



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON FRIDAY, JANUARY 24, 2018

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

Vice Chair Vanneck called the meeting to order at 9:01 a.m.

II. ROLL CALL

Richard Sammons, Chairman	ABSENT (excused)
Ann L. Vanneck, Vice Chairman	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	PRESENT
Michael B. Small, Member	PRESENT
Maisie Grace, Member	PRESENT
Robert J. Vila, Member	ABSENT (excused)
John David Corey, Alternate Member	PRESENT
Betsy Shiverick, Alternate Member	PRESENT
Katherine Catlin, Alternate Member	PRESENT

Staff Members present were:

John Lindgren, Planning Administrator

Tom Bradford, Town Manager

Kelly Churney, Secretary to the Architectural Review Commission

James Gavigan, Town Attorney

Mrs. Vanneck noted that Mr. Corey and Ms. Shiverick would be voting in the absence of Mr. Sammons and Mr. Vila.

III. PLEDGE OF ALLEGIANCE

Vice Chair Vanneck led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 15, 2017 MEETING

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the minutes from the December 15, 2017 meeting. Motion carried with all in favor

V. **APPROVAL OF THE AGENDA**

Mrs. Vanneck asked the Commission to end the meeting at 5 p.m. time certain, with the carryover items to be heard on January 25, 2018 at 9:00 a.m. in the Town Council Chambers.

Mr. Small requested to amend the agenda with the deferral of the following projects to the February 28, 2018 meeting: B-082-2017 535 N. County Rd., B-094-2017 149 E. Inlet Dr. and B-105-2017 235 Via Vizcaya. He also requested the withdrawal of project B-081-2017 231 Seaspray Ave.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the agenda as amended and to conclude the meeting by 5:00 p.m. with carryover items to be heard at 9:00 a.m. on January 25, 2018.

There was a short discussion about ending the meeting at 5 p.m.

Motion carried 5-2 with Ms. Grace and Mr. Ives opposed.

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

There were no comments heard at this time.

VIII. **PROJECT REVIEW**

A. **DEMOLITIONS AND TIME EXTENSIONS**

B-006-2018 Demolition

Address: 259 Pendleton Ave.

Applicant: Llewellyn Legacy LLC (Elizabeth Tilney)

Architect: Jacqueline Albarran/SKA Architect + Planner

Project Description: Demolition of existing house, patios and driveway. Existing perimeter landscaping remains. New irrigated lawn as per Code.

Call for disclosure of ex parte communication: Disclosure of several members.

There was no presentation made by the architect.

Motion made by Mr. Small and seconded by Mr. Ives to approve the demolition as requested with the caveat to remove all exotic species and to sod and irrigate the property within 30 days. Motion carried with all in favor.

B. **MAJOR PROJECTS-OLD BUSINESS**

B-101-2017 Additions/Modifications

***ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 12/15/17**

Address: 1090 N. Ocean Blvd.

Applicant: Ann DesRuisseaux

Architect: MP Design & Architecture, Inc.

Project Description: Addition of new loggia at west side of previously ARCOM approved residence on January 25, 2017 ARCOM meeting. Updated and revised pool, landscape and hardscape layout.

A motion carried at the December meeting to approve the project as presented. This project was requested to be brought back for further discussion.

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

Mr. Lindgren stated that the applicant incorrectly indicated that he had administratively approved a few items that he had not approved. He wanted to make sure the Commission was comfortable with the project.

Motion made by Mr. Garrison and seconded by Ms. Grace to approve the plans as presented. Motion carried with all in favor.

[B-006-2017 Additions/Modifications](#)

***ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)***

Address: 218 Miraflores Drive

Applicant: Vera Alfieri Monforte

Architect: Gregory Bonner/B1 Architects

Project Description: Partial second floor addition to an existing one story single family residence.

VARIANCE INFORMATION: The applicant is proposing to construct a 1,230 square foot second story addition on the west side of the one story residence that will create two bedrooms, a gym and two bathrooms. The following variances are being requested: 1) lot coverage of 33.7% in lieu of the 30% maximum allowed for a two story residence, 2) a west side yard setback of 13 feet in lieu of the 15 foot minimum required, 3) a rear yard setback of 13.91 feet in lieu of the 15 foot minimum required.

A motion carried at the June meeting to defer the project to the July 26, 2017 meeting. A motion carried at the July meeting to defer the project to the August 23, 2017 meeting. A motion carried at the August meeting to defer the project to the September 27, 2017 meeting. A motion carried at the September meeting to defer the project for two months to the November 29, 2017 meeting. A motion carried at the November meeting to defer the project for two months to the January 24, 2018 meeting.

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

Mr. Bonner presented the proposed modifications to the architectural plans.

Ms. Grace asked for clarification on the fenestration and the east side balcony. Mr. Bonner responded. She stated she still felt the center portion did not fit on the home.

Mr. Ives asked if the north and south entrances mimicked each other. Mr. Bonner responded. Mr. Ives did not feel comfortable with the proposal and thought it lacked charm.

Mr. Corey stated he was comfortable with the project but thought the front door could use some restudy. He stated he would support the project.

Ms. Shiverick thought the design lacked charm and thought the second story would loom over the house and the street.

Mr. Small agreed with Mr. Corey and stated he would support the project.

Mr. Garrison thought the architect did the best job he could and stated he would support the project.

Ms. Catlin thought the house would fit on the street.

Mrs. Vanneck questioned the overhang on the addition versus the existing home. Mr. Garrison responded.

Motion made by Mr. Garrison and seconded by Mr. Small to approve the project as presented. Motion failed 3-4 with Ms. Vanneck, Grace, Shiverick and Mr. Ives.

A short discussion ensued about direction the Commission could provide to the architect to make the project successful.

A second motion made by Mr. Ives and seconded by Mr. Garrison to defer the project to the February 28, 2018 meeting for restudy of the front entrance and the south façade to bring some charm into the design. Motion carried 6-1 with Ms. Grace opposed.

[B-054-2017 New Construction](#)

Address: 446 N. Lake Way

Applicant: Stephen A. Levin

Architect: Benjamin Schreier/Affiniti Architects

Project Description: New contemporary two story home and one story accessory garage totaling 13,093 gross s.f. and associated landscaping, hardscape and swimming pool.

A motion carried at the June meeting to defer the project to the August 23, 2017 meeting for a major restudy. A motion carried at the August meeting to defer the project for one month to the September 27, 2017 meeting. A motion carried at the September meeting to defer the project for two months to the November 29, 2017 meeting. A motion carried at the November meeting to defer the project for major restudy to the January 24, 2018 meeting.

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

Daniel Ménard, LeBerge and Ménard working with Affiniti Architects, presented the proposed modifications to the architectural plans for the project.

James Green, attorney for applicant, advocated for the project. He noted that he has worked with the neighbor to the north to make sure he was comfortable with the design.

Mr. Ives expressed concern about the lack of redesign in the current proposal. He stated he would move for a denial of the project.

Mr. Corey agreed with Mr. Ives. He thought there was not enough restudy of the project.

Ms. Grace favored the previous presented project and stated she preferred the design without the stone on the front of the home.

Mr. Garrison supported the new orientation of the house. He thought the current design was superior to the previous but had concerns that the front entrance would be very dark. He suggestion that the fenestration on the north elevation lacked order compared to the south elevation. Mr. Garrison also stated he was not in favor of the proposed stone.

Ms. Catlin thought the new floor plans were nice but felt like the home overall looked like a squatty box.

Ms. Shiverick was in favor of the reorientation and thought the style fit into the area. She recommended more curves and art deco features.

Mrs. Vanneck did not think the design fit into Palm Beach and thought it lacked charm and beauty.

Motion made by Mr. Garrison to defer the project to the February 28, 2018 meeting for restudy based on comments from the Commissioners.

Mr. Green stated he respectfully opposed a deferral.

Motion seconded by Ms. Grace. Motion carried 4-3 with Messrs. Ives, Corey and Mrs. Vanneck opposed.

[B-070-2017 Demolition/New Construction](#)

Address: 225 Tangier Ave.

Applicant: ILLKM PB LLC

Architect: Benjamin Schreier/Affiniti Architects

Project Description: Demolition of an existing residence constructed in 1958, Construction of new one story Bermuda style 6,192 sq. ft. residence, with swimming pool, associated landscaping and landscape lighting.

Motions carried at the October meeting to approve the demolition and to defer the project for one month to the November 29, 2017 meeting for restudy based on the comments from the Commission. A motion carried at the November meeting to defer the project for one month to the December meeting at the request of the architect. A motion carried at the December meeting to defer the project for one month to the January meeting at the request of the architect.

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

Mr. Schreier presented the proposed modifications to the architectural plans for the project.

Ms. Grace preferred the simpler, lower roof but was not in favor of the way it looked at the front façade. She was not in favor of the columns next to the pool as well.

Mr. Garrison was in favor of most of the changes but thought the east elevation columns needed restudy. Mr. Garrison asked about the proposed colors. Mr. Schreier responded.

Ms. Shiverick thought the changes were an improvement. She asked Mr. Schreier to restudy the possibility of lowering the windows as well as the columns next to the pool. Ms. Catlin agreed.

Mr. Small agreed that the columns next to the pool needed some restudy.

Motion made by Mr. Garrison and seconded by Ms. Grace to defer the project to February 28, 2018 to allow the architect to address the Commissions' comments regarding the loggia and the fenestration.

Mr. Lindgren asked the Commission to hear the landscape presentation to allow landscape architect to hear their feedback.

Steve West, Parker Yannette Design Group, Inc., presented the proposed landscape plans for the project.

Mr. Garrison asked if there was any additional protection for the neighbor to the east during construction. Mr. West stated he would add a lined fence for protection. A short discussion ensued about the protection needed for each neighbor during construction.

Mr. Corey asked about the proposed shade trees and stated he was in favor of the species. Mr. West responded.

Mrs. Vanneck asked about the precautions that would need to be taken during the elevation of the residence to maintain the soil and runoff. Mr. West responded. Mrs. Vanneck asked to see a cross section of the landscape plan at the next meeting. A short discussion ensued about how the cross section should be presented.

Motion restated by Mr. Garrison and seconded by Mr. Corey. Motion carried with all in favor.

[B-081-2017 Modifications](#)

Address: 231 Seaspray Ave.

Applicant: André Trouillé

Architect: Todd MacLean/Todd MacLean Outdoor Living

Project Description: Add old growth pecky cypress gates, aluminum rail fencing, and minor landscaping.

At the September meeting, the architect requested a deferral to the October 25, 2017 meeting. A motion carried at the October meeting to defer the project for one month to the November 29, 2017 meeting with a restudy of the style of the gates and the possibility of using wrought iron rather than pecky cypress at the material for the gate. Motions carried at the November and the December meetings to defer the project at the request of the architect.

Please note: This item was withdrawn during Item V., Approval of the Agenda.

[B-082-2017 New Construction](#)

Address: 535 N. County Rd.

Applicant: 535 North County Road LLC

Architect: Boyle Architecture PLLC

Project Description: New 14,017 s.f. a/c Main House, 1,426 s.f. a/c Guest House and 451 s.f. a/c Staff Quarters, with 2,330 s.f. of Garage area, 4,586 s.f. of Covered Loggia and Covered Entries, 4,658 s.f. of Basement Storage in Modern Style, Driveway, Pools and Garden.

A motion carried at the November meeting to defer the project to the January 24, 2018 meeting for a major restudy and a consideration of the surroundings.

Please note: This item was deferred to the February 28, 2018 meeting during Item V., Approval of the Agenda.

B-087-2017 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 377 N. Lake Way

Applicant: Alan Shulman

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Demolition and new construction of two story British Colonial style home to be approximately 7,500 square feet. Home will consist of five bedrooms, seven bathrooms, powder room, living room, dining room, kitchen, butlers pantry, family room, laundry room, wine bar, loggia and two car garage. Final landscape and hardscape to be provided.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 7,465 square foot two-story, single family residence on a non-conforming platted lot which is 89.11 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

At the September meeting, motions carried to approve the demolition and defer the project for one month to the October 25, 2017 meeting for restudy. A motion carried at the October meeting for one month to the November 29, 2017 meeting for restudy. A motion carried at the November meeting to defer the project to the January 24, 2018 meeting for restudy.

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

Mr. Segraves presented the proposed modifications to the architectural plans for the project. Mr. Segraves presented photos of the existing seawall on the property on the overhead projector.

Mr. Garrison asked if there was any protection for the neighbors during construction. Mr. Segraves responded.

Mr. Small was in favor of the changes and thought the home would enhance the area.

Mr. Corey thought the proposed home would fit into the area. He asked about the proposed columns on the front façade. Mr. Segraves responded. He suggested spreading the columns across the back loggia to add some elegance. He also questioned the fan window detail over the front door. He appreciated the door change on the west façade. Ms. Grace agreed.

Mrs. Vanneck asked about the breezeway from the garage to the main house and suggested on pair of French doors rather than the proposed.

Mr. Corey made a suggestion for the back loggia columns.

Don Skowron presented the proposed modifications to the landscape and hardscape plans. He presented an additional rendering of the north and south elevation on the overhead projector.

Mr. Corey asked about the area to the west of the Lake Trail. Mr. Skowron responded. He recommended more pedestrian scale items along that area. Mr. Corey expressed concern about the motor court and thought it lacked symmetry. He made some suggestions for the motor court design.

Mr. Corey asked staff if there were any standard guidelines for seawalls. Mr. Lindgren responded.

Mr. Bradford stated there is a vulnerability assessment currently being performed of the shoreline to determine where any problems may lie.

M. Timothy Hanlon, attorney for the owner 380 N. Lake Way, asked for the following conditions to be added to any approval: The seawall to be repaired or replaced, the addition of a seawall cap, a 7' wall to run along the length of the new home, Podocarpus filled in with Calophyllum to be planted on north property line spaced appropriately and palms blocking views from the second floor windows in perpetuity.

Mr. Garrison understood the complications with the motor court and felt like the proposed plan was acceptable. Mr. Segraves agreed and responded.

Mrs. Vanneck objected to the proposed fishtail palms. Mr. Skowron responded. She also thought the proposed pilasters were too large. She also recommended adding more palms on the Lake Trail.

Mr. Corey requested to see the grading at the next presentation. Mr. Segraves responded.

Mr. Hanlon stated that his client hired a surveyor to assess the property and would like the properties to be level. Mr. Segraves responded and showed photos of the Lake Trail on the overhead projector.

Motion made by Mr. Small and seconded by Mr. Garrison that the implementation of the proposed site plan review will not cause negative architectural impact to the subject property. Motion carried with all in favor.

A second motion made by Mr. Small and seconded by Mr. Ives to approve the architectural portion of the project as presented with a condition to repair or replace the seawall. Motion carried 5-2 with Mr. Corey and Ms. Grace opposed.

A third motion made by Mr. Garrison and seconded by Mr. Small to defer the landscape portion of the project to the February 28, 2018 meeting to restudy items raised by the Commission, to provide a north/south and east/west cross section of the landscaping and to show the temporary protection to be used during the construction of the site walls. Motion carried with all in favor.

B-094-2017 Demolition/New Construction

Address: 149 E. Inlet Dr.

Applicant: Myron Miller

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Demolition of existing residence, pool, hardscape and landscape and construction of a new two-story residence, guesthouse, pool and all associated landscape and hardscape.

A motion carried at the November meeting to approve the demolition as requested with conditions. A second motion carried at the November meeting to defer the project to the January 24, 2018 meeting to restudy the tower element, the roof and the look of the north and east façade.

Please note: This item was deferred to the February 28, 2018 meeting during Item V., Approval of the Agenda.

A short break was taken at 10:54 a.m. The meeting resumed at 11:02 a.m.

B-097-2017 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S)

Address: 1700 S. Ocean Blvd.

Applicant: Ocean Villa Holdings, LLC (Jagbir Singh)

Architect: Jacqueline Albarran

Project Description: New two-story structure in the Regency style with flat roof, pediments, smooth stucco walls, stucco mouldings, parapets and vertical and horizontal banding, white aluminum impact French doors and casement windows, covered terrace and pergolas. New driveway, patio, pool and landscape design by Lynn Bender Landscape Architecture.

SITE PLAN REVIEW WITH VARIANCE(S) INFORMATION: Site Plan Review to allow construction of a new 8,917 square foot two-story residence on a non-conforming platted lot which is 15,005 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District and 100 feet in depth in lieu of the 150 foot minimum depth required in the R-A Zoning District. The following variance is being requested in conjunction with this application: 1) A request to have a building height plane setback of 53 feet in lieu of the 59 foot minimum setback required. 2) A request to allow the existing 3-4 foot wall to remain as screening for the proposed swimming pool in lieu of the 6 foot minimum height required when a swimming pool is located in the street side yard. 3) A request to eliminate the requirement to have a 6 foot tall hedge on the outside of the required wall.

A motion carried at the November meeting to defer the project to the January 24, 2018 meeting.

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

Maura Ziska, attorney for the owner, explained the site plan review with variances requests and advocated for a positive recommendation to the Town Council.

Ms. Albarran presented the proposed modifications to the architectural plans for the new residence.

Ms. Grace asked about the proposed height of the neighbor's home to the west. Ms. Albarran responded. Ms. Grace also asked about the amount of square footage proposed to be air-conditioned. Ms. Albarran responded. Ms. Grace was not in favor of the proposed height of the home compared to the neighbor's home.

Mrs. Vanneck recommended that her fellow Commissioners not recommend changes that could possibly require the applicant to obtain more zoning relief.

Mr. Ives was comfortable with the size but thought some of his issue is in the details of the design, especially with the front door. Ms. Albarran stated she thought about Mr. Ives' comments and presented an alternate design on the overhead projector. Mr. Ives provided additional design suggestions.

Mr. Garrison agreed with Mr. Ives and thought a few changes in the details would help the side entrance. He also recommended reducing the first and second floor height to eliminate one of the variances. He also requested that the proposed house color details are included in the plans. Mr. Garrison made a recommendation for the front wall and landscaping. Ms. Albarran responded.

Mr. Small congratulated Ms. Albarran for winning two Ballinger awards. Mr. Small thought the proposed design was in keeping of the neighborhood.

Wes Blackman, Certified Urban Planner, advocated on behalf of the applicant and testified on the appropriateness of the proposed home in its location.

Ms. Grace inquired about the expertise of a certified urban planner. Mr. Blackman responded. Ms. Grace asked if Mr. Blackman thought it was appropriate to look beyond the 250 feet for the required notice. Mr. Blackman responded.

John Eubanks, attorney for Judith Carter at 115 Parc Monceau, expressed concern about the compatibility of the proposed home in the context of the surrounding area. Mr. Eubanks also expressed concern about the height of the proposed home and thought the home was excessively dissimilar.

Gene Pandula, architect testifying on behalf of Judith Carter, discussed the importance of the neighborhood and expressed concern of the height of the proposed home. He thought the house could be modified to fit into the neighborhood.

Mr. Small asked Mr. Pandula if he was aware of any intent to limit the height in Parc Monceau. Mr. Pandula responded.

Mr. Garrison suggested lowering the garage to the street level to help lower the back portion of the home.

Ms. Shiverick agreed with Mr. Garrison but reminded the Commission that there are four letters of support from the neighbors.

Ms. Catlin thought the design was good but suggested a reduction in the height of the home.

Greg Kino, attorney for Maureen Donnell at 1690 S. Ocean Blvd. and Geoffrey Caraboolad at 300 Parc Monceau, agreed with the assessment by Gene Pandula and expressed concern of the proposed location of the air-conditioning equipment and generator on the northwest corner and proposed outdoor dining area on the north side. He also expressed objection to the proposed variances.

Mrs. Vanneck recommended that Mr. and Mrs. Singh listen to their neighbors' concerns.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project to the February 28, 2018 meeting to restudy the following items: reduce the garage wing to follow the topography of the road, reduce the height of the main house, restudy the neo-classical details of the front facade, restudy the location of the proposed air-conditioning and generator and eliminate the building height plane variance. Motion carried with all in favor.

[B-098-2017 Modifications](#)

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)*

Address: 224 S. Ocean Blvd.

Applicant: Armen Manoogian

Architect: Jose A. Gonzalez/Gonzalez Architects

Project Description: Proposed work includes three new dormers in the existing roof on the east façade of the home. New roofing on dormers to match existing wood shingle roofing.

VARIANCE(S) INFORMATION: Construction of three dormers on existing third story.

1. Sec. 134-893 (b)(10)b To allow a building height of +37'-7 1/2" in lieu of the 22'-0" maximum

allowable. 2. Sec. 134-893 (b)(10)c 134-2: To allow an overall building height of 42'-1 3/4" in lieu of the 30'-0" maximum allowable. 3. Sec. 134-2 Definitions Building, height of (applicable only in the R-B districts) to allow dormer windows in a non-habitable third story space which is not permitted by Code.

A motion carried at the November meeting to defer the project to the January 24, 2018 meeting for a restudy of dormers that are in keeping with the architecture.

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

Mr. Gonzalez presented the proposed modifications for the addition of dormers to the main residence.

Mr. Ives asked about the proposed size of the glass window in the dormers. Mr. Gonzalez responded. Mr. Ives stated he could not support dormers for the home and would be in favor of a denial. Mr. Corey agreed.

Ms. Grace asked the reason the applicant was requesting the dormers and suggested they were a detriment to the home. Mr. Gonzalez responded.

Mr. Corey thought the proposed design did not benefit the home or the community. Mr. Gonzalez responded.

Mrs. Vanneck agreed with Mr. Ives assessment.

Motion made by Mr. Ives and seconded Mr. Corey to deny the project as presented, based on the failure to comply with Section 18-205 of the Code, paragraph a (6), sub paragraph b, c, d and g. Motion carried 6-1 with Mr. Small opposed.

B-099-2017 Modifications

Address: 1565 and 1695 N. Ocean Way

Applicant: 1565 Property Associates, LLC

Architect: Scott C. Heynen, RLA/Lombardi Design

Project Description: This project consists of minor architectural changes to the existing house and grounds at 1695 North Ocean Way. The project was made possible by the owner's acquisition of the property directly to the south known as 1565 North Ocean Way, and the demolition of the house on that property. The re-design will consist of the re-orientation of the entrance of the main house from the west to the south with façade additions, the construction of an arrival court with a garage addition below, gated entry and driveways on to North Ocean Way, and landscape and hardscape improvements to the existing open space on the combined lots, which will be joined by Unity of Title.

A motion carried at the December meeting to defer the project to the January 24, 2018 meeting for restudy.

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

Gene Pandula, architect testifying on behalf of the applicant, discussed the intent and goals of the project and reviewed the changes that had been made since the last presentation.

Carlos Martin, architect for the applicant, presented the proposed modifications to architectural plans for the residence. He presented alternate plans on the overhead projector.

Kenneth Tropin, owner of 1695 N. Ocean Way, discussed the intent of the proposed changes for his home.

Mr. Ives was in favor of the changes made since the last presentation and thought they were modest.

Ms. Grace was in favor of the proposed changes.

Mr. Corey expressed concern about the proposed fenestration on the south façade and thought it lacked continuity, harmony and grace. He suggested more restudy for the entire south façade.

Mr. Small thought the changes were heading in the right direction but thought the south façade could be more impressive.

Mr. Garrison agreed and thought the south façade fenestration could use some work. He stated he thought the south façade still appeared as a side elevation rather than the front elevation.

Mr. Martin stated the proposed landscaping would mitigate some of the concerns of the south façade.

Ms. Shiverick did not believe the Commission should be focusing on the three-staircase window. She stated she was in favor of the newly proposed entrance.

Mrs. Vanneck expressed concern about the newly proposed porch and suggested to increase its size.

Mr. Tropin addressed the Commission's concern of the three staircase windows.

The Commissioners were in favor of the newly proposed landscape plans.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the landscape/hardscape plans as presented and to defer the architectural portion to the February 28, 2018 to restudy the south elevation.

Mr. Martin expressed concern that the staircase windows were not raised as an issue during the last presentation.

Jamie Crowley, attorney for the owner, stated that the Commission recently approved the plans for the home.

Mrs. Vanneck stated the south façade was not intended to be the front entrance when this was previously approved.

Some discussion ensued about the direction to provide to the architect for restudy.

Motion carried 5-2 with Mses. Shiverick and Grace opposed.

A lunch break was taken at 1:05 p.m. The meeting resumed at 1:56 p.m. Ms. Grace returned at 2:13 p.m.

[B-100-2017 Modifications](#)

Address: 880 S. Ocean Blvd.

Applicant: Mr. & Mrs. Alex Chesterman

Architect: MP Design & Architecture, Inc.

Project Description: Renovation of an existing two-story residence. New pool, hardscape & landscape.

A motion carried at the December meeting to defer the project to the January 24, 2018 meeting to restudy details indicated by Chair Sammons and hardscape details.

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

Michael Perry, MP Design & Architecture, presented the modifications to the architectural changes for the residence. He presented samples to the Commission.

Mario Nievera, Nievera Williams Design, presented the proposed change to the landscape/hardscape plans. He presented samples to the Commission. He also presented additional renderings on the overhead projector.

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

Mrs. Vanneck noted that Ms. Catlin would be voting until Ms. Grace returned to the meeting.

[B-102-2017 Demolition/New Construction](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 266 Orange Grove Road

Applicant: Michael Steranka

Architect: Pat Segraves/SKA Architect + Planner

Landscape Architect: Don Skowron

Project Description: Demolition and new construction of one story British Colonial style home to be approximately 2,900 square feet with final hardscape and landscape to be included.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 2,900 square foot one-story, single family residence on a non-conforming platted lot which is 8,156.25 square feet in area in lieu of the 10,000 square foot lot minimum area required in the R-B Zoning District and 75 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

A motion carried at the December meeting to defer the project to the January 24, 2018 meeting so the architects could submit a complete package.

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

Mr. Segraves stated that they are requesting a demolition of the existing residence and asked Don Skowron to present the landscaping portion of the demolition.

Mr. Skowron presented the landscape plans for demolition.

Motion made by Mr. Small and seconded by Mr. Ives to approve the demolition as requested with the caveat to remove all exotic species and to sod and irrigate the property within 30 days.

Mr. Garrison inquired what protection would protect the neighbors during the demolition and what would remain prior to new construction. Mr. Segraves responded. Mr. Lindgren clarified the request from Mr. Garrison. A short discussion ensued about screening during and after the demolition process.

Motion carried with all in favor.

Mr. Segraves presented the proposed architectural plans for the project.

Mr. Skowron presented the proposed landscape and hardscape plans for the project. He presented cross sections of the landscaping on the overhead projector.

Mrs. Vanneck asked about the proposed 6-foot wall on the property. Mr. Skowron responded.

Mr. Garrison raised an issue about the proposed wall to be placed on the property line. Mr. Skowron responded. A long discussion ensued about the proposed wall and the issue it could create for the neighbors.

Mr. Lindgren stated he would add cross section requirements to the application for projects moving forward.

Mr. Skowron presented alternate elevations for the front elevation on the overhead projector. Mrs. Vanneck asked about the proposed Clusia trees. Mr. Skowron responded.

Mr. Ives expressed concern about the design of the proposed garage. Mr. Segraves responded.

Mr. Small thought the house was charming and thought it would add beauty to the street.

Ms. Shiverick agreed with Mr. Small. She expressed a concern about the front wall material. She suggested using the stone proposed for the banding of the driveway in lieu of the proposed material.

Ms. Corey stated he agreed with Ms. Shiverick. He stated that with the change of the wall material, he would move to approve the project.

Ms. Grace was in favor of the Bougainvillea around the garage and of the change in material proposed for the front planters.

A second motion made by Mr. Corey and seconded by Mr. Small to approve the project as presented with a change in the front wall material to match the banding of the driveway. Motion carried 6-1 with Mr. Ives opposed.

A third motion made by Mr. Small and seconded by Mr. Ives that the implementation of the proposed site plan review would not cause negative architectural impact to the subject property. Motion carried with all in favor.

[B-103-2017 Additions/Modifications](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S) - Done 12/15/17

Address: 280 Orange Grove Road

Applicant: Gustav & Susan Carlson

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Renovation of existing one-story home. Addition of 460 square feet, for a total of 3,200 square feet. Change to Island Style home, raising floor elevation, and replacing roof. Final hardscape and landscape to be included.

A motion carried at the December meeting that the implementation of the proposed site plan review with variances will not cause negative architectural impact to the subject property. A second motion carried to defer the project to the January 24, 2018 meeting.

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

Mr. Segraves presented the proposed modifications to the architectural plans for the residence.

Ms. Grace expressed concern about the similarity of the design compared to the other home presented on the same street. Mr. Segraves responded and Mr. Skowron presented the material sample.

Mr. Garrison asked about the proposed elevation of the first floor. Mr. Segraves and Daniel Clavijo responded. Mr. Garrison asked about the proposed perimeter wall. A discussion ensued with Mr. Segraves and Mr. Garrison about the perimeter wall and elevation heights. Mr. Skowron also added to this discussion.

Mrs. Vanneck expressed concern about the proposed Clusia trees and suggested to use a different type of tree.

Motion made by Mr. Garrison and seconded by Mr. Corey to defer the landscape and hardscape portions of the project to allow the architect to bring back plans that accurately reflect the project. Motion carried with all in favor.

A second motion made by Mr. Small to approve the plans as presented.

Mrs. Vanneck suggested lowering the windows 3 to 6 inches to pull them down from the roofline. Mr. Segraves agreed.

Second motion amended by Mr. Small and seconded by Mr. Corey to approve the plans as presented with the condition that the window are lowered 3 to 6 inches. Motion carried 6-1 with Ms. Grace opposed.

[B-105-2017 New Construction](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 235 Via Vizcaya

Applicant: 235 Via V PB, LLC

Architect: Pat Segraves/SKA Architect + Planner

Project Description: New construction of Mediterranean Revival home to be approximately 7,000 square feet. Final landscape, hardscape and drainage to be included.

SITE PLAN REVIEW INFORMATION: The applicant is requesting a site plan review to allow the construction of a 7,444 square foot two-story, single family residence on a non-conforming platted lot which is 15,344 square feet in area in lieu of the 20,000 square foot minimum area required; 47.25 in width in lieu of the 125 foot minimum required; and 97.58 feet in depth in lieu of the 150 foot minimum required.

A motion carried at the December meeting to defer the project to the January 24, 2018 meeting.

Please note: This item was deferred to the February 28, 2018 meeting during Item V., Approval of the Agenda.

C. **MAJOR PROJECTS-NEW BUSINESS**

B-001-2018 Additions/Modifications

Address: 1214 N. Ocean Blvd.

Applicant: Mr. & Mrs. John Sculley (Contract Purchaser)

Architect: MP Design & Architecture

Project Description: 105 SF addition at south side of existing residence.

Fenestration change and new Ipe window shutters on east elevation. All finishes to match existing.

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

Michael Perry, MP Design & Architecture, presented the proposed modifications to the residence.

Mr. Corey asked about the proposed fenestration changes on the east elevation. Mr. Small responded. There was a short discussion about the proposed shutters. Mr. Corey questioned the horizontal nature of the windows and shutters.

Ms. Grace was in favor of the changes.

Ms. Shiverick asked if the Ipe shutters would weather to another color. Mr. Perry responded.

Motion made by Ms. Grace and seconded by Ms. Shiverick to approve the project as presented. Motion carried with all in favor.

B-002-2018 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW AND VARIANCE(S)

Address: 230-240 Royal Palm Way

Applicant: JHD Associates LLC

Architect: Keith Spina/GliddenSpina + Partners

Project Description: Install new awning frames and vinyl awnings to create covered parking spaces in parking lot shared by 230 and 240 Royal Palm Way.

SITE PLAN REVIEW AND VARIANCE INFORMATION: The applicant is requesting 1) Site Plan Review to allow the construction of three (3) carport awnings totaling 6,359 square feet to provide covered parking for 38 parking spaces in the existing parking lot behind the building. The following variances are being requested to allow construction of the awnings: a) lot coverage of 40.2% in lieu of the 24.3% existing and the 25% maximum allowed in the C-OPI Zoning District. b) rear yard setback of 5.17 feet in lieu of the 10 foot minimum required In the C-OPI Zoning District.

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

Maura Ziska, attorney for the owner, explained the site plan review with variances requests and advocated for a positive recommendation to the Town Council. She also presented the project to the Commission.

Mr. Ives stated he was in favor of the changes and would support the project.

Ms. Grace found the awning acceptable but expressed concern about the proposed color of the awning. Ms. Ziska responded.

Mrs. Vanneck stated the color should be a dark green.

Mr. Corey expressed concern about the proposed awnings and the lack of shade trees. Mr. Small agreed with Mr. Corey's assessment.

Mr. Ives stated that tree shade is good but would not shade cars all day long. He would recommend that the awnings match the green used by the Everglades Club.

Ms. Ziska stated that the awning would not be seen from the street and agreed to match the color of the awnings at the Everglades Club.

Ms. Grace was in agreement with Mr. Corey and asked about the possibility of adding some trees to the lot. Ms. Ziska responded.

Motion made by Mr. Ives that implementation of the proposed site plan review and variances will not cause negative architectural impact to the subject property and to approve the project as presented with the condition that that awning color match the green awnings at the Everglades Club.

Ms. Catlin was not in support of the awnings.

Motion died for lack of a second.

A second motion made by Ms. Grace and seconded by Mr. Corey to defer the project to the February 28, 2018 meeting for a restudy of the proposal with the possibility of adding trees for shade or to use a more aesthetic awning. Motion carried 6-1 with Mr. Ives opposed.

[B-004-2018 Modifications](#)

Address: 101 El Bravo Way

Applicant: Thomas & Mary Alice O'Malley

Architect: Manuel Angles/MA Architecture Inc.

Project Description: The intent of the homeowners to maintain Parcel "D" as an open green space buffer between their existing home at 101 El Bravo Way and surrounding future home sites. The existing security fence, access gate on Parcel

"D" along El Bravo Way will be maintained as is, the existing landscaping will remain and will be enhanced with the same plant material currently in place at the present home site. A mature green buffer as perimeter landscaping on Parcel "D" consisting of a 9 feet tall hedge and Medjool Palms, same as what exists at the main residence will be planted along the fences on the Western and Northern property lines, providing privacy to and from the neighboring properties. The interior areas of the property will remain in its present condition. The Architectural/ Hardscape scope of work on the above referenced properties will consists of the extension of the existing pool deck, addition of a landing, 2 access stairs, planter, and 2 security gates between the existing home site at 101 El Bravo Way and the property identified as Parcel "D". All new architectural exterior elements will match existing elements, in design, scale, finish and color palette. None of these elements will be visible from El Bravo Way or adjacent properties.

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

Mr. Angles presented the proposed modifications to the residence.

Motion made by Mr. Garrison and seconded by Mr. Corey to approve the plan as presented. Motion carried 6-1 with Mr. Ives opposed.

[B-005-2018 Demolition/Modifications](#)

Address: 1265 S. Ocean Blvd. and 10 Blossom Way

Applicant: Blossom Way Holdings LLC and M/M Roger Hertog

Architect: Smith Architectural Group and Atelier UGO SAP

Project Description: Demolition of the residence at 10 Blossom Way and modifications to previously approved site plan development. Reference previous ARCOM B-060-2017.

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

Sophia Bacon, Smith Architectural Group, requested the demolition of the home at 10 Blossom Way.

A motion made by Mr. Ives and seconded by Ms. Shiverick to approve the demolition as requested with the caveat to remove all exotic species and to sod and irrigate the property within 30 days. Motion carried with all in favor.

A second motion made by Mr. Ives and seconded by Mr. Garrison to approve the architectural changes as requested. Motion carried with all in favor.

A short break was taken at 3:26 p.m. The meeting resumed at 3:31 p.m. Mr. Small left the meeting at 3:26 p.m.

B-007-2018 Demolition/New Construction

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

Address: 160 Seabreeze Ave.

Applicant: Jason Regalbuto

Architect: Jacqueline Albarran/SKA Architect + Planner

Project Description: Demolition of existing main house, patios and driveways (existing two story garage/guest house and pool to remain.) Existing perimeter landscaping remains. New irrigated lawn as per Code. New two story neoclassical style house, rework existing guest house parapet to match new main house. New landscape and hardscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) INFORMATION:

Special Exception with Site Plan Review to allow the construction of a new 3,629.46 square foot two story single family residence on a lot that is 62.5 feet in width in lieu of the 100 foot minimum required and 7,656.25 square feet in area in lieu of the 10,000 square foot minimum required in the R-B Zoning District. The following variances are being requested in conjunction with this application: 1) a cubic content ratio ("CCR") of 7.08 In lieu of the 4.24 maximum allowed in the R-B Zoning District for a lot that is 7,656.25 feet in area. 2) a lot coverage of 32.41% in lieu of the 30% maximum allowed in the R-B Zoning District for a two story residence. 3) east side yard setback of 6.2 feet in lieu of the 15 foot minimum required for a two story residence. 4) a west side yard setback of 11.5 feet In lieu of the 15 foot minimum required for a two story residence. 5) an east side yard setback of 7.5 feet in lieu of the 12.5 minimum required for the one-story covered terrace.

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

Mrs. Vanneck noted that Ms. Catlin would be voting in the absence of Mr. Small.

Maura Ziska, attorney for the owner, explained the special exception with site plan review with variances requests and advocated for a positive recommendation to the Town Council.

Ms. Albarran requested the demolition of the existing residence.

Motion made by Mr. Garrison and seconded by Ms. Grace to approve the demolition as requested with the caveat to remove all exotic species and to sod and irrigate the property within 30 days. Motion carried with all in favor.

Ms. Albarran presented the proposed architectural plans for the new residence.

Mrs. Vanneck asked about the proposed variance request. Ms. Ziska and Mr. Lindgren responded.

Mr. Garrison stated that as a next-door neighbor, he had no objection to the zoning requests.

A second motion made by Mr. Garrison and seconded by Mr. Corey that the

implementation of the proposed special exception, site plan review and variances will not cause negative architectural impact to the subject property. Motion carried with all in favor.

Mr. Ives was in favor of the proposal but felt the design needed more quirkiness.

Mr. Corey was in favor of the design and thought it fit into the area however he thought there was a disconnect between house and roof. He added that the bulk of the home was too large for the roof design. Ms. Albarran responded.

Ms. Shiverick understood Mr. Corey's concern but stated she could overlook the detail.

Mr. Garrison thought the proposed home would add to the character and charm to the street.

Mrs. Vanneck suggested adding an interesting, quirky detail to the chimney. Ms. Albarran agreed.

Jorge Sanchez, SMI Landscape Architecture, presented the proposed landscape and hardscape plans for the residence.

Mrs. Vanneck asked about the Orange Geiger tree proposed. Mr. Sanchez responded.

Mr. Garrison asked about the tree on the southeast corner. Mr. Sanchez responded.

Mrs. Vanneck asked about the proposed hedge height on the front facade. Mr. Sanchez responded. Mrs. Vanneck suggested lowering the hedge to 4 feet. Mr. Sanchez agreed.

Ms. Grace suggested adding some flowering plants between the driveway and the hedge. Mr. Sanchez responded.

Mr. Corey asked if a gate was proposed for the garden. Mr. Sanchez responded. Mr. Corey asked if the gate would conflict with the proposed tree. Mr. Sanchez responded. Mr. Corey asked Mr. Sanchez to also address the coconut trees on the streetscape. Mr. Sanchez agreed.

A third motion made by Mr. Corey and seconded by Ms. Catlin to approve the landscape plans as presented with the caveat to add a Coconut Palm to the streetscape as well as to reduce the proposed Podocarpus hedge from 5 to 4 feet. Motion carried with all in favor.

A fourth motion made by Ms. Catlin and seconded by Ms. Grace to approve

the project as presented. Motion carried 5-2 with Messrs. Ives and Corey opposed.

B-008-2018 Demolition/New Construction

Address: 232 Seabreeze Ave.

Applicant: Jim & Robin Carey

Architect: Jeremy K. Walter, AIA/Jeremy K. Walter Architects, LLC

Project Description: Demolition of existing 2 story single family dwelling, 2 story garage, storage shed and pool. New construction of a 2 story single family contemporary home with concrete tile and standing seam zinc coated copper roof, new pool, site walls and landscaping.

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

Mr. Walter requested demolition of the existing residence.

Mr. Corey asked about the elevation of the current residence. Mr. Walter responded.

Mr. Garrison asked why the applicant is requesting the demolition. Mr. Walter responded.

Motion made by Mr. Corey and seconded by Ms. Catlin to approve the demolition as requested with the caveat to remove all exotic species and to sod and irrigate the property within 30 days. Motion carried 4-3 with Messrs. Ives, Garrison and Ms. Grace opposed.

Mr. Walter presented the proposed architectural plans for the new residence.

Mr. Ives asked the architect the design style of the proposed home. Mr. Walter responded. Mr. Ives thought the design was too commercial and expressed his concern for the proposed design.

Mr. Corey agreed with Mr. Ives and thought maybe the new design should reference the current home. He suggested that the design needed a major restudy.

Mr. Garrison thought the design would not work on the street and the scale was inappropriate.

Ms. Catlin thought the design was cold and agreed with the other Commissioners' assessment.

Ms. Grace thought the house lacked warmth and was out of scale. Mr. Walter responded.

Mrs. Vanneck stated that although the house may meet the zoning requirements, it

did not meet the Architectural Commission's criteria, such as charm, harmony, building materials and massing.

Mr. Garrison recommended either a denial or a two-month deferral for a complete redesign.

Motion made by Mr. Garrison and seconded by Mr. Corey to defer the project for two months to the March 28, 2018 meeting for a complete redesign of the project. Motion carried 5-2 with Mrs. Vanneck and Mr. Ives opposed.

[B-009-2018 Demolition/New Construction](#)

Address: 201 Sanford Ave.

Applicant: 201 Sanford Avenue SC LLC

Architect: MP Design & Architecture

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

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

Maura Ziska, attorney for the owner, explained the special exception with site plan review requests and advocated for a positive recommendation to the Town Council.

Michael Perry, MP Design and Architecture, presented the proposed demolition of the existing residence.

Motion made by Ms. Grace and seconded by Ms. Catlin to approve the demolition as requested with the caveat to remove all exotic species and to sod and irrigate the property within 30 days. Motion carried with all in favor.

Please note: Mr. Small returned to the meeting at 4:28 p.m.

Mr. Perry addressed a concern from Jeff Smith about the existing front brick wall. He presented existing photographs of the wall and told the Commission that the wall would be maintained.

Mr. Perry presented the proposed architectural plans for the new residence. He presented alternate floor plan designs and renderings on the overhead projector.

Mr. Ives expressed concern about the asymmetry within first and second floor and the east side of the home.

Ms. Grace suggested adding the Buttery roof detail in other areas. Mr. Perry responded.

Mr. Corey suggested removing the butterfly roof on the front façade or engaging it more into the façade and second story of the home. He also suggested restudying the roof pitch and suggested adding more charm though color or shutters.

Ms. Catlin thought there was too much going on in the design and thought there was a disconnect between the first and second floor.

A second motion made by Mr. Ives and seconded by Mr. Corey to defer the project to the February 28, 2018 meeting for a restudy based on the comments made by the Commission. Motion carried with all in favor.

B-010-2018 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 198 Via Marina

Applicant: Mr. & Mrs. Soter

Architect: Gerard Beekman/Gramatan Architecture + Design

Project Description: The replacement of three glazed walls and French doors on a pool cabana to be replaced in kind on two walls and in-filled on one wall.

VARIANCE(S) INFORMATION: 1) Request for a variance to replace 3 glazed walls and French doors on a 307 square foot pool cabana located on the east side of the property (demolishing more than 50% of the cubic volume) which will result In a cubic content ratio ("CCR") of 4.36 for existing and proposed in lieu of the 3.927 maximum allowed in the R-B Zoning District. 2) Request for a variance to allow the existing 12 foot east side yard setback of the pool cabana to remain In lieu of the 12.5 foot minimum setback required in the R-B Zoning District.

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

Maura Ziska, attorney for the owner, explained the variance requests and description of the project. She advocated for a positive recommendation to the Town Council.

The architect did not present any plans for this project.

Motion made by Mr. Ives and seconded by Mr. Small that the implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried with all in favor.

A second motion made by Mr. Garrison and seconded by Mr. Small to approve the project as presented. Motion carried with all in favor.

D. MINOR PROJECTS - OLD BUSINESS

A-050-2017 Modifications

Address: 274 Orange Grove Rd.

Applicant: Citrus Cottage LLC

Architect: Roger Hansrote/ACI, Inc.

Project Description: Remove existing covered front entry structure and front door and install new covered entry structure and front door with sidelight. Remove garage door and replace with new. Install decorative aluminum rail on garage roof. Remove portion of front entrance drive and replace with new brick pedestrian walk to front door. Install new front yard landscaping. Install new stucco trim above existing windows. Replace portion of existing concrete drive with brick paver drive.

A motion carried at the November meeting to defer the project to the January 24, 2018 meeting for a restudy of the architectural changes.

Call for disclosure of ex parte communication: Disclosure

Richard Leja, ACI, Inc. presented the proposed architectural modifications to the residence.

Mr. Ives expressed concern about the proposed portico balcony and the color of the front door. Mr. Leja showed the Commission a sample of the proposed paint color.

Mr. Corey did not feel the changes were successful and explained his concerns. Mr. Leja responded.

Ms. Grace thought the railing on both balconies should be more decorative.

Mr. Garrison asked about the proposed roof tile. He expressed concern about the front door color.

Ms. Shiverick suggested centering the front door with two smaller sidelights. Mr. Leja discussed the reasons for the door design. Ms. Shiverick also suggested adding mullions to the sidelight as well as changing the color of the front door.

Ms. Grace was in favor of the front door proposed.

Mrs. Vanneck was not in favor of the changes and thought they did not add charm to the home.

Kathleen Carbonara, owner, advocated for the proposed changes to her home.

Mr. Ives suggested looking at the style of homes on Park, Oleander and Atlantic and suggested the possibility of adding a parapet. Mr. Carbonara responded.

Ms. Shiverick offered some suggestions by using the original wrought iron portico as inspiration in the additional proposed balconies. Mrs. Vanneck agreed.

Mr. Garrison stated the provided rendering was misleading. Mr. Garrison also liked Ms. Shiverick's suggestion.

Ms. Carbonara thought the wrought iron was dated and was not in favor of preserving the feature. She presented an alternate drawing on the overhead projector.

Motion made by Mr. Garrison and seconded by Ms. Grace to approve the project with alternate proposal. Motion failed 2-5 with Messrs. Ives, Small, Corey and Ms. Vanneck and Shiverick opposed.

A second motion made by Mr. Corey and seconded by Mr. Ives to defer the project to the February 28, 2018 meeting using suggestions made by the Commissioners. Motion carried 6-1 with Ms. Grace opposed.

Mr. Ives suggested having pre-meetings with the Commissioners for feedback.

E. **MINOR PROJECTS-NEW BUSINESS**

A-051-2017 Modifications

Address: 3100 S. Ocean Blvd.

Applicant: Palm Beach Hampton Condominium Association

Architect: Jonathan Wrend/City Beautiful Group

Project Description: Window replacement, size-for-size. Replacement windows are being proposed without existing muntin pattern.

Motions carried at the November and December meetings to defer this project at the request of the applicant.

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

Jerome Baumoehl, architect for the applicant, presented the architectural modifications for the condominium.

Mr. Ives asked about the history of the windows. Mr. Baumoehl responded.

Motion made by Mr. Ives and seconded by Mr. Small to approve the project as presented. Motion carried 4-3, with Messrs. Garrison, Corey and Mrs. Vanneck opposed.

A-001-2018 Modifications

Address: 2 S. County Rd.

Applicant: Breakers Palm Beach, Inc.

Architect: Steve Pollio/Peacock & Lewis Architects

Project Description: Addition to the existing golf training building to incorporate the design materials of the nearby golf clubhouse and the project includes the

replacement of an existing free-standing bathroom building by hole #6 with new. The existing is old and outdated.

Call for disclosure of ex parte communication.

Mr. Pollio presented the proposed architectural plans for the project.

Mr. Ives asked about the proposed door color. Mr. Pollio responded. Mr. Ives asked about the proposed awning color. Mr. Pollio stated it would mimic the clubhouse awning.

Ms. Grace asked about the location of the proposed training building. Mr. Pollio responded.

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

[A-002-2018 Modifications](#)

Address: 318 Caribbean Rd.

Applicant: Lillian Fernandez

Architect: Stephen Roy/Roy & Posey

Project Description: Bay window east elevation – omit louvers; large picture windows – omit muntins; add louvers to the east dining room windows.

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

Mr. Roy presented the proposed architectural modification to the residence.

Mr. Corey expressed concern for removing the muntins on the window.

Mr. Garrison agreed but stated he would support the project.

Motion made by Mr. Garrison to approve the project as submitted.

Mr. Ives agreed with Mr. Corey. Mr. Roy explained the owner's wishes for the muntin removal. Mr. Corey added it was a delicate balance with the views from the inside versus the outside.

Mrs. Vanneck stated that none of the changes would be seen from the street.

Ms. Shiverick stated she would support the project.

Motion remade by Ms. Shiverick and seconded by Mr. Small to approve the project as presented. Motion carried 6-1 with Mr. Corey opposed.

A-003-2018 Modifications

Address: 420 Brazilian Ave.

Applicant: Ronald & Eleanor Gross

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

Project Description: Miscellaneous changes to previously approved design.

Call for disclosure of ex parte communication: None.

Motion made by Mr. Garrison and seconded by Mr. Ives to defer the project to the February 28, 2018 meeting due to the large agenda without any penalty to the applicant. Motion carried with all in favor.

A-005-2018 Modifications

Address: 671 Island Dr.

Applicant: Mr. & Mrs. Roger Taylor (Contract Purchaser)

Architect: MP Design & Architecture/McAlpine

Project Description: Window size change at north elevation.

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

Michael Perry, MP Design & Architecture, presented the proposed modification to the window on the north elevation.

Mr. Ives was not supportive of the proposed window change.

Mr. Perry recommended lowering the window 18" from the approved design.

There was a short discussion about the window change. The Commission was supportive of allowing Mr. Perry to lowering the sill of the window on the north elevation.

Motion made by Mr. Ives and seconded by Mr. Garrison to approve the project with the caveat that the windowsill is lowered by 18 inches from the previously approved plan. Motion carried with all in favor.

IX. OTHER BUSINESS

None.

X. ADDITIONAL COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

There were no comments heard at this time.

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

There were no comments heard at this time.

XII. ADJOURNMENT

Motion made by Mr. Corey and seconded by Mr. Ives to adjourn the meeting at 5:29 p.m. Motion carried with all in favor.

The next meeting will be held on Wednesday, February 28, 2018 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

Ann Vanneck, Vice Chair
ARCHITECTURAL COMMISSION

kmc