



# TOWN OF PALM BEACH

## PLANNING, ZONING AND BUILDING DEPARTMENT

### MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, MARCH 28, 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](http://www.townofpalmbeach.com).

#### I. CALL TO ORDER

Mr. Garrison called the meeting to order at 9:02 a.m.

#### II. ROLL CALL

Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	PRESENT
Michael B. Small, Member	PRESENT
Maisie Grace, Member	PRESENT
Robert J. Vila, Member	PRESENT
John David Corey, Member	PRESENT
Nikita Zukov, Member	ABSENT (excused)
Betsy Shiverick, Alternate Member	PRESENT
Katherine Catlin, Alternate Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT

Staff Members present were:

John Lindgren, Planning Administrator

Paul Castro, Acting Director of Planning, Zoning and Building

Kelly Churney, Secretary to the Architectural Review Commission

John Randolph, Town Attorney

*Ms. Churney noted that Ms. Shiverick would be voting in the absence of Mr. Zukov.*

#### III. ELECTION OF OFFICERS

Mr. Lindgren opened the floor for nominations for Chairman. Mr. Corey nominated Mr. Small for Chairman and Ms. Grace seconded the nomination. Mr. Garrison nominated Mr. Vila for Chairman and Mr. Ives seconded the nomination. **After a ballot vote, Mr. Vila was elected as Chairman.**

Chairman Vila opened the floor for nominations for Vice Chairman. Ms. Grace nominated Mr. Small as Vice Chairman and Mr. Corey seconded the nomination. Ms. Shiverick nominated Mr. Ives as Vice Chairman and Mr. Garrison seconded the nomination. **After a ballot vote, Mr. Small was elected as Vice Chairman.**

IV. **PLEDGE OF ALLEGIANCE**

Chairman Vila led the Pledge of Allegiance.

V. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 28, 2018 MEETING**

**Motion made by Mr. Garrison and seconded by Mr. Ives to approve the minutes from the February 28, 2018 meeting. Motion carried with all in favor.**

VI. **APPROVAL OF THE AGENDA**

Mr. Lindgren requested to amend the agenda with the deferral of the following projects to the April 25, 2018 meeting: B-070-2017, 225 Tangier Ave., B-012-2018, 313 ½ Worth Ave. and B-024-2018, 561 Island Dr. Mr. Lindgren also asked to move project A-008-2018, 901 N. Ocean Blvd to be heard immediately before the project B-030-2018, 905 N. Ocean Blvd.

**Motion made by Mr. Small and seconded by Mr. Ives to approve the agenda as amended. Motion carried with all in favor.**

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

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

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

There were no comments heard at this time.

IX. **PROJECT REVIEW**

**DEMOLITIONS AND TIME EXTENSIONS**

**B-011-2018 Demolition**

Address: 220 Jungle Rd.

Applicant: Barnacle PB LLC

Architect: Michael J. Johnson

Project Description: Demolition of existing two-story residence.

At the February meeting, a motion carried to defer the project for one month to the March 28, 2018 meeting to allow the architect to bring a complete landscape plan.

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

Keith Williams, Nievera Williams Design, presented the landscape demolition plan for the property. He also indicated that he spoke to the neighbors to the west regarding the landscape that may affect them.

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

[B-025-2018 Demolition](#)

Address: 165 Seaspray Ave.

Applicant: Oliver H. Quinn

Architect: Daniel Kahan/Smith and Moore Architects

Landscape Architect: Keith Williams, Nievera Williams Design

Project Description: Demolition of the existing two-story residence, pool, and all existing hardscape.

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

Mr. Kahan presented the plans for the proposed demolition of the existing residence.

Mr. Williams presented the proposed demolition plan for the landscape and hardscape.

Mr. Corey stated he was thankful that the Ficus tree that would remain.

Mr. Vila asked if the new home would keep the same setbacks as the existing home.

Mr. Kahan stated they planned to keep similar setbacks for the new home they are designing.

Mr. Vila asked about future off-street parking after the new construction.

Mr. Kahan responded with his plans for off-street parking. Mr. Vila inquired whether there would be a homage to the existing home in new design. Mr. Kahan stated the new design would be appropriate for the area.

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

[B-026-2018 Demolition](#)

Address: 1800 S. Ocean Blvd.

Applicant: Hilda Santana and The Northern Trust Company

Architect: Keith Williams/Nievera Williams Design

Project Description: Demolition of residence, accessory structures, hardscape elements and landscape.

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

Maura Ziska, attorney for the applicant, presented the demolition report and requested approval for the demolition of the existing residence and accessory structures.

Mr. Williams presented the demolition plan for the landscape and hardscape.

Mr. Ives asked if any hardscape items would be saved. Mr. Williams responded that they would not be saving any structures.

Mr. Ives asked Mr. Randolph if a home could be re-landmarked if it had been de-designated in the past. Mr. Randolph stated that unless dramatic changes had been made, administrative res judicata would apply.

Mr. Corey appreciated the landscape demolition plan presented.

Mr. Small expressed his unhappiness regarding the demolition and was sorry to see the existing home demolished.

Mr. Vila asked the attorney for the interior photographs of the residence. Ms. Ziska stated that the photographs were submitted with the record file.

Ms. Grace asked if the photos should have been included in the mini-sets. Mr. Lindgren told the Commission that the mini-sets should have included the photos.

**Motion made by Ms. Shiverick and seconded by Mr. Corey to approve the demolition request as presented with the caveats to remove all exotic and invasive plant species and to sod and irrigate the property within 30 days. Motion carried 4-3 with Messrs. Ives, Small and Ms. Grace opposed.**

Many Commissioners expressed frustration in the fact that they could not stop the demolition of homes worthy of restoration.

[B-028-2018 Demolition](#)

Address: 341 Eden Rd.

Applicant: Michael Belisle & Linda Gary

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Demolition of existing one story house.

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

Mr. Segraves presented the proposed demolition plan for the existing residence.

Steve West, Parker Yannette Design Group Inc., presented the demolition plan for the landscape and hardscape.

Mr. Garrison asked how the neighbors would be protected during demolition. Mr. Segraves stated he would add a 10-foot silt fence on both sides of the property.

Mr. Vila stated that the wall on the west side of the property is in danger of collapsing. Mr. Segraves stated that the wall belongs to the adjacent neighbor.

Mr. Vila asked about intentions for the Royal Palm tree on the front of the property. Mr. West responded that they would need to remove the tree due to its proximity to adjacent trees that would be removed.

Mr. Floersheimer asked what would be replacing the home. Mr. Segraves indicated that they are currently designing the new home and would be bringing it to the Commission in the future.

**Motion made by Mr. Corey and seconded by Mr. Small to approve the demolition request as presented with the caveats to remove all exotic and invasive plant species and to sod and irrigate the property within 30 days. Motion carried with all in favor. Motion carried with all in favor.**

B. **MAJOR PROJECTS-OLD BUSINESS**

**B-054-2017 New Construction**

Address: 446 N. Lake Way

Applicant: Stephen A. Levin

Architect: Benjamin Schreier/Affiniti Architects

Landscape Architect: Joe Peterson/Peterson Design Professionals

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 2017 meeting for a major restudy. A motion carried at the August meeting to defer the project for one month to the September 2017 meeting. A motion carried at the September meeting to defer the project for two months to the November 2017 meeting. A motion carried at the November meeting to defer the project for major restudy to the January 2018 meeting. A motion carried at the January meeting to defer the project to the February 2018 meeting for a restudy based on the comments from the Commissioners. A motion carried at the February meeting to defer the project to the March 28, 2018 meeting for restudy.

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

Mr. Ménard presented the proposed architectural modifications for the new residence.

Mr. Floersheimer asked about the elevations of the neighboring homes. Mr. Ménard responded. Mr. Floersheimer asked if the sill on the east side continued to the recessed portion of the home. Mr. Ménard confirmed it would continue.

Ms. Grace stated she preferred the round arches rather than the proposed squared arches. She also thought the home was too massive for the lot. She asked about the height of the top of the roof. Mr. Ménard responded.

Mr. Ives thought the house had lost its character and identity. He questioned the squared arches, the banding, the faux French Doors on the second floor on the east facade, front balcony, front door presence and overall style of the home.

Mr. Corey questioned the fenestration on the north façade, the elevation of the adjacent home and made a suggestion for the garage. Mr. Menard responded. Mr. Corey suggested opening up the breezeway between the home and the garage.

Ms. Catlin thought the home has gotten better but still needed work. She asked the architect if it made sense to put the design aside and start fresh with a new design. Mr. Ménard responded and explained why this suggestion would not work.

Mr. Randolph urged the Commission to allow the architect to show the video of the proposed home. Mr. Ménard presented the video of the proposed home.

Mr. Garrison thought the east elevation had character, which he believed the other elevations, specifically the north elevation, did not. He thought the rear loggia did not fit into the design of the home.

Ms. Shiverick was in favor of the east elevation. She also was in favor of the square arches but thought they were too wide. She agreed with Mr. Ives that a three-car garage would improve the design but understood the need of the owner. She asked if the stain on the front gate would match the stain on the garage. Mr. Ménard confirmed it would match and commented on the design.

Mr. Corey talked about the positive design features but asked if the architect could address the large openings on the loggias, the size of the pool loggia, garage design, north façade fenestration and an overall reduction in the fenestration.

Mr. Vila complimented the architect on the changes in the design.

James Green, attorney for the applicant, stated that the design team had tried to address all of the comments from the Commission and advocated for an approval.

Mr. Randolph stated that this project had been deferred 8 months and urged the Commission to make a motion based upon the criteria in the Code.

Mr. Ives stated he did not want to set a precedence to approve a project only because it was deferred many times and still did not meet their standards.

Ms. Grace stated she did not feel the proposed home was charming, was in good taste or contributed to the neighborhood.

Mr. Small recommended approving the home with conditions. A discussion ensued on whether Commission should offer an approval with conditions.

Mr. Randolph stated that the owner is entitled to a decision and they could appeal a deferral.

Mr. Vila stated that the north and south elevation would not be seen. He added that he believed the North Lake Way façade was good.

Mr. Corey offered a suggestion of a deferral with suggestions to come back with a possibility of an approval.

Ms. Catlin wanted to add that she was in favor of the project but felt it was just not quite there yet.

Mr. Green asked if the Commission would approve the project with the caveat that the architect restudy the west elevation.

Ms. Grace asked Mr. Randolph if the Commission should consider all of the elevations. Mr. Randolph stated that they should look at all sides.

**Motion by Mr. Small and seconded by Mr. Garrison to approve the architecture subject to a restudy of the west elevation, which would return to the Commission for approval.**

Mr. Peterson presented the proposed landscape and hardscape plans for the new residence.

Mr. Vila thanked the architect for the proposed Buttonwood trees. He liked the landscape choices.

Mr. Randolph cautioned the Commission of the risk of an approval motion that contained a caveat to restudy an item.

Mr. Green stated they would waive an estoppel argument in respect to a restudy.

Mr. Lindgren stated that the Commission has made a similar motion in the past.

Mr. Vila thought the flat arch was too wide and suggested that the corbels or brackets were too skinny.

**Motion amended by Mr. Small and seconded by Mr. Garrison to approve the architecture subject to a restudy of the west elevation, which would return to the Commission for approval, to include the landscape and hardscape plans and to include comments from the chair regarding the corbels. Motion failed 3-4 with Mses. Grace, Shiverick and Messrs. Ives and Corey opposed.**

**A second motion made by Mr. Small and seconded by Mr. Corey to defer the project for one month to the April 25, 2018 for restudy based upon the comments from the Commissioners. Motion carried 6-1 with Mr. Ives 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 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. A motion carried at the January meeting to defer the project to the February 2018 meeting for a restudy of the loggia and fenestration. A motion carried at the February meeting to approve the project as presented with the caveat to incorporate the comments of Commissioners Vila and Sammons into the design of the project and that the pergola feature will return to the Commission for approval.

***Please note: This item was deferred to the April 25, 2018 meeting with the Item VI. Approval of the Agenda.***

*A short break was taken at 10:38 a.m. The meeting resumed at 10:52 a.m.*

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 2018 meeting for a major restudy and a consideration of the surroundings. A motion carried at the January meeting to defer the project to the February 2018 meeting at the request of the architect. A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting to restudy a significant reduction in scale, reorganize the accessory buildings on the site and to look at a less symmetrical design.

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



Mr. Boyle reviewed the changes made since the last presentation and presented the proposed modifications to the architectural plans for the new residence.

Ms. Catlin thought the removal of the staff house was a positive change. She was in favor of the changes made.

Ms. Shiverick asked to see the proposed materials. Mr. Boyle showed the Commission the proposed materials. Ms. Shiverick was in favor of the new design.

Mr. Garrison was in favor of the new design.

Mr. Vila agreed with Mr. Garrison. He thought the changes were positive. He expressed concern about the landscape square in the motor court and asked if there was enough parking spaces in the service area. Mr. Boyle responded.

Ms. Shiverick suggested removing the grass in the driveway. Mr. Boyle showed an alternate driveway design without the grass inlays on the overhead projector.

Ms. Grace was in favor of the changes. She suggested using a large shade tree in the center of the motor court rather than the proposed palms.

Mr. Boyle stated he would address the suggestion of the shade tree in the landscape plan.

Mr. Corey asked if there is a formal landscape plan. Mr. Boyle stated they do not have a formal landscape plan to present. Mr. Corey stated that he thought the second floor was more successful over the first floor. He suggested adding more details on the first floor.

**Motion made by Mr. Garrison to approve the project as presented with the caveat that the landscape and hardscape return to the Commission for final approval.**

Mr. Small expressed concern about making a decision without the landscaping proposed.

Steve West, Parker Yannette Design Group, stated he would keep the perimeter landscape but would make appropriate changes to the interior landscape.

Mr. Lindgren asked the architect if it was his intent to submit the landscape plan with this application or if his intent was to submit a second application. Mr. Boyle stated they would submit a separate application for the landscape plan.

**Motion seconded by Ms. Shiverick. Motion carried 5-2 with Mr. Corey and Ms. Grace opposed.**

B-094-2017 Demolition/New Construction

Address: 149 E. Inlet Dr.

Applicant: Myron Miller

Architect: Roger P. Janssen/Dailey Janssen Architects

Landscape Architect: Don Skowron

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 2018 meeting to restudy the tower element, the roof and the look of the north and east façade. A motion carried at the January meeting to defer the project to the February 2018 meeting at the request of the architect. A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting for restudy.

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

Mr. Randolph asked the Commissioners to expound upon their ex parte.

Mr. Janssen presented the proposed modifications to the architectural plans for the new residence.

Mr. Garrison thought the design was improved from the last presentation. He asked Mr. Janssen if he considered a different roof design. Mr. Janssen showed an example of the proposed roof. Mr. Garrison asked about the roof proposed for the cupola. Mr. Janssen responded about the roof detail for the cupola.

Ms. Grace stated she strongly preferred the first design to the proposed design. She thought the first design fit into the neighborhood. She thought the two-story element was disjointed from the rest of the home.

Mr. Corey expressed concern about the proposed elevation of the home. Mr. Janssen responded. Mr. Corey was in favor of the color of the windows. He stated he was not in favor of the cupola. He recommended more openness between the guesthouse and main house. He suggested reducing the windows on the east side of the home.

Ms. Shiverick was in favor of the design. She agreed with Mr. Corey regarding the openness between the guesthouse and main house. She questioned the trim paint color and suggested using a softer blue.

Mr. Small agreed with Mr. Corey and Ms. Shiverick about the space between the guesthouse and main house to break up the long span of the home. Mr. Small also

expressed concern about the construction and staging activities, parking, and a 10-foot silt screen during construction.

Ms. Catlin agreed with Mr. Corey with the guesthouse and main house connection. She expressed concern about the design of the northeast corner and the cupola.

Mr. Vila was in favor of the design. He asked the architect to further explain the connection of the guesthouse and the main house. Mr. Janssen responded.

Mr. Vila was in favor of the guesthouse and main house connection. He agreed with Ms. Shiverick that the blue trim color was too dark.

Mr. Janssen advocated for the cupola. He stated that the owner would remove the cupola if the project was approved but he thought the cupola was appropriate.

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

Mr. Small asked about the proposed wall on the south elevation and the adjacent landscaping. Mr. Skowron responded. Mr. Small suggested to Mr. Skowron to look at the landscape at 101 Indian Rd. and how the landscape screens the home. Mr. Small relayed the neighbor's concerns for the screening west of the driveway. Mr. Skowron responded.

Mr. Corey stated he thought the landscape plan was successful. Mr. Corey asked about adding more variety to the turf area in the front of the home. Mr. Skowron stated that the area in question was an easement.

Mr. Vila suggested adding three more Coconut Palm trees on the north elevation.

Mr. Grace suggested to removing the cupola or creating a larger tower.

**Motion made by Mr. Ives and seconded by Ms. Shiverick to approve the project as presented. Motion carried 4-3 with Messrs. Small, Corey and Ms. Grace.**

[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

Landscape Architecture: Lynn Bender/LBLA, Inc.

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. A motion carried at the January meeting to defer the project to the February 28, 2018 meeting for a restudy of 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. A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting for restudy.

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

Maura Ziska, attorney for the owner, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Ms. Albarran stated that she received letters from two attorneys representing surrounding neighbors who supported the project after the recent changes. Ms. Albarran presented the proposed architectural modifications for the new home.

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

A short discussion ensued about whether the Town had received letters from the two attorneys that represented the surrounding neighbors.

Ms. Bender presented the proposed landscape and hardscape plans for the new residence.

Mr. Vila asked to see a photograph of the front entrance of Parc Monceau to determine if the landscaping was complimentary.

Ms. Shiverick suggested using a different palm tree next at the south façade entrance, in place of the proposed Sylvester Palm trees. Ms. Bender agreed to add more Coconut Palms in place of the Sylvester Palms.

Mr. Corey questioned whether an Australian pine hedge would be more appropriate at the front corner to match the landscape across the street. Mr. Lindgren stated planting an Australian pine would require special permission from the state.

Ms. Grace asked about the proposed gates. Ms. Bender responded.

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

*A lunch break was taken at 12:27 p.m. The meeting resumed at 1:32 p.m.*

**B-105-2017 New Construction**

***\*This project has to be approved in its entirety before it can be heard at by the Town Council to address the Site Plan Review application\****

Address: 235 Via Vizcaya

Applicant: 235 Via V PB, LLC

Architect: Pat Segraves/SKA Architect + Planner

Landscape Architect: Steve West/Parker Yannette Design Group, Inc.

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 2018 meeting. A motion carried at the January meeting to defer the project to the February 2018 meeting at the staff's request. A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting for restudy based on the comments from the Commissioners.

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

Mr. Segraves presented the proposed architectural modifications for the new residence.

Mr. Vila asked about the roof design on the one-story elements of the home. Mr. Segraves showed an alternate roof design on the overhead projector. There was a short discussion regarding the one story roof design.

Mr. Segraves showed an alternate railing design on the overhead projector.

Mr. Garrison asked about the proposed windows and door on the second floor, west façade. Mr. Segraves responded. Mr. Garrison thought the floor plans for the windows and the elevation were not cohesive.

Mr. Vila and Mr. Segraves discussed the lot size and the proposed footprint of the home.

Mr. Ives thought the overall look and feel of the house was good but thought the comments by Mr. Vila needed to be addressed.

Ms. Grace thought the changes were good and thought the project could be approved with conditions.

Mr. Floersheimer questioned if the streetscapes of each new project on Via Vizcaya should be reviewed collectively. Mr. Vila stated that this home was an unusual situation.

Mr. Corey was in favor of the changes, especially with the newly proposed wrought iron railings. He questioned the finished floor on page A-5. Mr. Segraves responded. There was a short conversation about the ceiling heights in the home.

Ms. Shiverick was in favor of the wrought iron railings.

Mr. Garrison asked about the dimensions of the doors on the first floor on page D-2. Mr. Segraves responded. There was a short conversation about the size of the proposed doors.

Mr. West presented a few small changes to the landscape plan.

**Motion by Mr. Ives and seconded by Mr. Garrison to approve the architecture and landscape plans as presented, including the wrought iron railings shown on the overhead projector and the caveat that the architect restudy the one story roof design which will return to the Commission next month at the April 25, 2018 with the new design. Motion carried with all in favor.**

**[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.

At the January meeting, a motion carried to approve the demolition of the existing property as requested. A second motion carried to defer the project for two months to the March 28, 2018 meeting for a complete redesign of the project.

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

Mr. Walter presented the proposed architectural plans for the new residence. He presented alternate designs on the overhead projector.

Mr. Vila asked about the casement windows and the shutters. Mr. Walter responded.

Mr. Ives thought the front door section was too wide. He also asked if the architect had a roof plan. He added that he did not believe the project had the major restudy that the Commission asked for at the previous meeting.

Ms. Grace appreciated the changes but still questioned whether this home would fit in the area. She thought the home design was too cold. She suggested lowering the windows on the second floor, front façade. She also suggested restudying the fenestration on the three other facades.

Mr. Corey stated he liked the home. He suggested addressing Ms. Grace's comment regarding the house being too cold. He liked all of the alternate designs presented on the overhead projector. He also suggested restudying the windows on the pool house, the roof pitch, removing the shutters and removing the details over the second floor windows. Mr. Walter presented an alternate elevation of the home without the shutters.

Mr. Vila suggested restudying the entrance, as he believed it was too wide. He also suggested restudying the fenestration on the entire home. He suggested restudying the size of the cornice as well as the size of the sliding glass doors. He questioned the roof material and color. Finally, he questioned the overall scale of the home.

**Motion made by Mr. Garrison and seconded by Mr. Corey to defer the project for one month to the April 25, 2018 meeting for restudy based on the comments from the Commission. Motion carried with all in favor.**

[B-012-2018 Modifications](#)

Address: 313 ½ Worth Ave.

Applicant: Via Bice Worth Avenue LLC

Architect: Jeffrey W. Smith/Smith Architectural Group

Project Description: Renovation of Via Bice to include new paving, new trellis, retractable awning, landscaping and lighting. Removal of awnings. Renovations to Peruvian Ave façade to include new stone entry, new glass awning, landscaping and lighting, replace awnings. New Doors.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: 1) Request for special exception approval to allow a two (2) story trellis 2) Request for site plan review to modify the Via Bice as follows: a) New mosaic pavers in the Via; b) New 2,240 square foot trellis with retractable awning above; c) New landscaping and lighting; d) New stone entry with awning on Peruvian Avenue; e) Removal of existing canvas awnings; f) New 37.5 square foot addition to existing bay window.

At the February meeting, a recommendation to the Town Council was given that the redesign was a positive step forward in the right direction

***Please note: This item was deferred to the April 25, 2018 meeting with the Item VI. Approval of the Agenda.***

B-016-2018 New Construction

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

Address: 1280 N. Lake Way

Applicant: 1280 North Lake Way LLC

Architect: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: New 2 story residence, hardscape, landscape and pool. New dock.

VARIANCE(S) INFORMATION: 1. Site Plan Review to allow the construction of a 7,431 square foot two-story, single family residence on a non-conforming platted lot which is 87.95 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District. 2. A variance request to allow the two story residence with a point of measurement of 8.5 feet North American Vertical Datum ("NAVD") for cubic content ratio ("CCR") in lieu of the 7.4 foot NAVD required when determining cubic content ratio on lots abutting the Lake Trail.

A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting for restudy while considering comments from the Commissioners.

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

Mr. Kirchhoff presented the proposed plans for the new residence.

James McKelvy, 1295 N. Lake Way, expressed concern for the height of the proposed home. Mr. Kirchhoff addressed Mr. McKelvy's comments.

Ms. Grace asked the architect could reduce the height of the home. Mr. Kirchhoff addressed the question.

Mr. Garrison suggested to lower the height of the second floor and to restudy the front elevation entry and windows.

Ms. Catlin was in favor of the changes and thought the house had curb appeal.



Mr. Ives was in favor of the design and thought any changes would take away from the presence on the Lake Trail.

Ms. Grace thought the entablature of the front porch was too heavy. She also recommended lowering the back balcony.

Mr. Corey agreed with Mr. Ives. He thought the home was charming and fit into the area. He thought a one-foot reduction in height would improve the aesthetics of the home.

Mr. Small thought the windows on the second floor should be restudied.

Mr. Vila thought that some of the details add to the quirkiness of the home, which he appreciated. He was in favor of the changes.

Mr. Williams presented the proposed landscape and hardscape plan for the residence.

Mr. Vila asked Mr. Kirchhoff if he would be willing to reduce the entablature on the front porch. Mr. Kirchhoff stated he would be willing to make the reduction.

**Motion made by Mr. Ives to approve the project as presented.**

Mr. Corey asked the landscape architect about the plan for the Lake Trail. Mr. Williams responded.

**Motion seconded by Ms. Shiverick. Motion carried 4-3 with Messrs. Corey, Garrison and Ms. Grace opposed.**

**A second motion made by Mr. Ives and seconded by Mr. Garrison that implementation of the proposed variances will not cause negative architectural impacts to the subject property. Motion carried 6-1 with Ms. Grace opposed.**

[B-017-2018 Demolition/New Construction](#)

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

Address: 110 Via Vizcaya

Applicant: Shadowbrook Land Trust & Land Trust Service Corporation Tr

Architect: Jacqueline Albarran/SKA Architect + Planner

Landscape Architect: Mario Nievera/Nievera Williams Design

Project Description: Demolition of existing house, pool, patios and driveways.

Existing perimeter landscaping remains. New irrigated lawn as per code. New two story Colonial Revival style house. New landscape and hardscape.

VARIANCE(S) INFORMATION: Site Plan Review to allow the construction of a 5,084 square foot two-story, single family residence on a non-conforming lot which is 100 feet in width in lieu of the 125 foot minimum width required; 100 feet in depth in lieu of the 150 foot minimum required and 10,000 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District. The

following variances are being requested in conjunction with this application: 1. A variance request to have a building height plane setback of 30 feet in lieu of the 45.81 foot setback required for a building that is 22' feet 6 5/8" inches tall. 2. A variance for lot coverage to be 28% in lieu of the 25% maximum allowed in the R-A Zoning District.

A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting at the request of the architect.

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

Maura Ziska, attorney for the owner, explained the zoning requests and advocated for a positive recommendation to the Town Council.

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

Mr. Ives expressed sadness that the existing house would be demolished. He asked if it was possible to change the proposed front façade to give it some quirkiness. Ms. Albarran responded.

**Motion made by Mr. Garrison and seconded by Mr. Small to approve the demolition as requested the caveats to remove all exotic and invasive plant 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. Small that implementation of the proposed variances will not cause negative architectural impacts to the subject property. Motion carried with all in favor.**

Mr. Garrison was in favor of the front entrance. He made a suggestion for the windows next to the front door.

Mr. Corey was in favor of the home. Mr. Small agreed and thought it exuded charm and beauty. Mr. Small liked Mr. Garrison's suggestion of the modifications to the windows next to the front door.

Ms. Grace was in favor of the home.

Mr. Floersheimer asked about the existing equipment building. Ms. Albarran addressed his question.

**A third motion made by Mr. Corey and seconded by Mr. Ives to approve the project as presented.**

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

Ms. Grace asked if there would be any color introduced into the landscape. Mr. Nievera responded.

Mr. Corey asked if a shade tree could be added to the front of the home. Mr. Nievera responded.

Mr. Vila asked if the Coconut Palms could be lowered on the east elevation to provide privacy. Mr. Nievera agreed.

**A third motion amended by Mr. Corey and seconded by Mr. Ives to approve the project as presented to include the landscape plans. Motion carried with all in favor.**

[B-019-2018 Demolition/New Construction](#)

***\*This project has to be approved in its entirety before it can be heard at by the Town Council to address the Site Plan Review application\****

Address: 140 Kings Rd.

Applicant: GW Purucker JV

Architect: MP Design & Architecture

Landscape Architect: Daniel Sugg/Sugg Design Studio

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

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 6,361 square foot two-story, single family residence on a non-conforming platted lot which is 100.03 feet in width in lieu of the 125 foot minimum required in the R-A Zoning District; 143.08 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning District; and 14,308 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District.

A motion carried at the February meeting to defer the project for one month to the March 28, 2018 meeting due to a zoning issue.

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

Michael Perry, MP Design & Architecture, presented the plans for the proposed demolition of the existing residence.

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

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

Mr. Garrison was in favor of the home. He suggested adding a stone surround to the windows. He also suggested looking at the proportion of the garage section of the home. He questioned the shutters on the front of the home.

Ms. Grace liked the design of the home. She questioned the height of the home due to a neighbor's concern that she received.

Ms. Catlin liked the design of the home but suggested making the front door and entrance a bit wider.

Mr. Corey was in favor of the home. He agreed with Ms. Catlin's suggestion for the front entrance. He questioned the pilasters on the south elevation. Mr. Perry responded. He suggested lowering the height a small amount.

Ms. Shiverick was in favor of the home. She agreed with Ms. Catlin's suggestion. She questioned the proposed shutters and half-moon transoms.

Mr. Vila was in favor of the design.

Mr. Sugg presented the proposed landscape and hardscape plan for the new residence.

Mr. Corey was in favor of the proposed landscape plan. He suggested larger palms for the south elevation.

Mr. Vila was in favor of the landscape plan and liked the plants proposed. He recommended a larger oak tree.

**A seconded motion made by Mr. Small and seconded by Ives to approve the project as presented. Motion carried 6-1 with Ms. Grace opposed.**

**C. [MAJOR PROJECTS-NEW BUSINESS](#)**

**[B-023-2018 Demolition/Modifications](#)**

Address: 210 El Vedado

Applicant: Robert Hermann

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

Landscape Architect: Mario Nievera/Nievera Williams Design

Project Description: Reworking of existing (north) elevation façade with full house update of fenestration, demolition of rear guesthouse and pool. New pool, pool structure and landscaping.

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

Mr. Marsh presented the proposed demolition of the pool cabana and the modifications to the architecture.

Ms. Grace asked about the architect for the pool cabana and the year it was built. Mr. Marsh responded.

Mr. Marsh presented the proposed materials for the residence.

Mr. Nievera presented the proposed modifications for the landscape and hardscape.

Ms. Shiverick was in favor of the project.

Mr. Small agreed and thought the changes enhanced the beauty of the home. Mr. Small asked about the proposed material for the folly. Mr. Nievera responded.

Mr. Corey stated he was in favor of the home.

**Motion made by Mr. Corey and seconded by Mr. Small to approve the project as presented with the folly (option 2) that had the higher pitched roof. Motion carried with all in favor.**

[B-024-2018 Modifications](#)

Address: 561 Island Dr.

Applicant: 561 Island Drive LLC

Architect: Nievera Williams Design

Project Description: Driveway gates, adjacent walls, columns and pedestrian gates located at side of house facing the street.

***Please note: This item was deferred to the April 25, 2018 meeting with the Item VI. Approval of the Agenda.***

[B-027-2018 Demolition/New Construction](#)

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

Address: 14 Via Vizcaya

Applicant: Drs. Dina and Gary Wexler

Architect: Pat Segraves/SKA Architect + Planner

Landscape Architect: Steve West/Parker Yannette Design Group

Project Description: Demolition and new construction of two story Classical style home to be approximately 7,400 square feet. Final landscape/hardscape to be included.

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

Mr. Segraves introduced David Klein, attorney on behalf of the owners.

Mr. Klein stated that this project would need site plan review and a variance that required a recommendation from the Commission to the Town Council.

Mr. Segraves presented the proposed demolition of the existing residence.

Mr. West presented the proposed demolition plans for the landscape and hardscape.

**Motion made by Mr. Corey and seconded by Mr. Garrison to approve the demolition as requested with the caveats to remove all exotic and invasive plant species and to sod and irrigate the property within 30 days. Motion carried with all in favor.**

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

Mr. West presented the proposed landscape and hardscape plans for the new residence.

Ms. Grace liked the design of the home. She questioned the window design on the second floor, north elevation. Mr. Segraves responded.

Mr. Small was in favor of the home. He asked about the variance request. Mr. Segraves explained the request.

**A second motion made by Mr. Small and seconded by Mr. Garrison that implementation of the proposed variance will not cause negative architectural impacts to the subject property. Motion carried with all in favor.**

Ms. Catlin was in favor of the home. She liked the two proposed entrances.

Mr. Corey thought the house was a little wide and thought it could be restudied to help eliminate the flat roof section. He was a little underwhelmed with the landscape plan. He suggested an additional tree for the northeast corner. He also suggested bulking up the landscape plan.

Mr. Floersheimer was in favor of the design. He questioned the height of the Italian Cypress trees that flank the front door. Mr. West responded.

Ms. Shiverick questioned whether the Italian Cypress would last in the proposed location due to the proximity to the water. Mr. West responded. Ms. Shiverick asked about the proposed height of the front door. Mr. Segraves stated it was proposed at 9 feet. He showed alternate designs on the overhead projector.

Mr. Vila liked the two entrances but thought the proposed front door was too large. Mr. Segraves stated he could reduce the door to 8 feet.

**A third motion made by Mr. Small to approve the project as presented with the caveat that shade trees are added to the northeast corner and that the front door is reduced to eight feet.**

Mr. West responded and explained the reason for the proposed design.

**The third motion amended by Mr. Small and seconded Mr. Ives to approve the project as presented with the caveat that the front door is reduced to eight feet. Motion carried with all in favor.**

[B-029-2018 Additions/Modifications](#)

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

Address: 306 Pendleton Lane

Applicant: Christian Angle

Architect: Richard F. Sammons/Fairfax and Sammons

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Addition of a one story loggia on the east side of the residence, modification of kitchen bay, replacement of second floor bay with terrace and French doors, new master terrace railing and landscape/hardscape improvements.

VARIANCE INFORMATION: The applicant is proposing to construct a 340 square foot one story loggia addition to the existing residence that would result in the following variances being requested: 1) an angle of vision of 130 degrees in lieu of the 117 degrees existing and the 116 degrees maximum allowed in the R-B Zoning District 2) a front yard setback of 22.91 feet in lieu of the 25 foot minimum setback required in the R-B Zoning District.

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

*Ms. Shiverick declared a conflict of interest and recused herself from the project. Ms. Catlin voted in the absence of Ms. Shiverick.*

Maura Ziska, attorney for the owner, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Jaime Torres, Fairfax and Sammons, presented the proposed architectural modifications to the residence.

Mr. Williams presented the proposed landscape and hardscape modifications to the residence.

Ms. Catlin offered a clarification on the lot size. She was in favor of the changes.

Mr. Vila stated he was in favor of the project.

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

**A second motion made by Mr. Corey and seconded by Mr. Ives that implementation of the proposed variances will not cause negative architectural impacts to the subject property. Motion carried with all in favor.**

*A short break was taken at 5:00 p.m. The meeting resumed at 5:10 p.m.*

[A-008-2018 Landscape/Hardscape](#)

Address: 901 N. Ocean Blvd.

Applicant: PBB Island Property, LLC and Patrick & Lillian Carney

Attorney: Francis X.J. Lynch

Project Description: Revisions to previously approved demolition application, under application B-079-2017 as to landscaping only.

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

Mr. Randolph asked the Commission to expound upon their ex parte.

Mr. Lynch, attorney for the owners, explained the reason for the revisions to the landscape at the site.

Mr. Small asked for advice from the town attorney on the options available for the requested revisions. Mr. Lindgren reviewed the option for the Commission and discussed the timeline of events.

Greg Kino, attorney for Mr. and Mrs. Goodman, expressed concern about the proposed construction that will affect his client. He indicated that the new owners have agreed to install a boundary wall and landscaping on the north property line as well as a temporary 12-foot construction screen prior to beginning any construction.

Mr. Corey suggested removing the concrete that remains on the lot.

**Motion made by Mr. Corey and seconded by Ms. Grace to approve the revised landscape demolition plan with the caveat to remove the existing concrete driveways and to install a wall on the north border, landscaping and a 12-foot silt fence prior to construction beginning.**

There was a short discussion about the removal of the existing concrete.

**Motion carried with all in favor.**

[B-030-2018 New Construction](#)

Address: 905 N. Ocean Blvd.

Applicant: Patrick and Lillian Carney

Architect: LeBerge & Ménard Inc.

Project Description: Construction of a new 17,727 sq. ft. two story main house with a basement and a 1,284 sq. ft. single story guesthouse in the Neo-Classical style of architecture. Final hardscape, landscape and drainage plan to be presented as well.

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

Frank Lynch, attorney for the owners, introduced the project and addressed concerns that had been raised regarding the new home.

Daniel Ménard presented the proposed architectural plans for the new residence.



Mr. Vila was generally in favor of the overall design but thought the impact of the proposed home on the lot was too large.

Mr. Ives agreed with Mr. Vila. He recommended reducing the quoins and a restudy of the first and second floors, making them subsidiary to each other.

Ms. Shiverick agreed with Mr. Ives. She was in favor of the proposed home color but thought the quoins were overpowering. Mr. Menard put an alternate rendering of the quoins on the overhead projector. Ms. Shiverick recommended a white roof.

Ms. Grace was in favor of the proposed color. She thought the house was too large for the lot.

Mr. Garrison stated he was not in favor of all of the quoins at the same size. He was in favor of the house design.

Mr. Corey was in favor of the design. He felt it was a bit too massive for the lot. He suggested reducing the height of the guesthouse.

Mr. Ménard asked if the house would look better with only one color. Mr. Vila stated he did not believe that was an issue.

Mr. Small stated that the perception was that the home was very massive up on the north end of the property.

Ms. Catlin liked the design and architecture but stated it appeared very heavy and massive on the proposed lot.

Mr. Floersheimer agreed with the other Commissioners and asked about the floor heights. Mr. Ménard responded.

**Motion made by Mr. Ives and seconded by Mr. Garrison to defer the project for one month to the April 25, 2018 meeting for restudy.**

Mr. Kino, attorney for Mr. and Mrs. Goodman, stated that his client agreed with the Commission's comments.

**Motion carried with all in favor.**

[B-031-2018 Demolition/New Construction](#)

Address: 154 Atlantic Ave.

Applicant: GW Purucker JV

Architect: MP Design & Architecture

Landscape Architect: Daniel Sugg/Sugg Design Studio

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

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

Michael Perry, MP Design & Architecture, presented the proposed plans for demolition of the existing residence.

Mr. Sugg presented the proposed plans for the landscape and hardscape demolition.

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

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

Mr. Ives thought the proposed home was nice for the neighborhood. He asked the architect if he could reduce the height of the home. Mr. Perry responded.

Mr. Vila asked Mr. Perry about the roof plan and drainage. Mr. Perry explained the design. Mr. Vila questioned the scalloped gable end and oculus on the front façade. Mr. Perry responded.

Ms. Grace was in favor of the design but added the Commissions had been seeing many homes with the same design.

Mr. Garrison was in favor of the design and thought it would be a nice addition to the street.

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

Ms. Grace suggested lowering the roof height.

Mr. Corey was in favor of the landscape plan.

**A second motion made by Mr. Corey and seconded by Mr. Small to approve the project as presented.**

**A second motion amended by Mr. Corey and seconded by Mr. Garrison to approve the project as presented with the caveat to reduce by roof height by one foot. Motion carried with all in favor.**

[B-032-2018 Modifications](#)

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

Address: 662 Island Dr.

Applicant: Sue Walker

Architect: MP Design & Architecture

Project Description: Construction of new second floor bedrooms and bathroom within current attic space.

VARIANCE INFORMATION: The applicant is proposing to construct a 543 second floor within the existing footprint of the one-story residence which will require the following variances: 1) lot coverage of 29.8% in lieu of the 25% maximum allowed in the R-B Zoning District for a two story residence on a lot that is in excess of 20,000 square feet; 2) cubic content ratio of 4.28 in lieu of the 3.83 existing and the 4.10 maximum allowed in the R-B Zoning District.

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

Maura Ziska, attorney for the project, attorney for the owner, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Mr. Perry presented the proposed architectural modifications for the project.

Mr. Vila asked about the proposed Bismarck palms. Mr. Perry responded.

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

**A second motion made by Mr. Ives and seconded by Ms. Shiverick to approve the plans as presented. Motion carried with all in favor.**

[B-033-2018 Additions](#)

Address: 880 S. Ocean Blvd.

Applicant: Mr. & Mrs. Alex Chesterman

Architect: MP Design & Architecture

Landscape Architect: Nievera Williams Design

Project Description: New one story beach cabana, new pool, hardscape & landscape.

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

Mr. Perry presented the proposed plans for the new beach cabana.

Matt Jackman, Nievera Williams Design, presented the proposed landscape and hardscape plan for the project. He presented a gate design on the overhead projector.

Mr. Small asked if a beach cabana had previously been on the site. Mr. Perry responded. Mr. Small expressed concern about blocking the ocean vista. Mr. Perry responded.

Mr. Corey thought the design was good however, he expressed a concern about the amount of the cabana that would be seen from the road. Mr. Corey suggested reducing the height of the cabana, while keeping the volume inside.

Mr. Vila stated he was not concerned that the cabana would intrude upon the vista.

Ms. Grace agreed with Mr. Corey's suggestion.

**Motion made by Mr. Garrison and seconded by Mr. Corey to approve the project as presented with the caveat to reduce of the interior height from 9 feet to 8 feet. Motion carried 6-1 with Mr. Small opposed.**

[B-034-2018 New Construction](#)

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

Address: 901 N. Ocean Blvd.

Applicant: PBB Island Properties, LLC

Architect: Roger Janssen/Dailey Janssen Architects

Project Description: Construction of a two-story residence, hardscape, landscape and pool.

VARIANCE INFORMATION: 1) Variances to allow the construction of a new 16,087 square foot two story main residence with a point of measurement of 22.5 foot North American Vertical Datum ("NAVO") in lieu of the 15.9 foot NAVO maximum allowed for the following: a. Overall building height; b. Building height; c. Building height plane 2) A variance to allow a 6 foot tall wall along the edge of the site triangle easement and within the front yard setback that would not have a 36 inch continuous hedge as required for a wall exceeding 4 feet in height.

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

Maura Ziska, attorney for the project, attorney for the owner, explained the zoning requests and advocated for a positive recommendation to the Town Council.

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

Ms. Grace thought there were several different design styles in the home and added it was a complicated design. She thought it looked a bit like a hotel.

Ms. Catlin thought there were so many roofs that it appeared as a village opposed to a house. She also thought there were too many window styles in the design. She recommended a simplification in the design. Mr. Janssen responded.

Mr. Small agreed with the amount of roofs and that it looked like a little village.

Ms. Shiverick thought it looked like a hotel and suggested adding a gate. She also agreed that the design was complicated and suggested a simplification of the south elevation.

Mr. Ives agreed with his fellow Commissioners. He thought a restudy of the scale was necessary.

Mr. Garrison thought this home was charming and the design respected the grade of the site.

Mr. Vila suggested that this home was too large for the lot. Mr. Janssen responded to this criticism.

**Motion made by Mr. Ives and seconded by Mr. Small to defer the project for one month to the April 25, 2018 meeting for restudy based on the comments from the Commissioners. 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: Gene Pandula/the Pandula Architects, Inc.

Project Description: Remove existing covered front entry structure and front door and install new covered entry structure and front door with sidelight. Install new gray cement tile roof. 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 2018 meeting for a restudy of the architectural changes. A motion carried at the January meeting to defer the project to the February 2018 meeting for restudy. A motion carried at the February meeting to defer the project for one month at the request of the architect.

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

Mr. Pandula presented the proposed architectural modifications for the project.

Ms. Shiverick was in favor of keeping the copper roof on the front entrance. She questioned the size of the proposed columns. Mr. Pandula responded. Ms. Shiverick asked about the material for the railing material. Mr. Pandula responded.

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

E. **MINOR PROJECTS-NEW BUSINESS**

**A-009-2018 Modifications**

Address: 2300 Ibis Isle Road W.

Applicant: Robert Bushman

Architect: Jacqueline Albarran/SKA Architect + Planner

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Increase the size of previously approved pavilion to the rear of the property. Convert previously approved circular driveway to single entrance auto court. Adjust other hardscape areas and existing fountains. Adjust planting layouts and species selections and proposed new vehicular gate.

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

Ms. Albarran presented the proposed architectural modifications for the project.

Mr. Williams presented the proposed landscape and hardscape modifications for the project. Mr. Williams showed a gate design on the overhead projector.

Ms. Grace was in favor of the project. She asked about proposed Bougainvillea. Mr. Williams responded.

Mr. Corey asked about the width of the gate. Mr. Williams responded.

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

[A-010-2018 Modifications](#)

Address: 304 Garden Rd.

Applicant: Peter & Julie Cummings

Architect: Claudia Visconti/SMI Landscape Architecture

Project Description: Modification of existing driveway (maintaining existing curb cuts), improvements to existing landscape, relocation of generator, and addition of front walkway from street.

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

Ms. Visconti presented the proposed landscape and hardscape plans for the residence.

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

X. [OTHER BUSINESS](#)

None.

XI. [ADDITIONAL COMMUNICATIONS FROM CITIZENS \(3 MINUTE LIMIT PLEASE\)](#)

There were no comments heard at this time.

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

Mr. Ives welcomed Mr. Floersheimer to the Commission and congratulated Mr. Vila and Mr. Small for their Chair and Vice Chair appointments.

Mr. Ives suggested adding an agenda item to the next agenda regarding demolitions of homes with a notable architect and/or architecture.

XIII. **ADJOURNMENT**

**Motion made by Mr. Ives and seconded by Mr. Small to adjourn the meeting at 7:10 p.m. Motion carried with all in favor.**

The next meeting will be held on Wednesday, April 25, 2018 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

Robert J. Vila, Chair  
**ARCHITECTURAL COMMISSION**

kmc