



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

WEDNESDAY, JUNE 22, 2011, 9:00 a.m.

Please be advised that as recently reaffirmed by a Town Council directive, 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 Smith called the meeting to order at 9:00 a.m.

II. ROLL CALL:

Jeffery W. Smith, Chairman	PRESENT
Robert J. Vila, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
Nikita Zukov, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Alex Hufty Griswold, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Peter I. C. Knowles II, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT, (arrived just after roll call)

Staff members present were John C. Randolph, Town Attorney, John S. Page, Director of Planning, Zoning and Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission.

Let the record show that a court reporter, Denise Sankary, was present for Attorney Ray Royce related to the 947 North Ocean Boulevard project.

III. PLEDGE OF ALLEGIANCE (8:59:49 a.m.)

- IV. [APPROVAL OF THE MINUTES FROM THE MAY 25, 2011 MEETING \(9:00:14 a.m.\)](#)
MOTION BY MRS. VANNECK FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.
- V. [APPROVAL OF THE AGENDA : \(9:00:41 a.m.\)](#)
MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.
- VI. [ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY \(9:00:53 a.m.\)](#)
Mrs. Delp administered the oath at this time and throughout the meeting as necessary.
- VII. [OTHER BUSINESS:](#) None
- VIII. [PROJECT REVIEW \(9:00:57 a.m.\)](#)
- A. [MAJOR PROJECTS - OLD BUSINESS \(9:01:00 a.m.\)](#)
[B - 028 - 2011 Parking lot lighting](#)
Address: 2840 S. Ocean Boulevard
Applicant: Royal Saxon
Contractor: Sullivan Electric & Pump Inc.
Project Description: Parking lot lighting changing from fluorescent light bulbs to metal halide and changing from 150 watts to 250 watts. The increase of lighting will help in security reasons.
- Please note that at the May meeting, after hearing this project, it was deferred to the June meeting.
- Call for disclosure of ex parte communication: Mr. Homes made an ex parte declaration.
- Persons who testified on behalf of the project: Gary Sullivan, Sullivan Electric and Pump, and Edward Dicker, Attorney for the Royal Saxon. Mr. Sullivan presented the same presentation as was given last month. Attorney Dicker explained that there were complaints relative to insufficient lighting at the Royal Saxon, even as noticed by one of the Town of Palm Beach detectives. Also, the condo's liability insurance carrier is threatening to cancel coverage if the lighting is not improved. He maintained that the Board has the right, based upon information presented by their experts, to make a legal decision for approval of the upgraded fixtures based on concerns related to liability, insurance and safety. The commission was not pleased to receive the same presentation as was given last month and offered comments to that effect. Light pollution and fixture design were at issue.
- MOTION BY MR. ZUKOV FOR DEFERRAL TO NEXT MONTH.**
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.

[B - 029 - 2011 New residence](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 947 North Ocean Boulevard (included 955 N. Ocean Blvd.)

Applicant: 1200 South Ocean Boulevard, LLC

Architect: Peter Zimmerman Architects Inc.

Project Description: Proposed is a single family two story dwelling totaling 17,370 square feet with attached two car garage situated on a double lot. The British Colonial style dwelling proposed will have a light yellow stucco facade and white trim with black shutters and a red clay tile roof. The project will include a tennis court, tennis loggia, and swimming pool. A final landscape and hardscape plan will be presented by Sanchez & Maddux.

Variance Information: The applicant is proposing to construct a new two-story residence containing 17,370 sq. ft. on two lots on the Atlantic Ocean. The project will also include a basement (non-habitable) of 7,171 sq. ft. and a below-grade tennis loggia of 888 sq. ft. There will be a generator with a capacity of over 100kw in the basement. The applicant is requesting a point of measurement variance, a building height variance, and a front yard setback variance.

Please note that at the May meeting, at the request of the applicant and without hearing the project, there was a motion for deferral of this project to the June meeting.

Mr. Smith declared a voting conflict related to this project as he had been retained as a consultant. He passed the gavel to Mr. Vila.

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Persons who testified related to the project: Jacquie Miller, Broad and Cassel, Attorney for the Applicant; Attorney Ray Royce, representing the neighbor, Mr. Goodman; Peter Zimmerman, Architect for the applicant; and Brian Vertesch, Landscape Architect with Sanchez & Maddux. Let the record show that a model of the home was brought to the meeting. Ms. Miller introduced the project and explained the variances. She explained that as a result of attempting to respond to the neighbor's concerns, the plans have been modified. In fact, as testified by Ms. Miller and Mr. Royce, eight (8) points of agreement have been achieved which will be conditions of the approval related to this home. Mr. Zimmerman provided the architectural presentation for the home per the submitted plans, and Mr. Vertesch presented the landscape/hardscape per the submitted plans, followed by feedback and comments from commission members.

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

MOTION SECONDED BY MRS. VANNECK.

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

MOTION BY MR. ZUKOV TO APPROVE , AS PRESENTED, "AND BASED ON SOME OF THE COMMENTS MADE BY THE COMMISSIONERS."

Mr. Lindgren advised that neither he, nor the Zoning Administrator, have had the opportunity to review the modified variances, and the eight (8) conditions of approval. As such, he advised that any approval should have the condition that staff has reviewed these items and has found them to be code compliant, and/or reduced variances.

MR. ZUKOV AMENDED HIS MOTION TO INCLUDE COMMENTS FROM STAFF IN HIS MOTION.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

IT WAS CLARIFIED THAT THE MOTION INCLUDES THE EIGHT (8) POINTS AND STAFF REVIEW. *Let the record reflect that Attorney Miller and Attorney Royce are preparing a written document, which will be signed by both parties, listing the eight (8) conditions of approval. That document will become part of the record.*

B - 032 - 2011 New residence

Address: 210 Emerald Lane

Applicant: 210 Emerald Lane, LLC

Architect: Michael J. Johnson

Project Description: Construction of a 5,400 +/- sq. ft. two-story family residence. Roof: White concrete tile; Building Color: Yellow; Trim Color: White; Shutter Color: White Owner requests final approval of new home and the landscape plan.

Please note that at the May meeting, after hearing the project, there was a motion for deferral to the June meeting, asking the architect to return with some changes pursuant to ARCOM's recommendations.

Let the record show that Mr. Griswold restated his previously declared voting conflict with respect to this matter. Mr. Gruss voted in his stead.

Call for disclosure of ex parte communication: Mr. Homes made an ex parte declaration.

Persons who testified relative to this project: Michael Johnson, Architect, and Daniel Menard, LaBerge and Menard Architects. Mr. Johnson made some introductory remarks and deferred to Mr. Menard to present the revised plans, as revised since the last meeting. Commission members offered their comments: The front windows were better last month – better linear proportion; place a wrought iron railing in front of the windows and leave the planter; and, the overhang over back door needs brackets.

MOTION BY MR. KARAKUL FOR APPROVAL WITH THOSE CHANGES. *(Those changes referenced in paragraph above.)*

(Applicant cautioned regarding curved front steps...handrail would make them safer.

Applicant agreed to consider handrail.)

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B - 034 - 2011 Demolition and New residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 760 North Ocean Boulevard Applicant: Palm Beach Country Club

Applicant: Palm Beach Country Club

Architect: Youchak & Youchak, Inc.

Project Description: Demolition of an existing two-story 1,500 sq. ft. house (a/k/a 851 North Lake Way) and replace with a new 5,581 sq. ft. two-story house with pool and landscaping. New house roof: Cedar Shingle; Building Color: Sage; Trim Color: White/Sage. Demolition to commence after approval and issuance of permit

Variance information: Applicant requests a front yard setback/building height plane setback variance and an angle of vision variance.

Please note that at the May meeting, after hearing the project, there was a motion for approval to demolish the house with the caveat for sodding, and providing that all the required photographs are provided for the archives. There was a second motion for deferral to the June meeting advising the applicant to return with the landscape plan.

Call for disclosure of ex parte communication: Mr. Griswold and Mrs. Vanneck made ex parte declarations.

Persons who testified relative to this project: Thomas Youchak, Engineer, Jeff Blakely, Landscape Architect, Maura Ziska, Applicant's Attorney, and Paul Castro, Town of Palm Beach Zoning Administrator. Mr. Blakely presented a revised landscape plan indicating the addition of more screening. The applicant had checked into trying to obtain some relief relative to the visibility triangle, but Town Engineer, Mr. Gauthier, had told the applicant that no more relief could be given. Mr. Castro testified that the vision triangle does not apply to private driveways, and suggested that Public Works be contacted again related to the visibility triangle. Ms. Ziska testified to the placement of the house on the property and the landscape/hardscape. The commission was still concerned about the impact of the new home on North Lake Way because of its size, height, and length, because it is so close to the road, and because the project, as proposed, requires variances. They suggested that the house be re-positioned on the Country Club property, and/or be reduced in size, that the driveway be moved, and that the landscaping be adjusted accordingly.

MOTION BY MR. ZUKOV FOR DEFERRAL.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.

B. [MAJOR PROJECTS - NEW BUSINESS \(10:27:17 a.m.\)](#)

[B - 035 - 2011 Final Landscape](#)

Address: 269 Pendleton Avenue

Applicant: Mr. and Mrs. Kelly Moore

Architect: Sanchez & Maddux Inc.

Project Description: Final Landscape for Moore Guest House

Mr. Smith re-stated his previously declared conflict related to this project.

Call for disclosure of ex parte communication: None declared

Persons who testified relative to this project: Carolyn Pendleton Parker, Landscape Architect. Ms. Parker explained that the landscape/hardscape plans have changed since the preliminary landscape presentation: Driveway completely removed from the front of the house in favor of a landscape garden; several gates; and, landscape plans including a sloping front hedge.

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

Let the record show that there was a short recess at 10:35 a.m.

B - 038 - 2011 Demolition and New Residence

Address: 201 La Puerta Way

Applicant: Mr. and Mrs. Michael Lawrie-contracted purchaser

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing residence. New two-story residence, pool, landscape & hardscape. Roof material: White flat cement tile; Building color: Off white; Trim color:

White: Shutter Color: Black

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Persons who testified relative to this project: Michael Perry, MP Design & Architecture Inc., Keith Williams, Mario Nievera Design Inc. Mr. Perry provided the demolition report and Mr. Williams provided a report on the landscape materials to be removed and/or retained.

MOTION BY MR. ZUKOV FOR APPROVAL OF DEMOLITION WITH THE TYPICAL DEMOLITION REQUIREMENTS FOR SODDING AND IRRIGATING.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

Mr. Perry provided the architectural presentation for the new home, and Mr. Williams presented the landscape/hardscape, all per the submitted plans. Commission members offered their comments, which largely expressed concerns regarding the windows.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED, WITH CHANGES TO THE SCALE OF THE WINDOWS, AS DISCUSSED, AND APPROVAL OF THE FIRST LANDSCAPE/HARDSCAPE PRESENTED (Note: First landscape/hardscape shown was with house open to the street, not the alternate landscape plan presented)

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B - 039 - 2011 Gates and Hardscape

Address: 125 Seminole Avenue

Applicant: Marty Silver

Architect: Steve Dauber

Project Description: Fill in front gate entry and replace with new gate entry on center with front door; new sliding driveway entry gate; modified driveway; overall landscape layout, and other associated changes

Call for disclosure of ex parte communication: Mr. Knowles made an ex parte declaration.

Persons who testified relative to this project: Don Skowron, representing Steve Dauber, Landscape Architect. Mr. Skowron presented Mr. Dauber's plans, as outlined above, which attempt to "fix" the landscape/hardscape.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B - 040 - 2011 Demolition and New Residence

Address: 111 Seaview Avenue

Applicant: Joseph Mimran

Architect: MP Design & Architecture Inc.

Project Description: Demolition of existing residence; New 2 story residence, pool, landscape and hardscape. Roof material: White flat; Building Color: White; Trim Color: Stone Teak

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Persons who testified relative to this project: Michael Perry, MP Design & Architecture Inc., Ed Mills, Ed Mills Associates, Design Architect, and Keith Williams, Mario Nievera Design Inc. Mr. Perry provided the demolition report, and Mr. Williams provided a report on the landscape materials to be removed and/or retained.

MOTION BY MR. ZUKOV FOR APPROVAL OF THE DEMOLITION (WITH THE TYPICAL PROVISIONS FOR SODDING AND IRRIGATING.)

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

Messrs. Perry and Mills provided the architectural presentation for the new home as described above and pursuant to the submitted plans, followed by Mr. Williams' presentation of the landscape/hardscape. Commission members offered comments/concerns relative to choice of materials, the chimney, and design details in general.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, WITH THE CHIMNEY WALL RAISED AND THE STAINLESS STEEL CHIMNEY REDUCED IN SIZE, AND RETURN NEXT MONTH WITH THE LANDSCAPING AND ANOTHER MATERIAL CHOICE OTHER THAN GRANITE.

MOTION SECONDED BY MR. KARAKUL.

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

B - 041 - 2011 Demolition

Address: 217 Emerald Lane

Applicant: Mr. & Mrs. Donald Gulbrandsen

Architect: MP Design & Architecture, Inc.

Project Description: Demolition of existing residence

Call for disclosure of ex parte communication: Several members made ex parte declarations.

Persons who testified relative to this project: Michael Perry, MP Design & Architecture Inc., Mr. Perry provided the demolition report and a report on the landscape materials to be removed and/or retained.

MOTION BY MRS. VANNECK FOR DEMOLITION APPROVAL, AS PRESENTED, WITH THE USUAL CAVEATS FOR DEMOLITION RELATIVE TO SODDING AND IRRIGATING.

(At this point, Mr. Lindgren gave a short report on the original architect of this home.)

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

B - 043 - 2011 New Residence

Address: 216 Colonial Lane

Applicant: Karen Egger

Architect: SKA Architect & Planner, Jacqueline Albarran, Architect, P.A.

Project Description: New two story Art Deco residence. "Royal Wall" construction, flat roofs, smooth stucco walls, and cast stone decorative detailing on parapets. White aluminum impact doors and windows. No final landscape/hardscape plans presented.

Call for disclosure of ex parte communication: Several members made ex parte declarations

Persons who testified relative to this project: Attorney Maura Ziska, Jacqueline Albarran, Architect, and Kyle Abney, "Lead" Consultant. Ms. Ziska explained that the Town Council had granted site plan approval for this new single family dwelling. Ms. Albarran provided the architectural presentation, pursuant to the submitted plans, for this Art Deco home. Under commission comments, members had different opinions about how an Art Deco home should be designed. Mr. Abney attempted to discuss the "lead" aspects of the home, but in the interest of time, Mr. Smith asked him to hold his comments.

MOTION BY MR. VILA FOR APPROVAL OF THE PROJECT, AS PRESENTED, WITH THE REQUIREMENT THAT THE GARAGE DOORS BE SIMPLIFIED WITHOUT THE CORNER SCALLOPS AND CROSSING DETAILS.

MOTION SECONDED BY MR. KARAKUL.

Mr. Lindgren read correspondence relative to this project into the record from Martin Gauthier, Town Engineer, from James Harpel, 1102 North Ocean Boulevard, and from L. Frank Chopin, a surrounding property owner.

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

Let the record show that after the vote, Mr. Zukov reminded the architect to return to the commission with the garage revisions. Ms. Albarran confirmed her understanding of that, and stated that she intends to return in the future with landscape/hardscape. This will not be carried as a deferral for next month. A new application will be required in the future.

B - 044 - 2011 Demolition

Address: 1570 North Ocean Boulevard

Applicant: Yvelyne de Marcellus Marix, as trustee of the Yvelyne de Marcellus Marix Trust Agreement of 1990 U/A/D June 6, 1990

Architect: SKA Architect & Planner/Patrick W. Segraves

Project Description: Demolition of existing one-story Regency style home

Call for disclosure of ex parte communication: Mr. Knowles made an ex parte declaration.

Persons who testified relative to this project: Patrick W. Segraves, Architect. Mr. Segraves provided the demolition report and discussed the existing landscaping which will be retained and/or removed.

MOTION BY MR. KARAKUL TO APPROVE THE DEMOLITION WITH THE USUAL CAVEATS FOR SODDING AND IRRIGATING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

[B - 045 - 2011 New Residence](#)

Address: 228 Seabreeze Avenue

Applicant: Roberto Haberfeld (Lemur Seabreeze LLC)

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

Project Description: New one-story residence, final landscape and hardscape; Roof Material: Flat white roof; Building Color: White

Call for disclosure of ex parte communication: Several members made ex parte declarations

Persons who testified relative to this project: Daniel Kahan, Architect, Smith & Moore Architects, and Carolyn Pendleton Parker, Landscape Architect, Sanchez & Maddux. Mr. Kahan provided the architectural presentation for this simple, one story Modern design pursuant to the submitted plans, and Ms. Parker provided the landscape/hardscape presentation. Mr. Kahan explained that the applicant's property is adjacent to the property of the applicant's brother, and the family members wish to share backyard amenities without a division of the properties. The commission expressed concerns relative to the landscape plan presented, a need for screening of the large expanse of garage doors, and concerns relative to the "showroom" type garage included in the design.

**MOTION BY MR. KARAKUL FOR APPROVAL OF THE ARCHITECTURE, BUT DEFERRAL OF THE LANDSCAPE TO NEXT MONTH.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.**

C. **MINOR PROJECTS - OLD BUSINESS:**

D. [MINOR PROJECTS - NEW BUSINESS](#) (12:26:34 a.m.)

[A - 008 - 2011 Storefront renovation](#)

Address: 150 Worth Avenue, Ste. # 111

Applicant: Ginny Gerard

Architect: Norberto Rosenstein

Project Description: Minor storefront renovation; re-paint frame, new stainless steel base, new signage

Call for disclosure of ex parte communication: None declared.

Mr. Smith stated he viewed this project as so minor, he felt staff could have approved it. As such, without any presentation....

**MOTION BY MR. HOMES FOR APPROVAL.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

[A - 009 - 2011 Front Entry & Shutters](#)

Address: 251 Orange Grove Road

Applicant: 251 Orange Grove, LLC

Architect: SKA Architect & Planner, Patrick W. Segraves, AIA

Project Description: Addition of 32 sq. ft. covered front entry, remove existing windows and replace with impact windows, addition of decorative shutters on south elevation

Call for disclosure of ex parte communication: Mr. Knowles made an ex parte declaration

Persons who testified with regard to this project: Architect Patrick W. Segraves, who provided the architectural presentation.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. VILA.

MOTION AMENDED BY MR. ZUKOV TO ADD SHUTTERS TO EAST ELEVATION.

MOTION CARRIED UNANIMOUSLY.

[A - 010 - 2011 Addition](#)

Address: 725 North Lake Way

Applicant: Howard Sosin

Architect: Randolph Hansen; Interplan Inc.

Project Description: Addition of copper canopies over exterior doors and BBQ area on first floor at interior yard; 39 sq. ft. addition to breakfast area

When the item was called, no one was present on behalf of the applicant.

MOTION BY MRS. VANNECK FOR DEFERRAL TO NEXT MONTH.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

LATER IN THE MEETING: MOTION BY MRS. VANNECK TO RECONSIDER.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Persons who testified relative to this project: Randolph Hansen, Interplan, Inc., who provided the architectural presentation for the canopies and the addition at the breakfast area. He stated that the canopies are necessary to protect the structure from water intrusion, because the house has no overhangs. The commission members agreed that the canopies were an unsuccessful solution to the problem.

MOTION BY MRS. VANNECK FOR DEFERRAL. (TO NEXT MONTH)

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

[A - 012 - 2011 Cooling tower/dock/fence](#)

Address: 215 Via Del Mar

Applicant: Kenneth Silverman

Architect: Bridges Marsh & Associates Inc., Mark Marsh

Project Description: Replace existing cooling tower; build/install new dock; and, install new fence on seawall

Call for disclosure of ex parte communication: None declared

Persons who testified relative to this project: Mark Marsh, Architect, who provided the architectural presentation. Mr. Marsh removed the cooling tower and dock from the request, and

presented the black, cast iron, 3 ft. high picket fence on the seawall which has been requested for safety reasons.

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

[A - 014 - 2011 Pool, terrace, stairs, etc.](#)

Address: 130 El Brillo Way

Applicant: Alexandra Kauka

Architect: Mario Nievera

Project Description: New pool, stairs, terrace and planting plans

Call for disclosure of ex parte communication: None declared

Persons who testified relative to this project: Keith Williams, Landscape Architect, who presented the landscape/hardscape to modify the west garden per the submitted plans.

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

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE):

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (12:49:10 a.m.)

Comments relative to Minutes of the Architectural Commission: Mr. Page announced that the Town Council has again directed that all minutes be abbreviated. (*Mrs. Delp notes that these minutes respond to that directive.*)

New Palm Beach County Code of Ethics: Required training: Mr. Page reminded the members of the two sessions being offered this week, and advised that an online session will become available in the future.

Australian Pines - Staff update: Section 66-311 of the Palm Beach Code of Ordinances, Prohibited Plants. Code requires that Australian Pines be removed by the end of the year unless an exemption is granted by the LPC or ARCOM: Mr. Page advised that the code provides for exceptions to the removal of Australian Pines. ARCOM and the Landmarks Preservation Commission will begin to hear such requests for exception. The commission questioned whether the property owner is responsible for fees associated with that review, and recommended that these reviews be handled by staff approvals.

**MOTION BY MRS. VANNECK TO DIRECT STAFF TO APPROVE (THE AUSTRALIAN PINES) GIVEN THE EXISTING HARDSHIPS OR CONDITIONS THAT THE TOWN HAS LABELED, AND THAT UNLESS NECESSARY, ARCOM DOES NOT REVIEW THEM.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

XI. ADJOURNMENT:

**MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 1:05 P.M.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Architectural Commission will be held on Wednesday, July 27, 2011 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach.

Respectfully submitted,

Jeffery W. Smith, Chairman
ARCHITECTURAL COMMISSION

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