



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

FRIDAY, DECEMBER 21, 2012, 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:

Chairman Vila called the meeting to order at 9:01 a.m.

II. ROLL CALL (9:01:06 a.m.)

Robert J. Vila, Chairman	PRESENT
Nikita Zukov, Vice Chairman	PRESENT
Kenn Karakul, Member	ABSENT (excused)
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Richard Sammons, Member	ABSENT (unexcused)
Peter I. C. Knowles II, Member	ABSENT (unexcused)
Martin D. Gruss, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	ABSENT (excused/PRESENT as of 11:10 a.m.)

Staff members present: John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney John C. Randolph was not present at this meeting.

III. PLEDGE OF ALLEGIANCE: (9:01:27 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 28, 2012 MEETING: (9:01:50 a.m.)

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

V. APPROVAL OF THE AGENDA : (9:01:58 a.m.)

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

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY: (9:02:07 a.m.)

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

VII. OTHER BUSINESS: (9:02:22 a.m.) None

VIII. PROJECT REVIEW (9:02:25 a.m.)

A. MAJOR PROJECTS-OLD BUSINESS (9:02:28 a.m.)

B - 073 - 2012 Demolition and New Residence

Address: 200 Eden Road

Applicant: Act II Properties, LLC

Architect: SKA Architect + Planner/Patrick W. Segraves, AIA

Project Description: Demolition of existing two-story home. Construction of new two-story British West Indies style home to be approximately 6,600 square feet. Home will consist of four bedrooms, 5.5 baths, living room, family room, dining room, kitchen library, loggia and a three-car garage. Final landscape will also be included. Roof: Patina green flat concrete tile; Building color: Cream; Trim color: White; Shutter color: Dark Green

At the September meeting, demolition was approved with the typical caveats for sodding and irrigating. A second motion approved the architecture, but the applicant was to return with the final landscape (effectively a deferral to October), with the comments that were made including a new location for the generator, and revisions to the landscape along North Ocean Boulevard. At the October meeting, without hearing the project further, the project was deferred to the November meeting at the request of the applicant. At the November meeting, another deferral was approved to the December meeting.

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

LANDSCAPE PRESENTATION BY: Stephanie Portus, Krent Wieland Design

Ms. Portus presented revised plans, in accordance with the submitted plans, showing a slight change in the site wall to accommodate the sight triangle. Otherwise, the hardscape is unchanged since the last presentation. She reviewed the site plan, material choices, and the plan for a formal, clean landscape design including 4 ft. Clusia hedge and 10 ft. Seagrapes layering the site wall, and 16 ft. Fishtail Palms in the rear for privacy.

Mrs. Vanneck noted that the home had been demolished for 2.5 months, and the site is still unsodded. She also commented that the wall toward North Ocean Boulevard is a bit sparse and recommended additional plant material on the wall in that location.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED WITH ADDITIONAL PLANTINGS ON THE WALL.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

B - 087 - 2012 New Pool Cabana

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 320 Polmer Park

Applicant: Fred Latsko

Architect: Robert L. Bell

Project Description: Construction of a 520 sq. ft. single story pool cabana including open porch.

Variances requested for lot coverage and landscaped open space

At the November meeting, after review of the project, a motion was approved for deferral to December.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Robert L. Bell

ATTORNEY PRESENT: M. Timothy Hanlon for the applicant

OTHERS WHO TESTIFIED: Robert L. Moore, on behalf of the applicant

Mr. Hanlon stated that the variances requested are for lot coverage and landscaped open space. He maintained that the proposed cabana is not visible from the street, and creates no impact to neighbors. Mr. Bell stated that he had spoken with Mr. Sammons relative to some suggestions for improvement of the design, and had revised the plans accordingly adding an additional column, lowering the circular window, adding banding, adding quoins all the way around the building, and eliminating exposed downspouts.

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

MOTION SECONDED BY MR. HOMES.

MOTION FAILED, 3-2, FOR LACK OF 4 POSITIVE VOTES, WITH MRS. VANNECK AND MR. GRUSS OPPOSED.

Under commission comments: There is no overwhelming reason to grant these variances; this (the revised design) is an improvement, but it is not an attractive addition to the lot; too big and awkward; and, the structure should be reduced in size by about 20%.

MOTION BY MR. HOMES FOR DEFERRAL TO THE JANUARY MEETING AND A FULLY STAFFED BOARD.

MOTION SECONDED BY MR. GRUSS.

Robert Moore offered some comments encouraging ARCOM forwarding an opinion to the Town Council.

AFTER MORE DISCUSSION AND STAFF'S ENCOURAGEMENT TO PROVIDE A RECOMMENDATION (PRO OR CON) TO THE TOWN COUNCIL, MOTION WITHDRAWN BY MR. HOMES.

MOTION BY MR. HOMES THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION WITHDRAWN BY MR. HOMES, SINCE MR. PAGE ADVISED THAT THE FIRST MOTION IS SUFFICIENT FOR TRANSMITTAL TO THE TOWN COUNCIL.

MOTION BY MR. HOMES FOR DEFERRAL OF THE ARCHITECTURE TO THE JANUARY MEETING.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a moment of silence at 9:30 a.m. in remembrance of the victims of the Newtown, CT, Sandy Hook Elementary tragedy.

B. MAJOR PROJECTS-NEW BUSINESS: (9:31:11 a.m.)

B - 091 - 2012 New Residence

Address: 300 Indian Road

Applicant: 300 Indian Road, LLC

Architect: MP Design & Architecture Inc.

Project Description: New two-story residence. Pool, Landscape and Hardscape Building Color:

Light yellow: Trim Color: White; Roof: White Cement Tile

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

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

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

Mr. Perry stated at the outset that there was a color change at the last moment, but the renderings presented are correct. He presented the project in accordance with the submitted plans, and as described above. This is a two-story home (Monterey white stucco with a grey flat cement tile roof) designed in the Bermuda Colonial style located on the corner of North Lake Way and Indian Road. Mr. Lang continued with the landscape/hardscape plans, pursuant to the submitted plans. He noted that an archaeological assessment, as required, has already been performed at this site; and, that a simple landscape plan has been designed to address the "salty" conditions at this site.

Mr. Vila maintained that this house, because of its roof plan, needs to be guttered. Mr. Perry responded that this will be accomplished through an integral gutter system, though that was not included in the plans. Mr. Vila also took issue with the end post molds on the south elevation, feeling that they look incomplete as shown. After discussion, Mr. Perry agreed to do pilasters there rather than end post molds. Other commission comments were very positive about the design.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, WITH THE PILASTERS ADDED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 092 - 2012 New Residence

Address: 149 Brazilian Avenue

Applicant: Mary Campbell

Architect: Michael J. Johnson c/o LaBerge & Menard Inc.

Project Description: New 7500 sq. ft. residence, two-story (with two-story pool house incl.) stucco finish, metal windows and shutters, French Country style, final landscape plan. Building

Color: Grey; Trim Color: White; Shutter Color: Blue; Roof: Grey Concrete Tiles/Slate.

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

ARCHITECTURAL PRESENTATION BY: Michael Johnson, Architect, and Daniel Menard, La Berge and Menard

LANDSCAPE PRESENTATION BY: Keith Williams, Nievera Williams Design Inc.

OTHERS WHO TESTIFIED: Vivian Doris, 155 Brazilian Avenue

Mr. Johnson introduced the project, and then Daniel Menard to present the project pursuant to the submitted plans and as described above. Mr. Menard presented a design based on French architecture, which is the preference of his client. The project consists of a main house and a pool cabana linked by a breezeway. Design elements include a side loaded garage, tower on the front facade, main living area around a courtyard which houses a round pool (18 ft. in diameter), a change to the roof material: now only concrete tile/no slate; turrets, dormers, and shuttered windows.

Under commission comments: Refreshing style of architecture, but problem with amount and proportion of detailing; too many quoins; problem with scale; use of balcony dormers is too heavy; like the concept, but simplification is in order; scale down the second story balconies which appear to be squashing the first floor; a little heavy on this lot; and, like the whimsy of the design.

Keith Williams presented the landscape/hardscape in accordance with the submitted plans. Design elements include: Single driveway entrance off Brazilian; driveway material: tumbled paver in combination with limestone; limestone path; front gate; garden in the front of the house; simple landscape palette; round pool with limestone coping; and, spa. Commission comments regarding the landscape/hardscape were very positive.

Vivian Doris, 155 Brazilian Avenue, stated that she was absolutely delighted with the project.

MOTION BY MR. HOMES FOR DEFERRAL TO THE JANUARY MEETING TO ADDRESS THE DETAILING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B -093 - 2012 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 101 Indian Road

Applicant: Fair Dinkum Construction

Architect: Smith and Moore Architects, Inc.

Project Description: Demolition of an existing two-story residence, pool and accessory structure; Construction of a new two-story single family residence, guest house and pool, hardscape and

landscape. Building color: Cream; Trim Color: White; Shutter Color: Blue; Roof: Grey flat concrete tile

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

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects, Inc.

LANDSCAPE PRESENTATION BY: John Lang, Lang Design Group

ATTORNEY PRESENT: Maura Ziska for the applicant

OTHERS WHO TESTIFIED: Michael Small, East Inlet Drive

Mr. Smith listed the variances requested: side yard setback, bulkhead line setback, and overall building height. He provided the demolition report for this 1969 Peacock and Lewis design which is in good condition, but is not architecturally or historically significant. John Lang stated that there are many trees on this site (30 in number) which will be saved during the demolition process. Mrs. Vanneck recommended that the existing Australian Pines be saved, and Mr. Lang agreed that he would try to do that.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION, INCLUDING THE LANDSCAPING DESCRIBED, WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Attorney Maura Ziska elaborated on the variance requests.

Neighbor, Michael Small, East Inlet Drive, testified that he was here with other East Inlet Drive neighbors. They welcome the project, but are concerned with safety of the neighboring residents and the integrity of neighboring structures in light of the proposed pile driving. The neighbors are also concerned regarding the two proposed entrance/exits off East Inlet Drive, and they request that one be eliminated.

Mr. Smith continued with the architectural presentation, pursuant to the submitted plans, for this West Indies Plantation style home and guesthouse, with its very symmetrical design. (Note: application listed a grey flat concrete tile roof, but a broomswept brown concrete tile was presented.) John Lang presented only a preliminary landscape/hardscape plan showing a symmetrical site plan, and a circular driveway with the main entrance on Indian Road and the other on East Inlet Drive. There is a second curb cut on East Inlet Drive leading into the garage. Other design elements include a fountain in the center of the circular driveway, a pool between the main house and guesthouse; rear yard - very simple and open; and, a small fountain at the front of the main entrance. He noted that an archaeological study needs to be done on this property.

Under discussion, it was revealed that the home was being constructed by a developer, rather than for a particular owner. Ms. Ziska stated that they are working to try to eliminate one of the curb cuts on East Inlet Drive, and she felt it was reasonable that only Indian Road be used to access the property during construction. Some members voiced their opinion that the house is unnecessarily large, and as such, requires the requested variances, and that represents a negative impact on the property. Other members felt that a focus on the architecture was in order.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION FAILED, 3-2, FOR LACK OF 4 POSITIVE VOTES, WITH MESSRS. GRUSS AND HOMES OPPOSED.

Under further discussion, it was suggested that all entrances to the property be from Indian Road, rather than East Inlet Road. Members agreed that the design was very nice, formal and symmetrical, but recommended re-study of the siting.

MOTION BY MR. ZUKOV FOR DEFERRAL TO THE JANUARY MEETING.

MOTION SECONDED BY MR. HOMES.

Mr. Page read a letter into the record from Attorney Frank Lynch, representing 1695 NOW LLC, 1695 North Ocean Way, wherein Mr. Lynch states that his client has no objection to the project.

MOTION CARRIED UNANIMOUSLY.

Let the record show that Mr. Ives arrived at this point.

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

D. **MINOR PROJECTS - NEW BUSINESS:** (11:09:07 a.m.)

A - 042 - 2012 Hardscape

Address: 135 Bradley Place

Applicant: Publix Supermarkets, Inc.

Architect: Fisher and Associates, LLC

Project Description: Replace existing breezeway and sidewalk pavers with new cast pavers.

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

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Smith and Moore Architects, Inc.

Mr. Kahan, on behalf of Fisher and Associates and Publix, testified that some of the coquina paving at Publix is quite deteriorated, a safety issue which needs to be rectified. He noted that the smooth finish cast stone paving in front of the center portion of the store is fine and will be maintained as such. The proposal would replace deteriorated Dominican Coral in other areas with pseudo-coquina cast stone to mimic genuine coquina. Publix plans to address the most deteriorated areas first and then do other areas as the need arises.

Mr. Zukov was adamant that coquina is not appropriate in a commercial application. He was also not in favor of the substitute material and recommended travertine or limestone instead.

MOTION BY MR. ZUKOV FOR DEFERRAL FOR MORE SAMPLES.

MOTION DIED FOR LACK OF A SECOND.

It was recommended that Publix be placed on notice that this paving represents a liability issue, and it must be maintained. After more discussion, some members agreed to the proposal, with

the understanding that if similar safety issues result from the newly requested material, it may have to be replaced again with some other material.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, FOR THE TEXTURED COQUINA-LIKE CAST STONE.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED 4-2, WITH MRS. VANNECK AND MR. ZUKOV OPPOSED.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (11:28:37 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (11:28:46 a.m.)

Mr. Vila commented that it has been a wonderful year with an improving economy, and he wished everyone a Merry Christmas and a Happy New Year.

Mr. Lindgren provided a presentation relative to the fence behind 440 Royal Palm Way, between that property and the Brazils, 419-435 Brazilian Avenue. He had gone to the site to personally investigate the condition of the fence. The fence does not extend as far as was shown on the plan for its approval, and the Brazils have noted same and have asked ARCOM to enforce their prior ruling. After much discussion, and testimony from Jeff Blakely, the landscape architect who prepared the plans, and Keith Williams, Landscape Architect, on behalf of the Brazils, ARCOM held to their prior ruling and the fence must be extended.

XI. ADJOURNMENT: (11:45:58 a.m.)

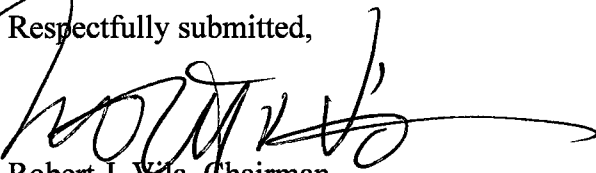
MOTION BY MR. HOMES TO ADJOURN THE MEETING AT 11:45 A.M.

MOTION SECONDED BY MR. IVES.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, January 23, 2012 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,



Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

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