



# TOWN OF PALM BEACH

## PLANNING, ZONING AND BUILDING DEPARTMENT

### MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, APRIL 25, 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. Vila called the meeting to order at 8:59 a.m.

#### II. ROLL CALL

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

Staff Members present were:

John Lindgren, Planning Administrator

Kelly Churney, Secretary to the Architectural Review Commission

*Please note: Ms. Shiverick voted in the absence of Mr. Small.*

#### III. PLEDGE OF ALLEGIANCE

Chairman Vila led the Pledge of Allegiance.

#### IV. APPROVAL OF THE MINUTES FROM THE MARCH 28, 2018 MEETING

**Motion made by Mr. Garrison and seconded by Mr. Ives to approve the minutes from the March 28, 2018 meeting. Motion carried unanimously.**

#### V. APPROVAL OF THE AGENDA

Mr. Lindgren requested to amend the agenda with the deferral of the following projects to the May 23, 2018 meeting: B-003-2018, 2291 Ibis Isle Rd. E., B-030-2018, 905 N. Ocean Blvd. and A-015-2018, 528 N. Lake Way.

**Motion made by Mr. Garrison and seconded by Mr. Ives to approve the agenda as amended. Motion carried unanimously.**

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)**

Susan Gary, 229 Onondaga Avenue, expressed concern about Mr. Vila's comments regarding speeding up projects for developers and informal meetings with the professionals at the April Town Council meeting. Mr. Vila responded.

Mr. Garrison spoke about the dedication of the Architectural Commissioners and the ex parte that they provide at every meeting. A discussion among the Commissioners ensued about meeting with architects, providing design feedback to the professionals and declaring ex parte communication.

Jere Zenko, 232 Tangier Ave., expressed concern about receiving one notice on project B-070-2018 225 Tangier Ave. Mr. Lindgren stated that the project had been properly noticed and publicly deferred to a date certain at the ARCOM meetings.

VIII. **PROJECT REVIEW**

**DEMOLITIONS AND TIME EXTENSIONS**

**B-042-2018 Demolition**

Address: 830 S. County Rd.

Applicant: Kenneth & Claudia Silverman

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

Landscape Architect: Dustin Mizell/Environment Design Group

Project Description: Demolition of existing 2-story residence, guesthouse, pool and associated hardscape.

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

Mr. Marsh presented the proposed demolition of the existing residence and guesthouse. He handed out additional photos of the residence to the Commissioners.

Mr. Mizell presented the proposed demolition of the landscape and hardscape.

Mr. Garrison expressed concern about the demolition of the residence. Mr. Lindgren explained the Commissioners' role in the approval of a demolition.

Mr. Corey was in favor of the landscape demolition plan.

Ms. Shiverick expressed concern about the demolition and thought it could be renovated. Mr. Ives agreed. Mr. Marsh responded to Ms. Shiverick's comments.

Mr. Zukov asked about a historical policy that allowed Commissioners to see the plan for the future residence prior to approving the demolition request. Mr. Lindgren stated that policy did not exist today.

**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 5-2 with Mr. Garrison and Ms. Grace opposed.**

Kathy Bleznak, 960 N. Ocean Blvd., expressed concern about the over building of the north end of the island as well as the homes proposed for 901 and 905 N. Ocean Blvd.

### **MAJOR PROJECTS – OLD BUSINESS**

#### **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.

#### *Project History:*

- June 2017 – Presented and deferred to August 2017 (major restudy requested)
- August 2017 – Deferred at the request of the Architect to September 2017
- September 2017 – Presented and deferred to November 2017 (restudy)
- November 2017 – Presented and deferred to January 2018 (major restudy requested) *\*change in architect\**
- January 2018 – Presented and deferred to February 2018 (based upon Commissioners comments)
- February 2018 – Presented and deferred to March 2018 (restudy)
- March 2018 – Presented and deferred to April 2018 (based upon Commissioners comments)

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

Daniel Ménard, LeBerge and Ménard, presented the architectural modifications proposed for the new residence.

Mr. Ives expressed concern about the pilasters on the windows, the fenestration, the front entrance and the overall project. He indicated that he could not support the project. Ms. Grace agreed.

Ms. Grace expressed concern for the windows, arches on the south elevation and the brackets on the arches.

Mr. Corey was in favor of the water table addition and the arches. He was not in favor of the pilaster between the windows and thought the entrance was heavy. He stated he could support the project.

Mr. Floersheimer asked about the deletion of the room and the overall length of the house. Mr. Ménard responded to explain the design.

Ms. Catlin thought the house had progressed but still thought there was still work that needed to be done.

Ms. Shiverick thought the house had improved but wondered if the mass could still be reduced.

Mr. Garrison pointed out that the proposed house was being placed on a long and narrow, subdivided lot. He added that consequently, the house design was long and narrow. He thought the design had progressed.

Mr. Vila thought the east façade had improved and thought the project should be approved.

Ms. Grace thought home designs should have beauty and charm and be reviewed on all sides.

James Green, attorney for the applicant, stated that the design meets Code and the architect had complied with all of the requests from the Commission. He advocated for an approval from the Commission.

Ms. Grace thought that some of the comments from the previous meeting had not been addressed in the currently proposed design.

Mr. Corey asked a question about the model and stated that it seemed that the house has lengthened since the first presented. Mr. Ménard responded.

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

Mr. Zukov asked if the project could be deferred to allow him time to meet with the architect. Mr. Green stated the architect would meet with Mr. Zukov.

**A second motion made by Mr. Zukov and seconded by Ms. Shiverick to defer the project for one month to the May 23, 2018 meeting. Motion carried 5-2 with Ms. Grace and 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. A motion carried at the March 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. Schreier thanked the Commission for the approval of the project and presented the proposed modifications for the interior loggia on the new residence.

Mr. Zukov asked about the loggia's relationship to the residence. Mr. Schreier responded and presented an inspiration photo of another loggia in Palm Beach, similar to what he proposed.

**Motion made by Mr. Garrison and seconded by Mr. Ives to approve the plan as presented. Motion carried 5-2 with Ms. Grace and Mr. Zukov opposed.**

[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

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. A motion carried at the March meeting 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 will restudy the one story roof design, which will return to the Commission at the April 25, 2018 with a new design.

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

Mr. Segraves presented the roof modifications proposed for the residence. He also presented some of the revisions that had been made since the last presentation, which had been requested by the Commissioners.

**Motion made by Ms. Grace and seconded by Mr. Zukov to approve the project as presented. Motion carried unanimously.**

**[B-003-2018 Demolition/New Construction](#)**

Address: 2291 Ibis Isle Rd. E.

Applicant: Lynne Eriksen

Architect: Roger Hansrote/ACI

Project Description: Demolition of an existing one story, CBS, 2547 s.f. ranch style single-family residence and swimming pool constructed in 1961.

Construction of a new 3576 s.f. AC area one story single family residence with a 523 s.f. garage, swimming pool and associated landscaping and hardscape.

***Please note: This item was deferred to the May 23, 2018 meeting with the Item V. Approval of the Agenda.***

**[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 meeting for a complete redesign of the project. A motion carried at the March meeting to defer the project for one month to April 25, 2018 for restudy based on the comments from the Commission.

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

Mr. Carey, homeowner, discussed the intent of the proposed design of his home.

Mr. Walter presented the proposed architectural modifications for the new residence. He presented additional modifications on the overhead projector.

Ms. Shiverick asked about the proposed materials. Mr. Walter presented the proposed samples of the materials to the Commission. Ms. Shiverick was in favor of the window and door changes.

Mr. Corey asked about the proposed height of the home compared to other homes in the neighborhood. Mr. Walter responded.

Ms. Grace thought the house was out of scale for the streetscape. She thought the proposed home still felt cold, especially with the dark door.

Mr. Ives thought the house was moving in the right direction but still lacked a bit of character for the area.

Mr. Vila thought the design was a bit too serious. He appreciated the changes with the windows but thought there could still be a few more changes, especially with the ratio of the glazing. He suggested using a lighter roof color and a different color for the shutters.

Mr. Garrison thought the proportions of the windows and doors, especially on the front façade, needed to be restudied.

Mr. Corey thought some more quirkiness needed to be brought into the design. He also requested to see the heights of the neighboring homes at the next presentation.

Anne Pepper, 333 Seaspray Ave., supported Mr. Corey's comments regarding the height of the proposed home.

**Motion made by Ms. Grace and seconded by Mr. Ives to defer the project for one month to the May 23, 2018 meeting. Motion carried unanimously.**

*Please note: A short break was taken at 10:38 a.m. The meeting resumed at 10:51 a.m.*

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. A motion carried at the March meeting to allow time for the project to be heard by the Town Council.

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

Mr. Smith stated that the area in question was located in two different zoning districts. He presented the proposed modifications for the building and Via. He showed the Commission sample materials. Mr. Smith stated that the Town Council denied the proposed awnings so the current request is for the pergola only.

Mr. Vila asked about the proposed pergola height. Mr. Smith responded.

Ms. Grace asked about the existing properties across the street. She stated she wanted to see the entire streetscape. Mr. Smith stated he had information on the buildings on the same side of the street.

Mr. Lindgren stated that the Town Council deferred the project with a strong objection to the awning.

Ms. Grace thought the proposed front façade was too commercial and did not fit into the area.



Ms. Catlin was in favor of the mosaic tile and the proposed changes to the Moroccan portion of the building. She also stated she would support the pergola. She thought the entrance still needed accessibility and was not in favor of the front façade. She recommended a renovation of the front façade.

Mr. Garrison agreed with Ms. Catlin about the exterior. He expressed concern about the lack of accessibility and the Via's infrastructure. Mr. Smith responded. He also stated he was opposed to the pergola. Mr. Garrison recommended a restudy.

Mr. Corey thought the existing site was cluttered and was in need of a renovation. He stated he could not support any of the new choices. He was not in favor of the changes and recommended a restudy.

Mr. Ives was in favor the proposed changes to the Moroccan portion of the building and the tile choice. He thought many of the choices were a large improvement over the existing situation. He strongly recommended addressing the accessibility issue.

Ms. Shiverick agreed with Mr. Ives. She was in favor of the tile and the pergola. She thought the front stone façade was too monolithic and made a few suggestions.

Mr. Floersheimer agreed with Ms. Shiverick and recommended softening the front entrance. He stated he could not support the pergola.

Ms. Grace thought the mosaic tile pattern was too busy and questioned whether they would be too slippery. Mr. Smith responded. She recommended a small pergola over the table area only rather than the proposed.

Mr. Zukov thought the proposed tile would lighten up the Via. He offered a suggestion of using safety glass over the pergola rather than the proposed awning. He was not in favor of the proposed front façade.

Mr. Ives asked about the aesthetics if Bice used dining umbrellas in the Via. Mr. Smith responded.

Mr. Floersheimer asked about the proposed design of the Moroccan area. Mr. Smith responded.

Mr. Vila stated he felt the current design did not fit the area. He asked how Bice currently addressed the accessibility issue. Mr. Smith responded. He questioned the pergola and awning design.

**Motion made by Mr. Garrison to defer the project for further restudy.**

Mr. Smith asked for a partial approval. Mr. Vila responded.

Leta Austin Foster, 64 Via Mizner, spoke in opposition of the current design.

Anne Pepper, 333 Seaspray Ave., spoke in opposition of the current design.

Robin Weeks, 210 Jamaica Ln., spoke in opposition of the current design.

Mr. Smith asked if the Commission wanted a more traditional and historical front façade. Some of the Commission members provided some design feedback.

Suzanne Reynolds, citizen, expressed concern about the proposed modern design and thought it remove the character from the Town.

Mr. Smith reminded the Commission that the building design was from 1985 and was not a historic building.

Mr. Zukov advocated for an approval for the proposed changes to the Moroccan portion of the building.

**Motion made by Mr. Garrison and seconded by Mr. Corey to defer the project for one month to the May 23, 2018 meeting. Motion carried 6-1 with Mr. Zukov opposed.**

Mr. Smith asked for more design direction.

Ms. Shiverick recommended less motion in the tile pattern. She recommended a less busy pattern.

[B-024-2018 Modifications](#)

Address: 561 Island Dr.

Applicant: 561 Island Drive LLC

Architect: Keith Williams/Nievera Williams Design

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

A motion carried at the March 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. Williams presented the proposed modifications to the residence. He presented alternate gate designs on the overhead projector.

Mr. Garrison stated he was in favor of the gate on the overhead projector.

**Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented. Motion carried unanimously.**

[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.

A motion carried at the March meeting to defer the project for one month to the April 25, 2018 meeting for restudy.

***Please note: This item was deferred to the May 23, 2018 meeting with the Item V. Approval of the Agenda.***

[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

Landscape Architect: Joe Peterson/Peterson Design Professionals

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 ("NAVD") in lieu of the 15.9 foot NAVD 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.

A motion carried at the March meeting to defer the project for one month to the April 25, 2018 meeting for restudy based on the comments from the Commissioners.

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

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

Ms. Grace expressed concern about the mass of the home on the narrow lot. She questioned whether the home could be designed without requests for variances.

Mr. Janssen explained his request for variances and stated he thought they were reasonable.

Mr. Floersheimer stated concern about the point of measurement request. He thought the house could be lower in height.

Mr. Corey was in favor of several elements in the design but thought the elements were overblown. Mr. Corey suggested changing the home to be less monolithic and more modular on the site.

Ms. Shiverick agreed with Mr. Corey. She expressed concern about the height of the guesthouse. Mr. Janssen responded.

Ms. Catlin partially liked the design but expressed concern for the west façade of the guesthouse. She also thought the design needed more restudy. Mr. Janssen responded.

Mr. Garrison clarified the variance request. He made a suggestion for the guesthouse to reduce the height.

Mr. Ives agreed with Mr. Garrison about the variance request and lot coverage. He expressed concern about the large water feature at the front entrance and the west elevation of the guesthouse. He felt there was some disconnect in the design.

Ms. Grace suggested lowering the berm so that the home would be lower.

Mr. Corey thought the house was very tall and recommended a modular design.

Ms. Shiverick stated she preferred the alternate design of the lower roofs on the entrance portion of the home.

Mr. Floersheimer suggested moving the two-story portion of the home to a different area on the lot rather than on the highest section of the berm. Mr. Janssen responded.

*Please note: A lunch break was taken at 12:30 p.m. The meeting resumed at 1:32 p.m.*

Mr. Zukov spoke about making a motion for the variance request. Mr. Lindgren recommended that the Commission hear the landscape presentation as well as any comments from citizens.

Mr. Peterson presented the proposed plan for the landscape and hardscape.

Mr. Vila asked about the proposed Magnolia trees. Mr. Peterson responded.

Mr. Corey recommended that the wall on the west side of the property should follow the curvature of the road.

Ms. Shiverick asked about the proposed Seagrape trees at the entrance. Mr. Peterson responded.

Mr. Ives asked about proposed two trees in the motor court. Mr. Peterson stated they would be installed at 12 feet of clear trunk. Mr. Ives thought the area felt as if it was missing something. Mr. Ives also expressed concern about the lack of landscaping on the west elevation in front of the guesthouse.

Mr. Vila recommended using different specimen trees other than Magnolia trees on the south elevation. He also recommended using a Flame vine along the wall. Mr. Peterson responded. He recommended using more Coconut Palms and other species on the south elevation. Mr. Vila recommended using Canary Date Palms rather than the proposed Medjool Date Palms in the courtyard and adding color to the street side landscaping. Mr. Vila asked about the proposed gates. Mr. Peterson stated the gates would be a white metal. Mr. Vila asked about the plantings on the north wall. Mr. Peterson responded. He recommended adding more screening on the north wall to block the guesthouse from the neighbors.

Mr. Garrison recommended making a low planting area between the trees in the courtyard.

Ms. Grace suggested adding tiered planting along the wall, with more colors and tropical plantings. Mr. Peterson responded. Mr. Vila agreed with Ms. Grace.

Greg Kino, attorney for Mr. & Mrs. Goodman at 911 N. Ocean Blvd., expressed concern about the approval of the proposed home setting a precedence for 905 N. Ocean Blvd. and discussed lot coverage. Mr. Kino introduced Gene Pandula, architect, testifying on behalf of Mr. & Mrs. Goodman. Mr. Kino asked Mr. Pandula to explain floor area ratio (FAR). Messrs. Kino and Pandula discussed FAR in relation to the two proposed homes, 901 and 905 N. Ocean Blvd., as well as other homes in the area. Mr. Kino argued that the home is excessively dissimilar from other homes in the area.

Mr. Ives asked for the FAR for the home that was previously on the lot before it was subdivided. Mr. Pandula responded.

Mr. Corey confirmed that the basement space was included in the FAR calculations. Mr. Kino stated that all of the calculations included any basement space.

Mr. Garrison asked if floor area ratio (FAR) was part of the ARCOM Code. Mr. Kino stated it was not a part of the ARCOM Code but it is a measurement tool of bulk, scale and mass.

Robin Weeks, 210 Jamaica Lane, objected to the proposed red roof, the height and scale of the home. She read letters of objection from David and Carol Barton and Scott and Marissa Vesley, who live on Jamaica Lane.

Bill & Anne Metzger, 277 Esplanade Way, asked the Commission to defer or deny the proposed home and provided reasons.

Joan Goodman, 911 N. Ocean Blvd., spoke about being overwhelmed in the north end with the lack of greenspace, mass and excessive height of some of the new homes.

Anne Pepper, 333 Seaspray Ave., inquired if the home could be reduced in height by reducing the ceiling heights.

Ms. Goodman complained about the vibrations and foundation cracks from demolition.

**Motion made by Mr. Corey that implementation of the proposed variance will cause negative architectural impact to the subject property.**

Mr. Janssen provided rebuttal to the FAR data presented by Mr. Kino.

Rene Silvin, 422 Australian Ave., spoke about the history of the Goodman property.

**Motion made by Mr. Corey and seconded by Ms. Grace that implementation will cause negative architectural impact to the subject property. Motion failed 3-4 with Messrs. Zukov, Vila, Garrison and Ives opposed.**

**Motion made by Mr. Zukov and seconded by Mr. Garrison that implementation will not cause negative architectural impact to the subject property. Motion passed 4-3 with Mses. Grace, Shiverick and Mr. Corey opposed.**

Mr. Garrison discussed his reasons for passing the variance request.

Mr. Vila thought the proposed home was massive and stated he could not support the design.

Mr. Ives stated that although he supported the variance, he thought the design needed restudy.

Mr. Zukov suggested dropping the guesthouse to the ground level.

Mr. Corey suggested splitting up the mass and making it a modular design. He recommended removing the pool in the front.

Ms. Catlin implied that the details are driving the home prices, not size.

Mr. Ives thought the design could work but it needed more restudy.

Mr. Vila suggested that the proposed home was too large for the lot. He offered that the home was not aesthetically pleasing.

**Motion made by Mr. Ives and seconded by Ms. Grace to defer the project to the May 23, 2018 meeting for a restudy of the main house and guesthouse. Motion carried 6-1 with Mr. Zukov opposed.**

### **MAJOR PROJECTS – NEW BUSINESS**

#### **B-036-2018 Modifications**

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

Address: 211 Tangier Ave.

Applicant: Robert Kramer

Architect: Pat Segraves/SKA Architect + Planner

Project Description: Enclosure of an existing 200 sq. ft. loggia in the rear of the property. CCR variance requested.

VARIANCE INFORMATION: A request to enclose the existing 211 sq. foot loggia (that was constructed to remain unenclosed when originally built in 2007) that would require the following variance: 1) A cubic content ratio of 4.25 in lieu of the 4.12 existing and the 3.93 maximum allowed in the R-B Zoning District.

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.

Mr. Segraves presented the proposed modifications to the loggia.

**Motion made by Mr. Zukov and seconded by Mr. Ives that implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion carried unanimously.**

**A second motion made by Mr. Zukov and seconded by Ms. Shiverick to approve the plans as presented. Motion carried unanimously.**

#### **B-037-2018 New Construction**

Address: 230 Esplanade Way

Applicant: Brendan & Samantha Carroll  
Architect: Pat Segraves/SKA Architect + Planner  
Landscape Architect: Don Skowron/Don Skowron Incorporated  
Project Description: New construction of two-story Island style home to be approximately 4,500 square feet. Final landscape and hardscape to be provided.

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

Daniel Clavijo, SKA Architect + Planner, presented the architectural plans for the new residence. Mr. Clavijo presented a proposed sample of the roof material.

Mr. Corey was in favor of the many of the elements in the design. Mr. Corey asked about the proposed windows. Mr. Clavijo responded. Mr. Corey suggested centering the front door and changing the shutter color.

Ms. Grace asked about the height of the home compared to the homes on the street. She suggested reducing the height of the home so it would relate more with the neighboring homes. She also thought the fenestration on the south elevation did not relate with the rest of the elevations.

Mr. Garrison asked about the material for the railing on the front façade. Mr. Segraves stated the railing would be aluminum. Mr. Garrison also recommended using double hung windows rather than casement windows with the proposed shutters.

Ms. Shiverick recommended increasing the window size of the second floor windows on the north elevation. A short discussion ensued about the proposed windows.

Mr. Zukov recommended looking into the restrictions for horizontal railings. He also recommended centering the front door. He asked about the proposed material of the door. Mr. Clavijo showed an inspiration photo for the design of the front door. Mr. Zukov expressed concern about the windows on the south elevation. Mr. Clavijo responded.

Mr. Vila suggested restudying the entire fenestration proposed for the home. Mr. Vila asked about the proposed roof for the garage portion of the home and its connectivity to the main house. Mr. Clavijo and Mr. Segraves responded with an explanation for the roof plan.

**Motion made by Mr. Garrison and seconded by Mr. Zukov to defer the project for one month to the May 23, 2018 meeting to restudy the first floor windows, height of the home and the railings.**

Anne and Bill Metzger, 277 Esplanade Way, expressed concern about the proposed front door, plate glass, roof and mass of the proposed home.



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

Mr. Vila asked Mr. Skowron about the proposed turf. Mr. Skowron responded. He recommended moving the Bismarck Palms away from the house. Mr. Skowron agreed.

Mr. Corey questioned whether there was sufficient landscaping on the south to buffer the home from the neighbors.

Ms. Grace recommended different vegetation around the south perimeter.

**Motion amended by Mr. Garrison and seconded by Mr. Zukov to include a restudy of the landscaping. Motion carried unanimously.**

[B-038-2018 Modifications](#)

Address: 1230 N. Ocean Way

Applicant: Dr. and Mrs. Tony Nader

Architect: Harold Smith/Smith and Moore Architects, Inc.

Landscape Architect: John Lang/Lang Design Group

Project Description: Change to a previously approved single family residence.

The owner would like to construct the home at a finished floor elevation of 7' NAVD in lieu of 7.5' NGVD to meet current Town and FEMA requirements.

No variances will be required. Landscape and hardscape revisions.

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

Mr. Smith presented the proposed architectural modifications to the residence.

**Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented. Motion carried unanimously.**

Mr. Lang presented minor changes to the landscape and hardscape plans.

Mr. Garrison confirmed that the landscape and hardscape changes were included in his motion.

[B-039-2018 Alternations/Modifications](#)

Address: 130 Clarendon Ave.

Applicant: Mr. & Mrs. Harry Slatkin

Architect: MP Design & Architecture

Landscape Architect: Mario Nievera/Nievera Williams Design

Project Description: Renovations to existing two-story residence. New one-story pool pavilion. Changes to motor court, hardscape & landscaping.

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

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

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

Mr. Vila discussed creating enough space for landscape trucks to sit on the property rather than the street. There was a short discussion about landscaping vehicles and where they would park on the site.

Mr. Garrison was not in favor of the casement windows with the shutters. Mr. Perry stated that these are French casement windows. There was a discussion about the proposed casement window and shutters.

Mr. Corey was in favor of the project. He recommended using double hung windows on the guesthouse. He recommended restudying the fenestration on the main house and possibly recommended removing the shutters on the main house. He thought the pediment around the front door was a bit thin. Mr. Perry responded and stated he could make the stone surround wider. Mr. Corey was in favor of the landscape design. He recommended adding a shade tree in the front, northeast corner.

Mr. Zukov expressed concern about the proposed pavilion. Mr. Perry responded.

Ms. Shiverick expressed concern about the style change of the home and asked about the proposed color of the home. Mr. Perry responded. Ms. Shiverick asked about the proposed shutters. Mr. Perry responded.

Mr. Vila asked about the material proposed for the entry surround. Mr. Perry responded. Mr. Vila recommended shopping for an antique stone surround.

**Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented with the caveat to increase the stone surround on the front door if possible. Motion carried unanimously.**

**[B-041-2018 Alterations/Modifications](#)**

Address: 680 S. Ocean Blvd.

Applicant: Richard Kurtz

Architect: Studio SR Architecture & Design

Project Description: Window and door changes, continuation of colonnade along entry façade, loggia addition on east/ocean façade, cast stone details and associated changes to landscape & hardscape.

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

Rafael Rodriguez and Raphael Saladrigas presented architectural modifications for the residence.

Ms. Grace asked about the change in design style. Mr. Saladrigas responded.

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

Mr. Vila asked about the proposed fenestration. Mr. Saladrigas responded and presented an alternate elevation on the overhead projector. Mr. Vila asked about the proposed details for the home. Mr. Saladrigas explained the detail choices.

Mr. Corey questioned the choice of windows and recommended a restudy of some of the windows and doors.

Mr. Saladrigas stated that the owner prefers bronze windows.

Mr. Zukov asked if all of the windows proposed were the same material. Mr. Saladrigas reviewed the windows.

Mr. Ives expressed empathy for the design team and their challenge and stated he was supportive of the changes.

Mr. Corey was sympathetic to the design team but thought that a restudy of the east façade would be beneficial.

**Motion made by Mr. Corey and seconded by Ms. Grace to defer the project for one month to the May 23, 2018 meeting with a restudy of the fenestration on the east façade. Motion failed 3-4 with Messrs. Garrison, Ives, Zukov and Vila opposed.**

**A second motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented with the alternative option 2 shown with bronze windows, without mullions. Motion carried 5-2 with Mr. Corey and Ms. Grace opposed.**

[B-043-2018 Additions/Modifications](#)

Address: 1494 N. Lake Way

Applicant: Malcolm Hall

Architect: MP Design & Architecture

Project Description: New living space infill to existing one story four-car garage at roof attic. New copper dormers at mansard roof. All colors and materials to match existing.

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

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

Mr. Garrison was in favor of the changes.

Mr. Ives questioned the balcony on the second floor window. Mr. Perry responded.

**Motion made by Mr. Garrison and seconded by Mr. Zukov to approve the plans as presented. Motion carried unanimously.**

[B-044-2018 Additions/Modifications](#)

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

Address: 184 Bradley Place

Applicant: Parc Regent Condominium Association, Inc.

Architect: Ralph Cantin/Ralph Cantin Architect, Inc.

Project Description: Replace and enlarge existing dock electrical building for 3-phase power and to meet current codes.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The Parc Regent Condominium Association is requesting site plan approval and variances for the following improvements: 1) Request a variance to reconstruct the existing dock with a length of 243 feet from land in lieu of the 150 foot maximum allowed; 2) Request variances to enlarge a 36 square foot electrical building to 112 square feet (additional 76 s.f.) to convert a 2 Phase to 3 Phase service which will result in: (i) a side yard setback of 24.37 in lieu of the 30 foot minimum required; and ii) a rear yard setback of 17.24 in lieu of the 30 foot minimum required.

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.

Mr. Cantin presented the proposed architectural changes to the electrical building.

**Motion made by Mr. Corey and seconded by Mr. Garrison that implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried unanimously.**

**A second motion made by Mr. Corey and seconded by Mr. Ives to approve the plans as presented. Motion carried unanimously.**

[B-045-2018 New Construction](#)

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

Address: 916 S. Ocean Blvd.

Applicant: 916 South Ocean Boulevard, LLC

Architect: Roger Janssen/Dailey Janssen Architects

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

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: 1. 134-227 and 134-1474. Request for site plan approval and special exception to permit construction of a new 500 square foot beach cabana on the portion of the property lying east of S. Ocean Blvd. 2. 134-843(a)(7) and 134-843(a)(10). Request for a zero datum (point of measurement) for the construction of the proposed two story house of 21.5 feet National Geodetic Vertical Datum ("NGVD" ) in lieu of 17.4 feet NGVD allowed by Code. A building height plane variance and building height variance is requested in order to permit this new zero datum.

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

M. Timothy Hanlon, attorney for the owner, explained the zoning requests and advocated for a positive recommendation to the Town Council.

Patrick Mayfield, Dailey Janssen Architects, presented the proposed architectural plans for the new residence.

Ms. Catlin expressed concern about the projection of the front door on the east elevation. She suggested lowering the chimney if possible. She suggested a restudy of the fenestration on the north elevation as well as the west elevation. She indicated that the area with the small chimney on the north elevation seemed cluttered. She suggested making the second floor columns a bit thicker. She recommended restudying the middle section of the residence on the south elevation.

Ms. Shiverick agreed with Ms. Catlin regarding the columns but thought the house was largely successful. She recommended using additional cypress on the house if possible.

Mr. Zukov made a suggestion for the arches on the east elevation. He also questioned the window for the kitchen. Mr. Janssen responded.

Mr. Ives suggested making sure the columns on the east and west elevations matched. He thought there was a slight disconnect with the front entrance to the rest of the house. He recommended looking at the second floor fenestration against the eaves as well as the proposed bay windows. He generally was in support of the house. Mr. Janssen showed an alternate design for the front entrance.

Ms. Grace thought the entry detail did not fit on the house. She also thought the stone around the arches seemed too heavy. She thought the windows on the south elevation seemed repetitive. Mr. Janssen responded.

Mr. Corey was in support of the variance requested. Mr. Corey questioned the bay windows on the side of the ocean. While he was in favor of the stone surround entrance, Mr. Corey questioned whether it fit the proposed house.

Mr. Garrison agreed with Mr. Corey's front entrance assessment. He preferred the alternate design of the arches for the east elevation but thought the columns on second floor were too thin. He questioned the fenestration on the north elevation and suggested to restudy the bay windows.

Mr. Vila questioned the front entrance in relation to the home as well as the design style. He stated that the material choices would be important.

Mr. Zukov asked about the west elevation details. He recommended increasing the columns.

**Motion made by Mr. Ives and seconded by Mr. Corey to defer the project for one month to the May 23, 2018 meeting. Motion carried unanimously.**

**A. MINOR PROJECTS – OLD BUSINESS**

NONE

**B. MINOR PROJECTS – NEW BUSINESS**

A-011-2018 Modifications

Address: 1226 N. Lake Way

Applicant: Alan Marantz

Architect: Harold Smith/Smith and Moore Architects, Inc.

Project Description: Replacement of east-facing windows; elimination of two windows at second floor east-facing loggia; addition of two doors on same loggia.

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

Mr. Smith presented the proposed architectural modifications to the residence.

**Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented. Motion carried unanimously.**

A-012-2018 Modifications

Address: 500 Island Dr.

Applicant: Boldan Nowak

Architect: Steven Knight/Alexis Knight Architects, Inc.

Project Description: Replacement of existing lights in the driveway entry pier (4 locations).

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

Rex Sucaldito, Alexis Knight Architects, presented the proposed modifications for the residence.

Ms. Grace was not opposed to the location of the lanterns but thought the proposed fixtures were too tall.

Mr. Corey asked if the lanterns were already installed. Mr. Sucaldito indicated that temporary fixtures were installed but would be removed and replaced with the proposed fixtures.

Mr. Ives was not in favor of the fixtures and questioned the proportions of the lanterns in relation to the columns.

Mr. Vila expressed concern about the proposed lighting hindering drivers. He thought the fixtures were too big and could not support the request. Mr. Vila suggested using indirect lighting.

Mr. Sucaldito asked about the maximum height allowable for the lanterns. Mr. Lindgren stated responded.

Ms. Shiverick recommended uplighting rather than the proposed lanterns.

**Motion made by Mr. Corey and seconded by Mr. Ives to defer the project for one month to the May 23, 2018 meeting. Motion carried unanimously.**

[A-013-2018 Modifications](#)

Address: 215 Brazilian Ave.

Applicant: ARCA 21, LLC

Architect: Harold Smith/Smith and Moore Architects, Inc.

Project Description: Changes made during construction including balusters, vehicular gates, garage doors and other minor additional items.

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

Mr. Smith introduced Val Pegas who represented the owner for the property.

Ms. Pegas provided a brief history of how the owner became the lender in the project.

Mr. Smith presented a brief history of his relationship with the project. He indicated that some of the as built items did not match the ARCOM approved plans. He presented the proposed architectural modifications to the building.

Mr. Garrison stated he could not support the changes.

Mr. Zukov talked about the cost to make the corrections to change the items to what was previously approved. He also discussed an issue of not receiving a C.O., which would prevent owners from moving into their apartment. Mr.

Lindgren stated that the Building Official would have to make the determination whether to allow the owners to move into their apartment.

**Motion made by Mr. Zukov and seconded by Mr. Ives to keep the previously approved 2014 plans with the exception of the garage doors, which would be refaced.**

Mr. Smith asked the Commission if they could look at the entrances on the east and west façades and asked for an approval of an alternate design.

Mr. Garrison advocated reverting to the 2014 approved ARCOM plans.

**Motion carried unanimously.**

[A-014-2018 Modifications](#)

Address: 1214 N. Ocean Blvd.

Applicant: Mr. & Mrs. John Sculley

Architect: MP Design & Architecture

Project Description: Fenestration changes at existing two-story residence.

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

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

Mr. Zukov asked about the horizontal railing. Mr. Perry stated the railing was existing.

Mr. Vila thought the changes were consistent with the previous changes.

**Motion made by Ms. Grace and seconded by Mr. Ives to approve the project as presented. Motion carried unanimously.**

[A-015-2018 Additions/Modifications](#)

Address: 528 N. Lake Way

Applicant: NLWFL LLC

Architect: Mario Nievera/Nievera Williams Design

Project Description: Proposed concept for north yard to include demo of existing pool, construction of new pool, open-air structure, relocation of generator and pool equipment with new enclosure, new site walls and remodeled landscape.

*Please note: This item was deferred to the May 23, 2018 meeting with the Item V. Approval of the Agenda.*

IX. [OTHER BUSINESS](#)

NONE.



X. **ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**  
NONE.

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

Mr. Lindgren stated that Ms. Shiverick declared a conflict for the major project at 306 Pendleton Lane at the March 28, 2018 meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Lindgren and Mr. Corey provided an update on the Master Gardener course that Mr. Corey would taking in the fall. A short discussion ensued about the course and certification.

Mr. Vila inquired about the possibility of adding a non-resident expert to the Architectural Commission. Mr. Lindgren stated that a proposed Code change proposing this possibility would be presented to the Town Council in the upcoming months.

Mr. Garrison thanked Mr. Vila for speaking at the Town Council meeting last month.

Ms. Catlin recommended handing out the ARCOM or LPC ordinance to new owners to inform them of potential building restrictions. Mr. Lindgren stated the owners should be doing their due diligence.

Mr. Ives suggested addressing the topic of demolitions with the Town Council. He reminded the Commission that there is no age limit for landmarking a home. Mr. Lindgren suggested recommending to the Town Council to revise the Landmark Code to add criteria regarding demolitions.

XII. **ADJOURNMENT**

**Motion made by Mr. Ives and seconded by Mr. Garrison to adjourn the meeting at 5:30 p.m. Motion carried with all in favor.**

The next meeting will be held on Wednesday, May 23, 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