



# TOWN OF PALM BEACH

## PLANNING, ZONING AND BUILDING DEPARTMENT

### MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, APRIL 24, 2024

Please be advised that in keeping with a 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 once it has concluded may access the audio of that item via the Town's website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com).

#### I. **CALL TO ORDER**

Chair Smith called the meeting to order at 8:59 a.m.

#### II. **ROLL CALL**

Jeffrey W. Smith, Chairman	PRESENT
Richard F. Sammons, Vice Chairman	PRESENT
Betsy Shiverick, Member	PRESENT
Kenn Karakul, Member	ABSENT (Excused)
Elizabeth Connaughton, Member	ABSENT (Unexcused)
Katherine "KT" Catlin	PRESENT
Claudia Visconti, Member	PRESENT (Arrived at 9:02 a.m.)
Dan Floersheimer, Alternate Member	PRESENT
David Phoenix, Alternate Member	PRESENT

*Clerk's note: Messrs. Floersheimer and Phoenix voted in the absence of Mr. Karakul and Ms. Connaughton.*

Staff Members present were:

Friederike Mittner, Design and Preservation Manager  
Sarah Pardue, Design & Preservation Planner  
Bradley Falco, Design & Preservation Planner  
Kelly Churney, Acting Town Clerk  
Assistant Town Attorney Lainey Fransisco

#### III. **PLEDGE OF ALLEGIANCE**

Chair Smith led the Pledge of Allegiance.

#### IV. **APPROVAL OF MINUTES**

Minutes of the Architectural Review Commission Meeting of March 27, 2024

**A motion was made by Mr. Sammons and seconded by Mr. Floersheimer to approve the minutes of the March 27, 2024, meeting as presented. The motion was carried unanimously, 6-0.**

V. **APPROVAL OF THE AGENDA**

Ms. Pardue modified the agenda by removing item ARC-24-048, 225 Barton Avenue, from the consent agenda.

**A motion was made by Mr. Floersheimer and seconded by Ms. Shiverick to approve the agenda as amended. The motion was carried unanimously, 7-0.**

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

Ms. Churney administered the oath and continued to do so throughout the meeting, as necessary.

VII. **COMMENTS FROM THE ARCHITECTURAL REVIEW COMMISSION MEMBERS**

Ms. Catlin inquired about the criteria for extensions. She indicated that the Commission did not review plans for time extension approvals and wanted to ensure that the plans presented were the exact plans that were approved by the Commission.

Ms. Pardue reviewed the process of submitting plans for a time extension. She indicated that the exact plans that were approved by the Commission are the same as those submitted for time extension approval. She added that any revisions would be presented to the Commission for approval.

Ms. Pardue also informed the Commission that the Town Council was in the process of approving an Ordinance that would only allow one request for a time extension approval.

VIII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3-MINUTE LIMIT, PLEASE)**

No one indicated a desire to speak at this time.

IX. **DISCUSSION ITEMS**

1. **Agenda Mapping System** – Friederike Mittner, Design and Preservation Manager

Ms. Mittner showed the new development review map, which can be accessed on the Town's webpage. This map shows all ongoing projects in the Town. The projects shown on the map will be present during the retention period consistent with the development order. This new mapping feature allows users to find the project description and plans.

Ms. Mittner also introduced the new online permitting software called EPL. Emily Lyn, with Planning, Zoning, and Building, demonstrated the new permitting software for the Commissioners. After being asked if they would like to move to digital plans, some of the Commissioners stated that they would like to continue with the paper plans but acknowledged that the plans could be scaled down.

2. **Sunshine Law** - Joanne O'Connor, Town Attorney

Attorney Lainey Francisco provided a presentation on the Sunshine Law to the Commissioners.

X. **PROJECT REVIEW**

A. **CONSENT AGENDA**

1. **ARC-22-059 2284 IBIS ISLE RD W- EXTENSION OF TIME** An application has been filed requesting an Architectural Commission review and approval for a second One (1) year Extension of Time for a previously issued Architectural Commission Approval for the modifications to an existing residence. (ITEM WAS APPROVED AT THE MARCH 29, 2022, ARCOM MEETING), (ITEM RECEIVED A PRIOR ONE YEAR EXTENSION AT THE MARCH 29, 2023, ARCOM MEETING).
2. **ARC-24-048 225 BARTON AVE.** The applicant, Kim S. Fennebresque, has filed an application requesting Architectural Commission review and approval for modifications to landscape and hardscape including replacements of perimeter hedge material, construction of new site wall at front of property, and relocation of an existing pedestrian gate.

*Clerk's note: This item was pulled from consent and discussed under Items Pulled from the Consent Agenda.*

**A motion was made by Ms. Catlin and seconded by Ms. Shiverick to approve the consent agenda, as amended, which did not include ARC-24-048, 225 Barton Avenue, in the approval. The motion was carried unanimously, 7-0.**

B. **ITEMS PULLED FROM THE CONSENT AGENDA, IF NEEDED**

2. **ARC-24-048 225 BARTON AVE.** The applicant, Kim S. Fennebresque, has filed an application requesting Architectural Commission review and approval for modifications to landscape and hardscape including replacements of perimeter hedge material, construction of new site wall at front of property, and relocation of an existing pedestrian gate.

Mr. Falco provided staff comments on the project.

Ex-parte communications were disclosed by Mr. Floersheimer.

Chris Simon with Nievera Williams Design made the landscape and hardscape presentation.

Mr. Floersheimer asked about the removal of the Ficus on the east side of the property. He asked about the removal of the artificial turf, to which Mr. Simon confirmed that all artificial turf would be removed.

Mr. Sammons expressed concern about the cap on the end posts next to the pedestrian gate; he thought they were not properly designed. He asked for a modification to the end caps.

**A motion was made by Ms. Shiverick and seconded by Ms. Catlin to approve the project, with the following conditions: the end caps shall be modified, and the**

artificial turf shall be removed from the property. The motion was carried unanimously, 7-0.

C. MAJOR PROJECTS-OLD BUSINESS

1. ARC-24-009 260 MIRAFLORES DR. The applicant, KEAN Development of Palm Beach, Inc. (Giorgio Citarella, Agent), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, swimming pool and spa.

Mr. Falco provided staff comments on the project.

There were no ex-parte communications disclosed.

Dustin Mizell with Environment Design Group made the landscape and hardscape presentation. Patrick Collins, Kean Designs Ltd., made the architectural presentation. He was accompanied by Joseph Discente, the project architect.

Mr. Floersheimer asked about the change of the landscaping next to the garage. Mr. Mizell showed the changes.

Mr. Sammons thought the changes were nice. He thought the front portico was still problematic and provided suggestions to improve the column design. He provided suggestions for the sections on the rear of the home and the roof over the den.

Ms. Shiverick thought the changes were in a good direction. She questioned the windows on the rear of the home; she asked if the professional would consider flat windows. She questioned the two different muntin patterns on the front and rear of the home. Mr. Collins responded and explained the reason for the muntin pattern. She questioned the barn door for the garage; she wondered if a louvered door would be more in keeping. She wondered if the owners would consider a different color for the main body of the home. Mr. Collins wondered if a different shutter color could accomplish the same effect; Ms. Shiverick thought a different shutter color would be nice.

Mr. Phoenix agreed with Ms. Shiverick's comments on the garage door. He asked about the lanterns chosen for the home. Mr. Collins stated they could choose a different lantern for the home.

Mr. Smith thought the two changes requested at the last meeting were to change the front entrance and remove the pediment on the rear of the home. He indicated he did not believe the changes had been made. Mr. Collins responded and explained the design.

Mr. Smith called for public comment.

The owner, John Kean, discussed how he and the design team had tried to address the commissioners' comments and explained the reason for the design features.

**A motion was made by Ms. Shiverick and seconded by Mr. Sammons to approve the project with the condition that the following items will be restudied and will return for approval at the staff level in coordination with the Chair: the spacing of the front portico columns, the lanterns, the shutter color, the garage doors, and the rear eave and pediment over the bedroom. The motion was carried unanimously, 7-0.**

*Clerk's note: Mr. Sammons left the meeting at 9:54 a.m.*

2. **ARC-23-075 389 S LAKE DR.** The applicant, Cooperative Apartments of Three Eighty Nine Corporation, has filed an application requesting Architectural Commission review and approval for the permanent removal of the decorative concrete brise soleil architectural feature of an existing six-story residential building, and other exterior building modifications including window opening enhancements and the addition of a new decorative metal grilles and associated improvements.

Ms. Mittner provided staff comments on the project.

Ex-parte communications were disclosed by Mr. Phoenix.

The architectural presentation was made by David Miller with David Miller & Associates.

Mr. Floersheimer liked the fluting under the windows. He asked about the proposed color for the building. Mr. Miller stated that it would remain yellow and white. A discussion ensued about the color of the building. Mr. Floersheimer thought the building would look better in an all-white color.

Ms. Catlin favored the fluting and the textured stucco. She also liked the white panels and was in favor of keeping some yellow on the building.

Mr. Phoenix liked the proposed fluting. He favored the building in all white rather than pops of yellow color.

Ms. Shiverick stated she liked the yellow color.

Mr. Smith called for public comment.

Lorraine Tuohy, 389 S. Lake Drive, discussed the changes that would be made to the building, added that the owners liked the yellow color on the building, and advocated for approval of the project as submitted.

**A motion was made by Mr. Floersheimer to approve the project, with the condition that the main areas of the building remain the existing yellow color and the concrete under the railings be painted white.**

There was a short discussion on the color of the building. Mr. Floersheimer withdrew his motion.

**A motion was made by Mr. Phoenix and seconded by Ms. Shiverick to approve the project as presented. The motion was carried 5-1, with Mr. Smith dissenting.**

3. **ARC-24-040 (ZON-24-046) 227 ANGLER AVE (COMBO)** The applicant, Bryan and Mary Thomas, has filed an application requesting Architectural Commission review and approval for construction of a new pergola structure and outdoor fireplace with two variances 1) exceeding allowable lot coverage a 2) exceeding allowable cubic content ratio. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

There were no ex-parte communications disclosed.

The architectural presentation was made by Tom Kirchhoff with Thomas Kirchhoff Architects.

Mr. Smith asked if the structure would be screened, to which Mr. Kirchhoff indicated that the existing structure was already screened.

Ms. Visconti thought the changes were positive. She supported the project.

Mr. Phoenix thought the project was great.

Mr. Floersheimer asked to see the details of the roof and the places where the roof was leaking. Mr. Kirchhoff showed the details of the gutters.

**A motion was made by Ms. Catlin and seconded by Ms. Shiverick to approve the project as presented. The motion was carried unanimously, 6-0.**

Mr. Smith called for public comment. No one indicated a desire to speak.

**A motion was made by Ms. Shiverick and seconded by Ms. Catlin that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 6-0.**

4. **ARC-24-038 (ZON-24-045) 207 PENDLETON AVE (COMBO)** The applicant, Maura Ziska (Attorney) in conjunction with Thomas M. Kirchhoff (Architect), has filed an application requesting Architectural Commission review and approval for the demolition of the existing front entry porch and removal of the front door to be replaced with the construction of a new front entry porch and installation of a new front door, replacement of all fixed shutters with new operable shutters, and removal of the existing driveway and installation of a new paver driveway with grass joints. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

There were no ex-parte communications disclosed.

Mr. Smith called for public comment. No one indicated a desire to speak.

Tom Kirchhoff of Thomas Kirchhoff Architects made the architectural presentation, and Chris Simon of Nievera Williams Design made the landscape and hardscape presentation.

Mr. Smith thought the changes were terrific.

Ms. Shiverick inquired about the metal for the roof over the front door. Mr. Kirchhoff responded and discussed the material.

**A motion was made by Ms. Catlin and seconded by Mr. Floersheimer to approve the project as presented. The motion was carried unanimously, 6-0.**

**A motion was made by Ms. Catlin and seconded by Mr. Floersheimer that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried unanimously, 6-0.**

5. **ARC-24-007 (ZON-24-017) 222 WORTH AVE (COMBO)** The applicant, Louis Vuitton America, has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new ground-floor storefront system, awnings, and new signage. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Ex-parte communications were disclosed by Ms. Catlin.

Ludovica Douglas from Atmosphere made the architectural presentation. Zeynep Ozandag, Director of Store Planning for Louis Vuitton, discussed the look for the gates to be used after hours. Ozandag provided a further overview of the changes.

Mr. Smith thought the material for the curtain was very nice. He asked about the appearance of the sign and whether it would be backlit. Ms. Douglas stated that it would not be backlit. Ms. Ozandag stated that they would like to front-light the sign if permitted.

Ms. Shiverick liked the addition of the knee walls. She asked about the transom over the windows and wondered if it could be like the transom over the wood door. Ms. Douglas stated that the design was closer to the original design. Ms. Shiverick asked about the metal mesh. Ms. Douglas responded and indicated where the mesh would be located.

Mr. Smith discussed his issues with the look of the front doors. He was worried about what the gates would represent for the Town.

Ms. Catlin asked about the colors proposed for the front entrance and the mesh. Ms. Douglas responded. Ms. Catlin pointed out that the mesh was not a structural element and could change. She supported the changes.

Mr. Floersheimer thought the applicant had listened to the comments from the Commissioners. He asked about the security gate. Ms. Ozandag responded.

Mr. Phoenix confirmed that the urns would be retained and that the lanterns were removed. Ms. Douglas responded. Mr. Phoenix thought the sign was too big, and he was not in favor of the gold framing. He suggested that the security door be made solid. Ms. Ozandag wondered if she could investigate this and return for staff approval.

Mr. Smith thought any changes should be approved by the public.

Ms. Visconti confirmed there was no security system in Louis Vuitton and suggested increasing the scale of the mesh on the after-hours gates.

**A motion was made by Ms. Catlin and seconded by Mr. Floersheimer to approve the project with the following conditions: the urns shall remain, and the design of the security gate shall be restudied and submitted for approval by staff in coordination with the Chair. The motion was carried unanimously, 6-0.**

*Clerk's note: A short break was taken at 10:50 a.m. The meeting resumed at 11:01 a.m., and Mr. Sammons returned at 11:01 a.m.*

6. **ARC-24-008 (ZON-24-047) 264 DUNBAR RD (COMBO)** The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool, with a variance to exceed to equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Ex-parte communications were disclosed by several members.

Michael Perry of MP Design & Architecture made the architectural presentation, and Chris Simon of Nievera Williams Design made the landscape and hardscape presentation.

Mr. Sammons questioned the round windows on the front of the residence. He thought the main cornice should be reduced and the pediment returns should be shorter. He thought the secondary entablature should be modified and reduced in scale.

Ms. Shiverick liked the single window on the front without the sidelights. She was in favor of the color proposed.

Mr. Phoenix liked the single window on the front without the sidelights. He asked about the details of the lanterns. Mr. Perry stated that he would return with the lantern choices. Mr. Phoenix asked about the lighting over the front door. Mr. Perry responded.

Mr. Smith asked for an explanation for the variance requests. Mr. Perry explained the reason for the requests. Mr. Falco read the request for the variance. Mr. Smith provided a suggestion for an alternative location for the generator.

Mr. Floersheimer asked about the size of the bays and how that related to the interior spaces. Mr. Perry responded. Mr. Floersheimer also asked about the changes to the width of the home in relation to the room widths. Mr. Perry explained the changes.

Ms. Visconti asked about the landscape plan. Mr. Simon apologized that the entire landscape plan was not included for the Commissioners.

**A motion was made by Mr. Floersheimer and seconded by Ms. Catlin to approve the architectural portion of the project with the following changes to return as a staff approval in coordination with the chair: the cornice shall be reduced, the molds on the cornice shall be differentiated, the window on the front shall be changed back to the Palladian window with the removal of the round windows, the lanterns shall be changed, the generator shall be removed from the setback so a variance is no longer needed, and the landscape presentation shall return to the meeting May 29, 2024, for approval. The motion was carried unanimously, 7-0.**

**A motion was made by Ms. Catlin and seconded by Ms. Shiverick that the implementation of the proposed variances will cause a negative architectural impact on the subject property. The motion was carried unanimously, 7-0.**

7. **ARC-24-031 (ZON-24-044) 1181 N LAKE WAY (COMBO)** The applicant, Sage Andrew G C III Trust (Gregg Sage, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence with final hardscape, landscape and swimming pool on an existing nonconforming parcel. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Ex-parte communications were disclosed by Ms. Shiverick.

Adam Davis with J. Graham Goldsmith Architects made the architectural presentation. Richard Rutledge with Innocenti & Webel made the landscape and hardscape presentation.

Mr. Floersheimer asked about the change to the second floor. Mr. Davis provided an explanation of the change.

Mr. Smith asked about the risk of moving the tree. Mr. Rutledge responded. Mr. Smith asked why the house could not be designed around the tree. Mr. Davis responded. Mr. Smith was not convinced that the tree would survive. Mr. Rutledge spoke about his previous experience and success in moving trees on-site.

Ms. Shiverick asked about the material proposed for the roof and the color of the roof. Mr. Davis responded. Ms. Shiverick asked if the applicant would consider a white roof. Ms. Shiverick wondered about the front entrance to the front door. Mr.

Davis responded and explained the entrance. Ms. Shiverick wondered if the shape of the home was driving some of the narrow spaces.

Mr. Sammons asked about the motivation for moving the tree. Mr. Rutledge responded. Mr. Sammons thought the reduction in the balconies would reduce the size of the wings of the home design; however, that was not reflected in the plan.

Mr. Phoenix agreed with the comments on the tree. He asked if the shutters were fixed or operable. Mr. Davis responded. Mr. Phoenix agreed with Ms. Shiverick's comments on the front gate. Mr. Phoenix asked about the railing details. Mr. Davis showed two alternatives for the railings and stated that the owner liked the Chippendale design.

Ms. Visconti was not in favor of the gate. She thought the site could be reorientated to keep the tree in the existing location.

Mr. Phoenix asked about the lack of lanterns on the home. Mr. Davis indicated there would be downlights.

Mr. Smith called for public comment. No one indicated a desire to speak.

**A motion was made by Ms. Catlin and seconded by Mr. Sammons to defer the project to the meeting on May 29, 2024, in accordance with the comments from the Commissioners. The motion was carried unanimously, 7-0.**

8. **ARC-24-015 (ZON-24-025) 153 AUSTRALIAN AVE (COMBO)** The applicant, Rabbi Zalman Levitin, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence with final hardscape, landscape, and swimming pool, with a variance required to forgo required garage parking. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

There were no ex-parte communications disclosed.

Roger Janssen of Dailey Janssen Architects made the architectural presentation.

Mr. Smith asked about the chimney for the fireplace. Mr. Janssen explained the design.

Mr. Sammons thought the fireplace should be vented and provided a suggestion for the design. He questioned the roof design and suggested a change from the flat roof.

Ms. Shiverick thought the home lacked charm in the urban part of town. She asked if the owner would consider shutters. Mr. Janssen stated that the owner preferred not to include shutters.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Phoenix was not in favor of the dormers. He asked if the owner would consider shutters on the second floor. Mr. Janssen responded. Mr. Phoenix asked why the stone did not continue to the balcony on the front façade. Mr. Janssen responded.

Ms. Catlin thought the home was simple and nondescript. However, she thought it would work in the location. She wished the professional would make a few changes to add more details.

Mr. Floersheimer asked about the home being raised. Mr. Janssen responded.

Ms. Shiverick questioned the Palladian windows on the first floor. She wondered if larger, square windows with shutters would be more appropriate.

Mr. Sammons thought the arched windows would look better without the surrounds. He also thought an additional string course should be added. He recommended differentiating the frieze.

**A motion was made by Mr. Sammons and seconded by Ms. Catlin to approve the project with the following changes to the architecture: the addition of a middle and sill string course, the fireplace shall be vented, and a lower pitch roof over the den room on the rear of the house. The motion was carried 5-2, with Ms. Shiverick and Mr. Phoenix dissenting.**

9. **ARC-24-037 146 AUSTRALIAN AVE.** The applicant, Elizabeth J Hubbell Rev Trust, has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing residence, hardscape and pool improvements with the installation of a generator. (THIS ITEM HAS BEEN DEFERRED TO THE MAY 29, 2024, MEETING)

*Clerk's note: This item was deferred to May 29, 2024, at Item V., Approval of the Agenda.*

#### **D. MAJOR PROJECTS-NEWBUSINESS**

1. **ARC-24-032 200 EL VEDADO RD.** The applicant, Bartholemew + Partners (Kyle Bartholemew Fant, Architect), has filed an application requesting Architectural Commission review and approval for the construction of an addition, new driveway material, new covered grill area, new site wall & gate, garage doors and site wall modifications.

Ms. Mittner provided staff comments on the project.

Ex-parte communications were disclosed by Mr. Floersheimer.

Kyle Fant with Bartholemew + Partners made the architectural presentation, and Cory Meyer with Nievera Williams Design made the landscape and hardscape presentation.

Mr. Sammons thought the changes were lovely. He recommended reducing the surround on the door. He inquired about the joints in the lintel in the rear door.

Mr. Smith called for public comment. No one indicated a desire to speak.

**A motion was made by Ms. Catlin and seconded by Mr. Floersheimer to approve the project as presented. The motion was carried unanimously,**

7-0.

2. **ARC-24-047 (ZON-24-057) 960 N OCEAN BLVD (COMBO)** The applicant, PB NORTH OCEAN TRUST (represented by Todd Cury), has filed an application requesting Architectural Commission review and approval for the construction of a 2-story accessory structure, demolition of approximately 28 square feet of the existing residence, and construction of an approximately 30 square foot addition. This is a combination project that shall be reviewed by Town Council as it pertains to the zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Ex-parte communications were disclosed by Ms. Catlin and Mr. Floersheimer.

Rafael Portuondo with Portuondo Perotti Architects made the architectural presentation.

Mr. Sammons provided a few suggestions relating to the order and the cornice. He thought the design was lovely.

Ms. Catlin did not feel that the structure was appropriate for the area. She thought it would appear much larger than shown. Additionally, she thought the new structure should be designed without the need for a variance.

Mr. Phoenix thought the design was beautiful.

Mr. Floersheimer thought the design would work in the location. He asked about the relocation of the pool. Mr. Portuondo responded and described the relocation.

Mr. Smith thought the structure was too large for an accessory structure and did not believe the structure related to the main house. He did not understand the need for a variance.

Mr. Smith called for public comment. No one indicated a desire to speak.

**A motion was made by Mr. Floersheimer and seconded by Mr. Sammons to approve the project with the following conditions on the architecture: the cornice shall be readjusted, the head heights of the windows shall be reduced, and the overall size of the structure shall be reduced by 5%. The motion was carried 5-2, with Mr. Smith and Ms. Catlin dissenting.**

A short discussion ensued on the requested variance.

**A motion was made by Mr. Floersheimer and seconded by Ms. Shiverick that the implementation of the proposed variances will not cause a negative architectural impact on the subject property. The motion was carried 5-2, with Mr. Smith and Ms. Catlin dissenting.**

#### **E. MINOR PROJECTS - OLD BUSINESS**

1. **ARC-24-006 249 SEABREEZE AVE.** The applicant, Joseph & Elizabeth Berger,

has filed an application requesting Architectural Commission review and approval for new vehicular and pedestrian gates and modifications to previously approved landscape and hardscape, including driveway reductions and change in perimeter site walls as well as modifications to the previously approved design of the front door and balcony railings. (THIS ITEM HAS BEEN DEFERRED TO THE MAY 29, 2024, MEETING)

*Clerk's note: This item was deferred to May 29, 2024, at Item V., Approval of the Agenda.*

**F. MINOR PROJECTS-NEWBUSINESS**

1. **ARC-24-030 202 OSCEOLA WAY** The applicants, Dennis and Roseanne Vollman, have filed an application requesting Architectural Commission review and approval for new paneled garagedoors.

Ms. Pardue provided staff comments on the project.

Ex-parte communications were disclosed by several members.

Mr. Floersheimer stated that while on his site visit, he noticed the new garage doors were already installed. Ms. Andel confirmed that the new doors were already installed.

Ellen Andel with Ellen Andel Custom Homes made the made the architectural presentation.

**A motion was made by Mr. Sammons and seconded by Ms. Visconti to approve the project as presented. The motion was carried unanimously, 7-0.**

2. **ARC-24-033 (ZON-24-039) 1464 N OCEAN BLVD (COMBO)** The applicant, Manuel & Evan Castelo, has filed an application requesting Architectural Commission review and approval for modification to perimeter site walls and installation of artificial turf, requiring a variance for landscape open space. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Ex-parte communications were disclosed by several members.

John Eubanks, the attorney on behalf of the applicant, provided an overview and explanation of the project. MJ Castelo, the owner, discussed the changes to his home and the intent of the changes. Dustin Mizell of Environment Design Group made the landscape and hardscape presentation.

Mr. Sammons was in favor of the turnaround and recommended raising a portion of the wall to one height. He was not in favor of the proposed artificial turf; he recommended ground cover for the area where artificial turf was proposed.

Ms. Shiverick acknowledged that the yard was small. She thought by proposing artificial turf, an opportunity for additional ground cover was being missed.

Ms. Visconti wondered if trees could be eliminated or trimmed to allow sun in the rear yard. Mr. Mizell responded. She thought ground cover could be added to the rear of the yard.

Mr. Smith thought there were different solutions for areas where grass could not grow. He understood that artificial turf had its place, but he thought ground cover could solve this issue.

Ms. Visconti recommended that the owner try Saint Augustine Grass.

Mr. Castelo advocated for turf in the area, especially since the area was not visible to anyone. Ms. Visconti was against the variance requested for the artificial turf since the Commission was trying to discourage the product.

Mr. Floersheimer agreed that artificial turf was all over the island. While he did not like artificial turf, he was in favor of granting some turf coverage, reducing the wall, and asking how much turf could be installed without a variance. Mr. Mizell responded.

A short discussion ensued on artificial turf.

Ms. Catlin stated she was not as opposed to artificial turf as others. She understood that there were areas where plant material would not grow. Mr. Mizell stated he would look at the space and return the next month.

Ms. Shiverick was sympathetic but did not believe the Commission should start approving artificial turf. She thought that would start a bad precedent. Mr. Sammons thought artificial turf was the least creative option.

Mr. Smith called for public comment.

John C. Dotterer, 1470 S. Ocean Blvd, stated he was an affected neighbor. He supported the request and advocated for the application's approval.

Mr. Sammons stated that the material was plastic and that the Commission should discourage the use.

**A motion was made by Mr. Sammons and seconded by Ms. Shiverick to defer the landscape plan to the meeting on May 29, 2024, meeting. The motion was carried unanimously, 7-0.**

**A motion was made by Mr. Sammons and seconded by Mr. Phoenix to approve the alterations to the road, the curb cut and the wall. The motion was carried unanimously, 7-0.**

XI. **UNSCHEDULED ITEMS**

There were no items discussed at this time.

XII. **NEXT MEETING DATE:** Wednesday, May 29, 2024

XIII. **ADJOURNMENT**

**A motion was made by Mr. Floersheimer and seconded by Ms. Catlin to adjourn the meeting at 1:22 p.m. The motion was carried unanimously, 7-0.**

The next meeting will be held on Wednesday, May 29, 2024, at 9:00 a.m. in the Town Council Chambers, 2<sup>nd</sup> floor, Town Hall, 360 S. County Road.

Respectfully Submitted,

Jeffrey W. Smith, Chairman  
ARCHITECTURAL COMMISSION

kmc