this home and felt the 3 minute limit was unfair. She asked the Commission to reject the project.

Anita Seltzer, 44 Cocanut Row, stated that many of the Commissioners stated they spoke with an architect during the ex parte. She asked if they could indicate who it was they spoke with during their communication.

Mr. Randolph stated that the Commissioners should indicate if there is another architect that they spoke with other than what was originally stated. He also stated that the Commission did not limit the amount of time given to the expert. Mr. Randolph stated that the Commission should give more time to any of the neighbors who feel that they need more time. Mr. Randolph explained the term mob rule and stated it was not stated in a derogatory fashion by Ms. Ziska. Mr. Randolph told the Commission they should act on the evidence and on the criteria of the Ordinance.

Susan Gary, 229 Onondaga Ave., stated that the neighbors' objections are that the proposed home does not meet the criteria in the ARCOM Ordinance.

Julie Araskog, 1490 Via Manana, stated that the expert was asked to stop during his presentation.

Commission Comments: Mr. Small complimented the professions that worked on the project but felt that the proposed home does not fit in the neighborhood. Mr. Corey felt the massing was too large for the site, the glass/mass ratio was too large, and the landscaping was too light and felt it was too dissimilar for the neighborhood. Ms. Shiverick felt the changes to the home since the last presentation were meaningful and significant. She did not feel it was excessively dissimilar. Ms. Shiverick's only objection to the home was that the west elevation was not harmonious to the east elevation. Mr. Garrison felt like the front (west) elevation could use some tweaking. He also stated that there are many styles of homes in the area of the proposed home and that this community is a living community where change will occur. He stated with a few modifications, this home would enhance the neighborhood. Mr. Ives agreed with Mr. Garrison and stated he thought the

west façade needed to be restudied. Ms. Vanneck felt this house was not in harmony with the neighborhood, thought it lacked charm and could not support the project.

Motion made by Mr. Small and seconded by Mr. Corey to deny the project based upon the criteria in section 18-205a, subparagraph 8 and 6. Motion failed 4-3 with Messrs. Knowles, Gruss, Garrison and Ives opposed.

A second motion made by Mr. Gruss and seconded by Mr. Garrison to defer the project to the September 28, 2016 meeting for restudy of the west elevation, including the landscaping, the approach to the home and the possibility of installing gates.

Mr. Randolph asked the Commission for clarification on whether they are only planning to consider the modifications at the next meeting. Some discussion continued on this issue.

Motion carried 4-3 with Messrs. Small, Corey and Mrs. Vanneck opposed.

A short recess was taken at 10:55 a.m. The meeting resumed at 11:09 a.m.

[B-030-2016 Demolition/New Residence](#)

Address: 520 Island Drive

Applicant: 520 Island Drive, LLC

Architect: Roger Janssen/Dailey Janssen Architects

Landscape Architect: John Lang/Lang Design Group

Project Description: Demolition of existing residence and construction of a new 2-story residence, pool, hardscape and landscape.

At the May meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for two months to the July 27, 2016 meeting. At the July meeting, a motion carried to defer the project for one month for restudy.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Janssen presented the changes based on the comments from their last presentation. Some of the changes made include the addition of mutton bars to the windows and doors, the articulation of the front façade and other façades, the elimination of the box gutter, the addition of an integrated gutter, and the paint change for the windows and doors. He presented the previously proposed elevations compared to the revised proposed elevations.

Commission Comments: There were some questions about the soffits, the chimneys and the paint color change. Mr. Janssen addressed these questions.

Mr. Lang presented the changes that were made to the landscape plan since the last presentation. Some of the changes include the removal of the bubblers from the front, the addition of a piece of marble and tree modifications.

Commission Comments: Some of the members felt that the Magnolia trees that flank the front entrance were too small for the property. The Commission asked Mr. Lang to change the trees to large shade trees and to return to staff for an approval of said trees.

Linda Hickox, 528 Island Dr., stated she lives to the south of the proposed home and concerned about privacy and the landscape screening. She also requested screening during the construction.

Mr. Lang addressed Ms. Hickox's concerns and stated he would be happy to work with her during the project.

Commission Comments: Some of the members expressed concern about the lighting.

Mr. Lang discussed the proposed lighting with the Commissioners. Mr. Page stated that the ARCOM Lighting Standard was to minimize light trespassing and recommended incorporating that into their motion.

Mrs. Vanneck passed the gavel at this time to Mr. Garrison.

Motion made by Mrs. Vanneck and seconded by Mr. Knowles to approve the project as presented with the caveats that two large entry trees are not to be Magnolias but rather large, shade trees and will be staff approved at time of selection and all lighting needs to meet the ARCOM Lighting Standards. Motion carried 5-2 with Messrs. Ives and Small opposed.

[B-032-2016 Demolition/New Residence](#)

Address: 237 Brazilian Ave.

Applicant: Florida Capital Management, LLC

Architect: Roger Janssen/Dailey Janssen Architects, P.A.

Project Description: Demolition of existing multi-family residence and hardscape. Construction of a new two-story two family residence each with pools, hardscape and landscape.

At the June meeting, a motion carried to defer the project for one month. At the July meeting, a motion carried to approve the project but to defer the connection between the houses and guest houses for one month for restudy.

Please note: The architect has requested to defer this project to the September meeting.

This project was deferred to the September 28, 2016 meeting at the Approval of the Agenda, Item V.

[B-034-2016 Additions/Modifications](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) - Done
6/22/16

Address: 168 E. Inlet Dr.

Applicant: Mr. & Mrs. Mitchell Evans

Architect: Bob Acree/Acree Design Consulting

Project Description: A 1,595 square foot second story addition onto the existing one story residence.

VARIANCE INFORMATION: The applicant is proposing to add a 1,595 square foot second story addition onto the existing one story residence. The proposed addition will not require the demolition of more than 50% cubic footage of the existing house. The following variances are being requested: 1) lot coverage of 37.8% in lieu of the 30% maximum allowed for a two story structure. The existing lot coverage is 37.8%; 2) cubic content ratio ("CCR") of 4.92 in lieu of the 3.21 existing and 3.99 maximum allowed.

At the June meeting, a motion carried that the implementation of the proposed variance would cause negative architectural impact to the subject property. A second motion carried to defer the architecture for one month for restudy. At the July meeting, a motion carried to defer the project for one month at the attorney's request.

Please note: The attorney has requested to defer this project to the October meeting.

This project was deferred to the October 26, 2016 meeting at the Approval of the Agenda, Item V.

[B-035-2016 Demolition/New Residence](#)

Address: 210 Palmo Way

Applicant: Eagle Bay Holdings LLC

Architect: MP Design & Architecture Inc.

Landscape Architect: Tony Grimaldi/Tony Grimaldi Landscape Architecture

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

At the July meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for one month for restudy.

Call for disclosure of ex parte communication: Disclosure by several Members.

Michael Perry presented the changes based on the comments from their last presentation. These changes include making the garage shorter, moving the generator from the property line, changes to the loggia on the front and rear façades, change to the front entry, and fenestration changes on the front façade. He presented the previously proposed elevations compared to the revised proposed elevations as well as proposed renderings.

Mr. Grimaldi presented the changes of the proposed landscape and hardscape.

Commission Comments: There was a recommendation for the front columns by the entry be changed to square columns. Mr. Perry stated he would not object to making the change. There was a suggestion to add shutters on the top floor windows to give the home a more beach-y feel. Mr. Perry stated he could add shutters. Mr. Corey suggested that the front pergola be restudied.

Harold Smith, architect and representing Dr. Tony Nader who lives to the south of the proposed project, stated Dr. Nader is concerned about the location of the generator in relationship to his property.

There was some discussion between Mr. Perry and the Commission regarding the generator location.

Motion by Mr. Garrison and seconded by Mr. Gruss to approve the project as presented with the conditions that the windows on the front façade be changed to double windows with shutters, to move the generator to the location of the pool equipment and adding a wall around all of the service equipment and change the columns on the front entrance to square columns. Motion carried with all in favor.

[B-036-2016 Demolition/New Cabana and Garage](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) - Done
6/22/16

Address: 341 Brazilian Ave.

Applicant: Patrick and Molly Ryan

Architect: The Pandula Architects, Inc.

Project Description: Remove existing one story cabana, automobile garage and storage structure (approx. 760 sq. ft. ground floor) at finished floor elevation 3.03 and replace with new two story cabana, automobile garage and two guest bedrooms (approx.. 875 sq. ft. ground floor) at finished floor elevation 7.50. New building will be painted stucco to match existing main residence, clay barrel tile roof, wood outlookers and aluminum clad wood windows. Remove existing swimming pool and cast stone pool deck and install new swimming pool and cast stone pool deck. Remove existing automobile drive, combination of brick and concrete. Install new site drainage system, and install new automobile drive at original location. New driveway finish to be a combination of old Chicago brick and cast stone.

VARIANCE INFORMATION: The applicant is proposing to demolish a 750 square foot one story garage/cabana in the rear of the property and construct a new 1,836 square foot two story cabana/guest house/garage addition in the same general location. The following variances are being requested: 1) rear yard setback of 8 feet in lieu of the 15 foot minimum required for a two story structure; 2) west side yard setback of 5.3 feet in lieu of the 15 foot minimum required for a two story structure; 3) lot coverage of 35.5% in lieu of the 33.4% existing and the 30% maximum allowed for two story structures; 4) a drive aisle width to the garage to be 18.2 feet in lieu of 25 foot minimum for back up space.

At the June meeting, a motion carried that the implementation of the proposed variances would not cause negative architectural impact to the subject property. A second motion carried to defer the architecture for one month for restudy. At the July meeting, a motion carried to defer the project for one month at the architect's request.

This project was deferred to the September 28, 2016 meeting at the Approval of the Agenda, Item V.

[B-037-2016 Demolition/New Residence](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW - Done 7/27/16

Address: 125 Gulfstream Rd.

Applicant: Louis M. Cohen as Trustee for the Schar Family Trust

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

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Minor site demolition and construction of a new two-story Bermuda style single-family residence with pool. Final landscape and hardscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The applicant is requesting to allow the construction of a 4,592 square foot two-story, single family residence on portions of two platted lots which combined creates a lot that is 75 feet in width in lieu of the 100 foot minimum required.

At the July meeting, a motion carried that the implementation of the proposed variances would not cause negative architectural impact to the subject property. A second motion carried to approve the project as presented with the caveat to return to the Commission with the changes to the front door, the columns on the pergola and a sample of the paint color.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Smith presented the changes based on the comments from their last presentation which include decreasing the height of the door on the south elevation, increased the size of the welcoming walls and added paired columns at the pergola on the north elevation. He showed the Commission previously proposed and revised floor plans as well as south elevations. Mr. Smith also stated he brought two different paint samples for the house color to show the Commission.

Most of the Commission preferred the lighter paint color sample.

Motion made by Mr. Ives and seconded by Mr. Small to approve the project as presented, to include the approval of the lighter paint color that was presented. Motion carried with all in favor.

B-038-2016 Renovation/Addition

Address: 1098 N. Lake Way

Applicant: Mr. and Mrs. David Saunders

Architect: Patrick Segraves/SKA Architect + Planner

Landscape Architect: Steve West/Parker-Yannette Design Group

Project Description: Renovation and addition of existing two-story Classical style home. Renovation will include modification of front, back and side elevations and addition of 600 square feet for a new master bedroom and balcony on the rear of the second story. Final landscaping will be included.

At the July meeting, a motion carried to approve the project as presented with the caveat that the balcony railing on the front line up with the columns below and to defer the landscaping for one month.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. West stated he previously presented changes to the front and rear yard however there will be no changes to the rear yard at this time. He presented the proposed changes to the landscape and hardscape to the front of the property.

Mr. West was asked what he intended to use to replace the hedge on the west side of the property. Mr. West addressed this question.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as submitted. Motion carried with all in favor.

B-039-2016 Demolition/New Residence

Address: 1610 N. Ocean Blvd.

Applicant: DBSC, LLC c/o Maura A. Ziska, Esq.

Architect: Roger Janssen/Dailey Janssen Architects, P.A.

Landscape Architect: Chuck Yannette/Parker-Yannette Design Group

Project Description: Demolition of existing residence, pool, landscape and hardscape. Construction of a new two story residence with pool, hardscape and landscape.

At the July meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for one month to the August meeting.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Janssen presented the changes based on the comments from their last presentation which include changes to the waterfront elevation, master bedroom loggia, second floor terrace, chimney massing and roof material. He showed the Commission previously proposed and revised floor plans as well as elevations.

Guy Rabideau, attorney representing James and Madeline Zahringer at 215 Indian Rd., stated that his client no longer objects to the architecture on this project.

Elaine Flynn, 201 Indian Rd., asked the Commission to delay their decision as she has been out of town and not had time to look at the plans. She stated her concerns about the size of the home as well as her privacy and views.

Some discussion ensued.

Mr. Small asked about the waterfront property comparisons as well as the pool location in relationship to the neighbor's view to the east. Mr. Janssen addressed this issue. A discussion on this issue continued.

Katie Frisbie, 219 Indian Rd., stated she has spoken three times with the owner at 1616 N. Ocean Blvd. regarding landscaping concerns. Ms. Frisbie stated she assured the owner that they would work with her to preserve her view. She also stated that the owner never expressed a concern about the pool location.

Mr. Yannette presented the changes to the proposed landscaping.

Ms. Vanneck asked Mr. Yannette to meet with Ms. Flynn to hear and possibly address her concerns. Mr. Yannette agreed to work with her.

Motion made by Mr. Garrison and seconded by Small to approve the architectural portion as presented but to defer the landscaping for one month to allow the neighbors to the east and north to review the landscaping plans. Motion carried 5-2 with Messrs. Knowles and Ives opposed.

B-042-2016 New Residence

Address: 561 Island Dr.

Applicant: 561 Island Drive, LLC

Architect: MP Design & Architecture Inc.

Landscape Architect: Keith Williams/Nievera Williams Design.

Project Description: New two-story Mediterranean Style residence with pool, hardscape and landscape.

At the July meeting, a motion carried to defer the project for one month for restudy.

Call for disclosure of ex parte communication: Disclosure by several Members.

Michael Perry presented the changes based on the comments from their last presentation. Some of the changes made include the location of the house on the property, reduction of the center, wings and the length of the house and fenestration changes. He showed the Commission previously proposed and revised floor plans as well as elevations. Mr. Perry also showed the Commission some material samples.

Commission Comments: Many Commissioners were happy with the changes and liked the rod iron railings on the rear façade.

Mr. Williams presented the proposed landscape and hardscape plans for the project.

Commission Comments: Some Members thought that the four trees in the front entrance of the home block the architecture. There was a suggestion to place a shade tree on the SE corner, closer to the street.

Motion made by Mr. Corey and seconded by Mr. Small to approve the architectural portion of the project as presented, including the rod iron railing on the rear façade and the two chimneys but to defer the landscaping for one month. Motion carried with all in favor.

B-043-2016 New Residence

Address: 1230 N. Ocean Way

Applicant: Dr. and Mrs. Tony Nader

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

Landscape Architect: John Lang/Lang Design Group

Project Description: Construction of a two-story single family residence with detached one-story garage and pool. Final hardscape and landscape.

At the July meeting, a motion carried to defer the project for one month for restudy and to bring samples of Vedic Architecture to the August meeting.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Smith presented the changes based on the comments from their last presentation which include the position of the house on the lot, the massing on the west side, reduced east wings, revised pergola beam ends, increased the cupola, fenestration on the east elevation, addition of the pediment to the north entry, changing the bow window to a box window on the west elevation and changed the overall fenestration. He presented a new streetscape and site plan, previously and currently proposed floor plans and elevations. He presented photos of homes designed in the Vedic architectural style.

Commission comments: Mr. Garrison suggested the right side on the east elevation was unbalanced. Mr. Smith presented another option to the Commission for the north wing that centers two windows above the door. Mr. Garrison liked this option. Mr. Small asked if the garage doors could face north rather than east. Mr. Smith addressed this question.

Frank Lynch, Attorney on behalf of Mr. and Mrs. Viellieu, expressed concern that this home is excessively dissimilar, the large setback that is being proposed and privacy concerns. Mr. Lynch stated which section of the Ordinance that he believe it violates.

Some discussion continued between Mr. Lynch and the Commissioners.

Commission comments: Ms. Shiverick agreed the setbacks were too large. Mr. Ives likes the change to the door on the north elevation but would like the steps to be changed.

Mr. Smith addressed the comments from Mr. Lynch. Some discussion continued.

Commission Comments: Mrs. Vanneck stated her concern was the number of proposed kalashes.

Richard Bialosky, Architect and Chair of Vero Beach ARCOM, stated his experience building in the Vedic architectural style. He also stated he had many letters verifying that this proposed home conforms to the Vedic principals.

Mr. Lang presented the changes to the landscape and the hardscape. He addressed the issue of the garage and pool that are proposed in the front of the lot. He stated he has met with many of the neighbors to make sure that they were satisfied with the landscape buffers.

Some discussion ensued regarding the fencing and gate around the property.

Mr. Garrison asked for clarification for the landscaping on the northwest corner of the property. Mr. Lynch expressed his concern again for house being excessively dissimilar.

Guy Rabideau, Attorney for the owner, entered into the record letters from Vedic experts that certify that the proposed home meets Vedic architecture. [Exhibit 1]

Mr. Lynch objected to the exhibits being entered into the record. Mr. Randolph stated that they could submit them into the record.

Motion made by Mr. Small and seconded by Mr. Ives to approve the project as presented with the condition that the number and size of the kalashes be reduced, the steps on the north elevation be reduced and to add the triple window over the door on the north wing, east facade. Motion carried with all in favor.

The Commission broke for lunch at 1:29 p.m. The meeting resumed at 2:29 p.m.

B-044-2016 Demolition/New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE

Address: 232 Colonial Ln.

Applicant: SKIK, LLC (Zvenka Kleinfeld, Manager)

Architect: Patrick Segraves/SKA Architect + Planner

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Demolition of existing one-story home. New two-story Island Style home to be approximately 2,800 square feet. Home will consist of living room, dining room, kitchen, four bedrooms, four and one half bathrooms, and a one car garage.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of a 2,845.5 square foot two-story, single family residence on a non-conforming lot which is 75 feet in width in lieu of the 100 foot minimum required; 82 feet in depth in lieu of the 100 foot minimum required and 6,150 square feet in area in lieu of the 10,000 square foot minimum required. The applicant is requesting a variance to have a front yard setback for one story portion of the residence at 23 feet in lieu of the 25 foot minimum setback required.

At the July meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for one month to the August meeting.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Segraves stated that he has three letters of support for the neighbors and then explained the variances that they are requesting. He presented the streetscape, photos of surrounding homes, site plan, floor plans and elevations.

George Kleinfield, owner, thanked the Commission for their service and stated that they have their neighbors' support for the home. He also stated that he has tried to make changes to satisfy the Commissioners' concerns.

Commission Comments: Overall, the Commission felt that the house still lacked charm and needed some restudy. There was a concern with the box window underneath the eave. There was a suggestion to lower the roof over the box window.

Motion made by Mr. Garrison and seconded by Mr. Ives to defer the project for one month to restudy the front elevation and to defer the landscaping presentation. Motion carried 6-1 with Mr. Gruss opposed.

C. [MAJOR PROJECTS-NEW BUSINESS](#)
[B-047-2016 Time Extension](#)

Address: 50 Blossom Way

Applicant: Blossom Way Holdings LLC

Architect: Smith Architectural Group, Inc.

Project Description: A time extension for a period of one year for the approval of complete demolition of the existing residence, structure, pool, decks, driveway and landscape material as reflected on the survey. Three historic specimen trees will be salvaged and protected during demolition.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Smith asked for the time extension and stated there was no changes.

Motion made by Mr. Small and seconded by Mr. Ives to approve the project as presented. Motion carried with all in favor.

B-048-2016 Demolition/New Residence

Address: 20 through 50 Blossom Way and 1290 S. Ocean Blvd.

Applicant: Blossom Way Holdings LLC

Architect: Smith Architectural Group, Inc. and Atelier Ugo Sap

Project Description: Demolition of residence located at 1290 S. Ocean Blvd., new 1-story residence with final landscape and hardscape.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Smith presented the history and architecture of the proposed building to be demolished.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the demolition as presented with the caveats to sod and irrigate the property within 30 days. Motion carried with all in favor.

Mr. Smith stated this project consists of 5 lots, totaling 11.5 acres. The proposed project is a linear, one story home designed to capture the water views. He discussed the location of the house on the lot, relative to lot coverage and setbacks. He stated that he is the architect of record. He introduced the design architect group, Atelier Ugo Sap, and introduced Jeff Mahaney.

Mr. Mahaney presented the plans for the proposed home and discussed the architectural style and features.

Eric Blasen stated he was the landscape architect and presented the proposed plans for the landscape and hardscape as well as the existing landscape. He stated that they will be keeping all of the historic landmark trees on the property.

Mr. Small asked if the model presented accurately depicts the landscaping as proposed and asked several follow up questions regarding the landscaping. Mr. Blasen addressed these questions.

Mr. Page stated that the Town Council had given approval to relocate the cul-de-sac that is shown in the plans.

Mr. Garrison asked for samples of the driveway and patios. Mr. Blasen presented the samples.

Commission Comments: There was a positive comment made about the entrance to the property. There was a suggestion to add more shade trees on the property. Mr. Smith discussed the trees on the property.

Mr. Corey asked the architect to describe the inspiration for the project. Mr. Mahaney addressed this question.

Paul Castro, Zoning Administrator, stated this property has a subdivision agreement that requires the property owner to have a preservation plan when the property is developed. He stated that the architect needs to explain to the Commission their preservation plan.

A discussion ensued between Keith Williams, Paul Castro and the Commissioners regarding this issue.

Commission Comments: Some of the Commissioners thought the front gate needed to be different.

A second motion made by Mr. Small and seconded by Mr. Garrison to approve the project as presented with a requirement that the proposed landscaping is in complete compliance with the Town and to return with a different option for the front gate. It was determined that the new gate option will return as a minor project and there will not be a building permit issued for the new house issued until the new gate is approved. Motion carried with all in favor.

[B-049-2016 Accessory Demolition/New Residence](#)

Address: 303 Maddock Way

Applicant: Outside Chance, LLC c/o Maura A. Ziska, Esq.

Architect: Roger P. Janssen/Dailey Janssen Architects

Landscape Architect: Chuck Yannette/Parker-Yannette Design Group

Project Description: Demolition of existing pool/deck, 30 s.f. pump house and 30 s.f. storage shed. Construction of a new one and two story residence, pool, hardscape and landscape.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Janssen presented the demolition request for the pool and two accessory structures. He provided a brief history of the structures. Mr. Yannette presented the landscaping and hardscaping plan during the demolition.

Motion made by Mr. Garrison and seconded by Mr. Small to approve the project as presented with the caveats to sod and irrigate the property within 30 days. Motion carried with all in favor.

Mr. Janssen presented the plans for the proposed site. He presented a site plan, floor plans, roof plan, elevations and renderings. He discussed the proposed material for the home and presented some inspiration photos.

Commission Comments: Many of the Commissioners felt this home was charming and well done. There was a suggestion for a roof modification for the small bump out on the west elevation. There was some discussion about the shutters on the front door. Most of the Commissioners liked the shutters.

Mr. Yannette presented the proposed landscape and hardscape for the property. He presented samples of the proposed hardscape. He showed the Commissioners renderings of all elevations.

Motion by Mr. Garrison and seconded by Mr. Small to approve the project as presented, including the use of shutters on the front door.

Mr. Corey asked for details on the bike garage.

Motion carried with all in favor.

[B-050-2016 Additions/Modifications](#)

Address: 2300 Ibis Isle Rd. West

Applicant: Rob and Sue Bushman

Architect: Quinn Miklos/Miklos Architecture

Landscape Architect: Carol Perez/Grant Thornbrough & Associates

Project Description: 1) Re-configure existing driveway and front property line pilaster layout; 2) add two driveway gates; 3) replace existing flat cement tile roof with new flat cement tile roof; 4) bedroom, covered front entry and rear covered pavilion additions; 5) existing pool and spa shape slightly reconfigured; 6) existing landscaping adjusted and augmented.

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

Mr. Miklos presented the proposed changes for the home, which include an addition to the front of the home and a pavilion in the rear of the home. He indicated that they are proposing to reduce the existing gravel, reconfigure the existing pilasters and driveway and the addition of new driveway gates. He presented floor plans, a roof plan, proposed elevations and renderings.

Commissioners asked questions relating to the fence, the pavilion wall material and the columns.

Commission Comments: Many of the Commissioners thought the additions were well done. There was a suggestion that the front columns were too wide and the pavilion column was too light and both needed to be restudied. It was also suggested to lower the front entry roof line. Some of the Members thought the cupola on the pavilion needed to be removed. There was a concern about the driveway configuration and width. A comment was made that the lights on the pilasters and the gates needed to be rethought.

Ms. Perez stated the landscaping on the south, north and west sides of the house would remain as existing. Ms. Perez presented the proposed landscape and hardscape plans for the east side of the home.

Commission Comments: There was a suggestion that more landscaping was needed to screen the gate. A concern was expressed that the driveway and front entrance configuration would not be usable on one side and needed to be restudied.

Motion made by Mr. Small and seconded by Mr. Ives to defer the project for one month for restudy. Motion carried with all in favor.

D. MINOR PROJECTS - OLD BUSINESS

A-033-2016 Modifications

Address: 200 S. Ocean Blvd

Applicant: 200 South Ocean Boulevard, 2014 LLC

Architect: Peter D. Moor/Moor, Baker & Associates Architects, P.A.

Project Description: The proposed "minor" changes to this project, previously approved by ARCOM, include various refinements of design elements and the addition of an outdoor oven with chimney in the back yard.

At the July meeting, a motion carried to defer the project for one month for restudy.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Moor stated the neighbor at 190 S. Ocean Blvd. did not have any objection to the change to the outdoor stairs.

Mr. Garrison expressed his frustration that the proposed changes with the stairs have already been built before they have been approved.

Commission Comments: There was a suggestion that the approved gate on the east elevation was preferred over the currently proposed.

Motion made by Mr. Ives and seconded by Mr. Knowles to approve as presented with the condition that the previously approved gate remains. Motion failed 2-5 with Messrs. Gruss, Garrison, Small, Corey and Mrs. Vanneck.

A second motion was made by Mr. Garrison and seconded by Mr. Gruss to approve the changes as presented with the exception of the front gate and that the gate needs to return to the Commission in one month for approval. Motion carried 4-3 with Messrs. Ives and Small and Mrs. Vanneck opposed.

Mr. Moor stated that they would be willing to use the gate that has been approved.

A third motion was made by Mr. Small and seconded by Mr. Garrison to reconsider the whole project as presented. Motion carried with all in favor.

A fourth motion was made by Mr. Ives and seconded by Mr. Corey to approve the project as presented with the exception of the gate. The gate needs to stay as currently approved or the architect needs to return to the Commission with a new proposed gate. Motion carried 5-2 with Mrs. Vanneck and Mr. Small opposed.

[A-038-2016 Modifications](#)

Address: 1066 N. Ocean Blvd.

Applicant: Mary Ourisman

Architect: Dave Gengler/Gengler Architects, Inc.

Project Description: Fenestration detailing including additional cast stone work around doors and windows.

At the July meeting, a motion carried to defer the project for one month for restudy.

This project was deferred to the September 28, 2016 meeting at the Approval of the Agenda, Item V.

D. [MINOR PROJECTS-NEW BUSINESS](#)

[A-039-2016 Landscape](#)

Address: 152 Dolphin Rd.

Applicant: Dr. Josef and Andrea Huainigg

Architect: Mario Nievera/Nievera Williams Design

Project Description: Final landscape plan for the project site.

Call for disclosure of ex parte communication: Disclosure by Messrs. Small and Ives.

Matt Jackman stated that they were previously approved for a hardscape and landscape plan in 2014. Mr. Jackman presented the changes to the proposed landscape plan. He presented a site plan as well as renderings for all elevations.

Commission Comments: Some of the Commissioners felt the palm in the middle on the north elevation blocked the view of the home and should be removed. Mr. Jackman stated he would not object to removing that palm tree.

Motion made by Mr. Small and seconded by Mr. Ives to approve the plans as presented with the condition that the center palm on the north elevation will be removed. Motion carried with all in favor.

A second motion was made by Mr. Ives and seconded by Mr. Knowles to move project A-043-2016 135 Seagate Rd. to be heard next. Motion carried with all in favor.

[A-043-2016 Landscape/Hardscape](#)

Address: 135 Seagate Rd.

Applicant: Caroline Rafferty

Architect: Mario Nievera/Nievera Williams Design

Project Description: Final landscape and hardscape plan.

Call for disclosure of ex parte communication: Disclosure by several Members.

Mr. Nievera presented changes to the previously approved landscape plan. Mr. Nievera stated that they are proposing to increase the amount of landscaping on the property lines. He presented renderings of the currently proposed and the previously approved landscaping. Mr. Nievera presented a change to the front gate. Mr. Nievera stated he met with Mrs. Vanneck who suggested to add 3 more palm trees along the west property line. Mr. Nievera would like to use foxtail Palms due to the size of the root ball and to achieve a fullness in the palms to retain the desired coverage.

Peter Broberg, Attorney for neighbor Khooshe Aiken, stated Ms. Aiken's concern for the landscape buffer on the west property line and added her living space is on the east side of her property. Ms. Aiken is asking to have the 3 windows on the addition along with the balcony that faces her property be screened from her view. Mr. Broberg suggested that the client use fishtail palms rather than the foxtail palms.

Mrs. Vanneck stated that Ms. Aiken asked her for 3 foxtail palms to be planted on the west side of the property. She also stated that fishtail palms were not in keeping with the property and was concerned for the owner's children since fishtail palms cause skin irritations.

Mr. Nievera stated he agreed with Mrs. Vanneck and said the space in question was too small for fishtail palms. Mr. Nievera discussed the size of the current foxtails planted and the size of the new proposed foxtails.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the project as presented, to include the 3 additional foxtail palms and that the hedge be maintained at a minimum height of 14-16 feet.

Nick Mihelich, landscape architect from Urban Design Kilday Studios and representing neighbor Khooshe Aiken, suggested that the newly proposed foxtail palms were small and would remain invisible for a long time. He suggested to increase the size of the palms and stagger them to create a dense buffer.

Mrs. Vanneck asked if a taller palm could be used in the center of the location. Mr. Nievera stated the size of the root ball was his concern. He stated if they shaved off too much of the root ball to fit them into the space, they could die.

Mr. Garrison proposed putting the suggested palms on the neighbor's property rather than the owner's, if there were no objection, if space is an issue. Mr. Nievera stated the owner would not object to that possibility but they had been working on trying to solve the issue on their side of the property line.

The Commissioners agreed that Mr. Garrison had a good solution if the neighbor is amenable.

Mr. Small asked to amend his motion. **Amended motion made by Mr. Small and seconded by Mr. Garrison to approve the project as presented, to include the hedge be maintained at a minimum height of 12-14 feet and the 3 additional foxtail palms (12-14 ft) placed on the applicants property. Further, if agreed to by both parties, two additional, taller palms may be placed on the neighbor's property.**

Some discussion continued between Mr. Nievera and the Commission.

Motion carried with all in favor.

[A-040-2016 Modifications](#)

Address: 1053 N. Lake Way
Applicant: J.M. Naveja-Diebold (Revocable Trust)
Architect: Mario Nievera/Nievera Williams Design
Project Description: Fencing Improvements

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

Keith Williams stated that the client would like to add a fence to make the property more secure for their children and dogs. He stated that his client does not want a wall or a chain link fence and is proposing a black or white picket fence in the Neo-Georgian style. Mr. Williams showed the Commissioners the location of the proposed fence.

Commission Comments: There were concerns about the height of the finials and posts at the entry of the home.

Mr. Williams showed the Commissioners another option of a black fence with the railings straight across between the posts.

Motion made by Mr. Ives and seconded by Mr. Garrison to approve second option presented with the black fence and the straight railings with the condition that the posts are lowered and removing the finials. Motion carried with all in favor.

[A-041-2016 Signage Change](#)

Address: 155 Hammon Ave.
Applicant: The Colony Hotel
Architect: Aurelio J. Sica
Project Description: Upgrade of Colony wall sign at driveway.

This project was withdrawn at the Approval of the Agenda, Item V.

[A-042-2016 Modifications](#)

Address: 135 Gulfstream Rd.
Applicant: Michael Bickford

Architect: Daniel Kahan/Smith and Moore Architects, Inc.

Project Description: Modification of the existing building façade material; further described as smooth finish painted stucco applied over existing brick veneer and simulated brick veneer.

Call for disclosure of ex parte communication: None.

Mr. Kahan stated this project has been an ongoing renovation project. He presented the proposed changes to the stucco finish as well as paint samples for the home and shutters.

Commission Comments: There was a concern whether the home could withstand the blasting to remove the existing finish. Mr. Kahan addressed this concern. Many of the members thought this change would be a big improvement.

Motion made by Mr. Ives and seconded by Mr. Corey to approve the project as presented. Motion carried with all in favor.

A-044-2016 Landscape/Hardscape

Address: 331 Polmer Park Rd.

Applicant: Diane & Matthew Barrett

Architect: Mario Nievera/Nievera Williams Design

Project Description: Hardscape and landscape renovation at existing property.

Call for disclosure of ex parte communication: No disclosure was given at this time.

Mr. Lindgren stated there was a deferral request received for this project.

Motion made by Mr. Ives and seconded by Mr. Small to defer the project for one month. Motion carried with all in favor.

Mrs. Vanneck stated there is a large amount of planting material and debris being removed from the property and it was placed in the street. She wanted to make sure there was a permit for the work.

IX. OTHER BUSINESS

X. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

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

Mr. Knowles asked about the notice requirement when changes are made while the project is ongoing and they return to the Commission for an approval for a change. Mr. Lindgren addressed this concern.

Mr. Page updated the Commission on the ORS meeting and reported on the discussion and recommendations. Mr. Small stated his objection to one of the suggestions was made at ORS.

Mr. Small requested a follow up conversation to Town Attorney Randolph's presentation on demolitions.

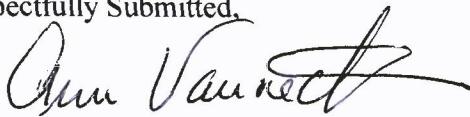
Mr. Ives made a statement that while although they welcome neighbor comments on the projects, the Commission may need to limit the amount of comments from individuals that do not reside within 250 feet of the project due to time constraints.

XII. ADJOURNMENT

Motion made by Mr. Ives and seconded by Mr. Garrison to adjourn the meeting at 5:14 p.m. Motion carried with all in favor.

The next meeting will be held on Wednesday, September 28, 2016 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Ann Vanneck", with a stylized, flowing script.

Ann Vanneck, Vice Chairman
ARCHITECTURAL COMMISSION

kmc

INTERNATIONAL
INSTITUTE OFVEDIC ARCHITECTURE
AND CITY PLANNING

International Institute of Vedic Architecture and City Planning at MUM, Maharishi University of Management
USA: 1680 Highway One, Fairfield, Iowa 52556 • The Netherlands: Station 24, NL 6063 NP Roerdalen
Email: VedicArchitecture@Maharishi.net, www.VedicCityPlanning.com, www.Vastu.TM, www.VastuTV.com

August 23, 2016

To whom it may concern

We have reviewed and evaluated the site plan of Dr. Nader's compound in 1230 Ocean Way, Palm Beach, to see if it is according to the principles of Vedic architecture.

This particular site has a slope to the east, with ocean further to the east and an eastern entrance from the road. Applying the precepts of Vedic site planning the building is correctly positioned, aligned North/South, East/West and oriented on the lot to face the rising sun. The building is a good example of a particular type of a Vedic building of three wings with open courtyard (called *Trishala* of the *Sukshetra* type). The square courtyard (*Angana*) has a central platform called *Brahmasthan* and is open to the sky as ordained by the Vedic system of architecture.

With reference to the main gate the correct placement for vehicles is to the left as one enters and the water body, the pool is correctly located to the north of the center line, which means to the North-East of the building.

Therefore I can fully certify the building on Dr. Nader's compound as compliant with the time tested principles Vedic architecture in harmony with Natural Law and congratulate the architects and especially the Vedic consultant Alberto Castano for his beautiful work.

Please feel free to contact me if further information is required.

Dr. Eike Hartmann
Chairman of the Board of Directors

Vedic architecture is the English translation for the Sanskrit terms of *Sthapatya Veda*, (*Veda*=Knowledge, *Sthapan*=Establishing) and of *Vastu Vidya* (*Vidya*=Technology of *Vastu* Architecture). The main text books are: *Manasara*, *Mayamata*, *Brihat Samhita*, *Samarangan Sutradhara* and *Manushyalaya Chandrika*. Working with the most eminent scholars of India our Institute has been instrumental of reviving this holistic system of architecture in accord with Natural Law. The Institute of Vedic architecture has for the last twenty years conducted numerous short and long courses on the principles and application of Vedic Architecture, including post-graduate training for accredited architects in many countries.

Publications available in the Amazon book store:

Vedic City Planning, Vastu Homes and Cities, Principles of Vastu Planning

Architecture and Urban Design in Harmony with Natural Law

**Comments on the misunderstood passages from the Book of Drew Lawrence:
*Vastu-The Sacred Science Of Vedic Architecture***

The book explains the main principles of Vedic Architecture in a rather simplified, but quite correct way, which however could always lead to misunderstandings by the layman.

In the same book the schematic diagram of the nine quadrants even shows the position of a water body correctly in the North-East.

Northwest Planet MOON Element AIR Body parts: Stomach, Spleen, Anus Deva: VAYU	North Planet MERCURY Element AIR & WATER Body parts: Thymus, Throat Deva: KUBERA	Northeast Planet JUPITER Element: WATER & ETHER Body parts: Brain, Head Deva: ISHAN
West Planet SATURN Element AIR-EARTH-WATER Body parts: Kidneys, Abdomen Deva: VARUNA	BRAHMA-STHAN	East Planet SUN Element ETHER & FIRE Body part: Heart Deva: INDRA
Southwest Planet RAHU Element EARTH Body part: Feet & Bones Deva: NIPRITI	South Planet MARS Element EARTH & FIRE Body parts: Kidneys, Abdomen Deva: YAMU	Southeast Planet VENUS Element FIRE Body part: Liver Deva: AGNI

Now you will have the nine quadrants of your mandala. Each quadrant has particular and specific energies related to living and working." *Vastu-the Sacred Science of Vedic Architecture* Drew Lawrence. Included within these principles are the following:

1. "The centerpiece . . . is the Brahma-stan. This must always be kept open, free and uncluttered on each floor of the building as well as on the plot itself."
 2. Water elements can be situated in the north and west."
 3. "The northwest quadrant of your home or plot would ideally be used as a . . . garage."
- and 4. It is a very important factor in the successful application of Vastu principles to keep an open central area in the home.

Attached as Exhibit B hereto is an application of the Vedic principles to the applicant's site plan. This application reflects a number of conflicting design elements in the application as follows:

- the Brahma-stan is not open, neither in the middle of the lot or the middle of the building.
The site plan shows that it is open to the sky
- the garage is located in the south or southeast quadrant when Vedic principles indicate it should be in the northwest quadrant.
For an eastern entrance the position would best be in the South-East, near the gate
- the west quadrant is consistent with Vedic principles for pool, or water feature, placement.
Not correct, see diagram above, Water in the North-East

As you can see, there are a number of inconsistencies between Vedic principles and the applicant's plans. While the applicant indicates they wish to remain true to Vedic principles, their plans are at odds with those wishes.

**Henry M. Dearborn, Architect
2058 185th Street
Fairfield, Iowa 52556
Tel: 641-469-3410**

August 23, 2016

RE: VEDIC ARCHITECTURE – DR. NADER RESIDENCE

To Whom It May Concern,

I am an Architect who over the last 24 years has designed over 80 Custom Houses and Multi-Family Residences in accord with the principles of Vedic Architecture. These Vedic designs have been built in over 12 different states throughout the U.S.A. I have been a practicing Architect since 1976 and I have a Masters of Architecture from Yale University.

I have worked on and reviewed the plans for Dr. Nader's compound and I can say unequivocally that they have been fully designed in accord with the principles of Vedic Architecture.

Please feel free to contact me if you need further information.

Sincerely

Henry Dearborn
Architect, Lic. MD, IA

Jonathan Lipman, AIA & Associates, Inc.
Vedic Architecture and Planning
1680 Highway One, Suite 2600
Fairfield Iowa 52556

Telephone (641) 472-7570

Fax (641) 472-8691

E-mail Jon@JLipman.Com

23 August 2016

Re: Proposed Residence for Dr. Nader at 1230 North Ocean Way, Palm
Beach, Florida

To Whom It May Concern,

I am an architect licensed in seven US states. I have a Bachelor of
Architecture degree from Cornell University and have had an architecture
license since 1991. I also received a post-graduate degree in Vedic
architecture in 1999 as a result of which I received a license to practice
Vedic architecture.

Over the past 19 years my practice has been devoted exclusively to the
design of buildings designed according to the principles of Vedic
architecture. I have designed over fifty such buildings and have been the
Vedic architecture consultant on over 200 others. These projects are located
in 36 states of the US and several foreign countries.

I have carefully reviewed the site plan and elevations for the above-noted
residence and find the design to be precisely and accurately executed with
respect to the elements of Vedic architecture.

Sincerely yours,



Jonathan Lipman, AIA

23 August 2016

To Whom It May Concern

My name is Neil Stephen Hamill.

I reside in Auckland, New Zealand.

I occupy the Chair of Vedic Architecture at MVRI, a Vedic Research Institute that is approved by the Federal Government of Australia.

I was a director and owner of Broadway Property Group and Broadway Developments Limited from 1987 until March, 2016. In this role, I have been responsible for the design, build and ownership of many hundreds of buildings.

These range, in genre, from town centres, neighbourhood shopping centres, medical centres, mixed use commercial developments (I am currently finishing off a 37 houses/14 retail shops complex in Millwater, Auckland, New Zealand), New Zealand Government funded educational facilities, standalone residential buildings, low-rise offices and to industrial buildings. We have designed and built head office/warehouse complexes for multinational tenants such as TetraPak, Heidelberg, Toyota, Amcor, Amway, and Connector Systems, to name a few.

I have been involved in Vedic Architecture since 1997, and have designed many buildings, both residential and commercial, according to the principles of Vedic Architecture, in countries such as New Zealand, Australia, Ghana, India, Malaysia, and throughout the South Pacific.

I have also peer reviewed Vedic Architectural drawings of other Vedic architects, in the above countries and in Canada and the United States of America.

In addition I have written peer-reviewed papers in topics such as the use and relevance of Vedic architectural and planning principles in contemporary urban environments.

I have peer reviewed the plans and elevations for Dr Nader and his family, at 1230 North Ocean Way, Palm Beach Florida.

These Vedic architectural drawings are issued from the offices of Smith and Moore Architects, highly accomplished and experienced Palm Beach-based architects.

The Vedic architecture content is provided by Alberto Castaño-Gonzalez, an Internationally acclaimed and highly experienced Vedic architect.

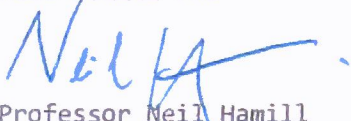
In my opinion, the use of a well established local architectural firm combined with the consulting skills of a Vedic architect of the high calibre of Mr Castaño-Gonzalez, is a very sound practise as it brings both local and international talent to the project.

The building is completed with a pleasing blend of architecture, along with a very precise adherence to Vedic architectural design and measurement principles. The layout of the grounds, including a pool acting as a body of water to the North East is exactly what is required and in this landscape format, provides an intelligent practical and conceptual solution to the Vedic design requirements of this property.

I am available for further comment should you require it.

Yours sincerely

Neil Hamill PhD



Professor Neil Hamill

MVRI

QUEENSLAND

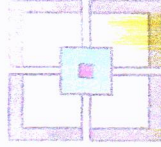
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WOJTEK SKALSKI, ARCHITECT
EMAIL: WSKALSKI@MAHARISHI.NET



SATTULANTIE 153, HATTULA, FINLAND
TEL.+358-3616 2353 +31-475 538568

Hattula, 22 August 2016

Statement on House Design

I have reviewed the plans of the residential house for Dr.Nader by Smith and Moore Architects and confirm that lay out of the site plan including orientation, placement and shape of the building is perfectly in tune with ancient principles of Vedic Architecture.

Also the façade design fulfills all the related principles and requirements.

Wojciech Wojtek Skalski,
Fortune Creating Homes

Licenced architect graduated in 1975 from Technical University of Helsinki, Finland

Since 1997 designed over 50 buildings according to Vedic Architecture constructed in Nordic Countries, France and East Europe, including Veda House at annual Housing Expo in Finland in 1998, the first vedic building built in Nordic Countries.



ALBERTO CASTAÑO GONZALEZ
ARCHITEKT

ARCHITEKTURBÜRO CASTAÑO • WALDSTRASSE 20c • D - 23911 MUSTIN

Nader Residence
1230 North Ocean Way
Palm Beach, Florida 33480
USA

Your residence project in Palm Beach
Statement

Dear Mr. Nader,

Herewith I declare the following:

1. I am a certified consultant in Vedic Architecture, working as an architect in the field of Vedic Architecture and Vedic Building since 1992.
2. My work covers the planning and building of residence homes, schools and industrial buildings in several countries, including consultation work in North America.
3. I am involved in the above mentioned project as hired consultant for Vedic Architecture.
4. I have provided consultation in Vedic Architecture to the client and the team engaged in designing of the submitted architectural planning for a residence home with pool and garage.
5. As it is my understanding, the design team I am working with is „Smith and Moore Architects, INC.“, presided by Mr. Harold Smith.
6. I assure that all information transmitted to the design team fulfills the requirements of Vedic Architecture, as I have learned during my certification studies.
7. I assure, that the knowledge in Vedic Architecture transmitted by me to the design team has been incorporated into the submitted planning with the number: AAC 001285 at July the 20th 2016.
8. I confirm that the principles of Vedic Architecture regarding:
 1. the urban planning of the property
 2. the accesses to the property and the different buildings,
 3. the open center space (Brahmasthan),
 4. the location of the relevant water bodies (the swimming pool) on the plot,
 5. the position of the garage building on the property
 6. as well as all other so far implemented principles, like organization of spaces, Vedic dimensioning of the buildings etc.

have been respected in the submitted design.

Mustin, den 23. August 2016
Alberto Castaño-Gonzalez



Digital unterschrieben von Alberto
Castaño

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MICHAEL
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August 22, 2016

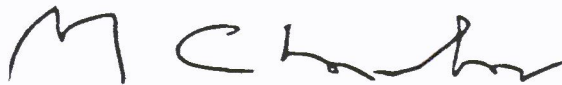
To whom it may concern,

I have reviewed site plan SP-2 for the Nader Compound at 1230 N Ocean Way in Palm Beach. It carefully conforms to the principles of vedic architecture, including specific recommendations for the orientation and relative placement of various functions .

In 1999, I attended a special training program in Vedic Architecture at the MUM Institute of Vedic Architecture .

Over the past 20 years, a significant portion of my architectural practice has systematically incorporated the principles of vedic architecture, at my clients' request. This includes about 50 built projects, of which 20 are commercial and 30 residences.

Sincerely



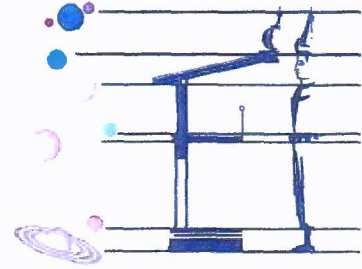
Michael Chelnov

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Dipl. Ing. Christian Schweizer

**Independent Architect • Independent
City-planner • with post-graduate
degree in Vedic Architecture**

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August 22, 2016

To whom this may concern,

I have studied the Nader site plan in detail and it is my opinion that it is perfect as it is according to Vedic Architecture.

The pool has the most auspicious place on the site in the North/East (water bodies cannot be in the South or West). The U shaped building opening to the East is perfect.

The best position on the site for this building and its compound is in the West of the site. The best position for the garage and the pool is on the East side of the U shaped building.

Yours sincerely,
Dipl. Ing. Christian Schweizer

I am an Independent Architect and City-planer resident in Germany who has designed over 100 buildings in accord with Vedic Architecture. These Vedic designs like office and school buildings, wellness Spas and family homes have been built in Germany, but also in Japan, Thailand, India, Serbia, Switzerland, South Africa and Malaysia.