



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, JUNE 27, 2018

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. CALL TO ORDER

Mr. Small called the meeting to order at 9:00 a.m.

II. ROLL CALL

Robert J. Vila, Chairman	ABSENT (unexcused)
Michael B. Small, Vice Chairman	PRESENT
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

Paul Castro, Acting Director of Planning, Zoning and Building

John Randolph, Town Attorney

Kelly Churney, Secretary to the Architectural Review Commission

Please note: Ms. Churney noted that Ms. Shiverick would be voting in the absence of Mr. Vila.

III. PLEDGE OF ALLEGIANCE

Vice Chairman Small led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE MAY 23, 2018 MEETING

Motion made by Mr. Garrison and seconded by Mr. Zukov to approve the minutes from the May 23, 2018 meeting. Motion carried unanimously.

V. **APPROVAL OF THE AGENDA**

Ms. Churney requested to amend the agenda with the deferral of the following projects to the July 25, 2018 meeting: B-008-2018, 232 Seabreeze Ave., B-034-2018 901 N. Ocean Blvd., and A-012-2018, 500 Island Dr.

Motion made by Mr. Garrison and seconded by Mr. Corey 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)**

Mr. Randolph initiated a discussion regarding ex parte and asked the Commission to provide a detailed explanation when declaring their ex parte communication. He answered questions from the Commissioners.

VIII. **PROJECT REVIEW**

A. **DEMOLITIONS AND TIME EXTENSIONS**

B-064-2018 Demolition

Address: 232 Cherry Lane

Applicant: Cherry Lane LLC

Professional: LeBerge & Ménard

Project Description: Demolition of existing one-story residence, sod and irrigate property.

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

Daniel Ménard, LeBerge & Ménard, presented the proposed demolition of the residence, landscape and hardscape.

Motion made by Mr. Ives and seconded by Mr. Garrison to approve the plans 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 unanimously.

B-066-2018 Time Extension

Address: 288 Sandpiper Drive

Applicant: Kelly Williams

Professional: MP Design & Architecture

Project Description: One year extension of previously approved project.

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

Michael Perry, MP Design & Architecture, presented the proposed plans for the time extension request.

Motion made by Mr. Garrison and seconded by Mr. Zukov to approve the one-year time extension request. Motion carried unanimously.

B. MAJOR PROJECTS – OLD BUSINESS

B-008-2018 Demolition/New Construction

Address: 232 Seabreeze Ave.

Applicant: Jim & Robin Carey

Professional: 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. A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting. A motion carried at the May meeting to approve the modified landscape and hardscape plan and to defer the architectural portion of the project to the June 27, 2018 meeting at the request of the applicant.

Please note: This item was deferred to the July 25, 2018 meeting with the Item V. Approval of the Agenda.

B-012-2018 Modifications

Address: 313 ½ Worth Ave.

Applicant: Via Bice Worth Avenue LLC

Professional: 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. A motion carried at the March meeting to defer the project at the request of the architect for one month to the April 25, 2018 meeting. A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting. A motion carried at the May meeting to defer the project to the June 27, 2018 meeting at the request of the architect.

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

Mr. Smith presented the modified architectural plans for the Via and reviewed some of the proposed hardscape changes.

Ms. Catlin asked about the area proposed to be covered by the trellis. Mr. Smith responded. She stated was in favor of a facelift to the front façade but was not in favor of the previously proposed façade.

Ms. Grace stated she would support freshening up the front façade. She was not in favor of the proposed tile pattern as well as the pergola. She thought the use of umbrellas was more charming. She also stated was preferred the Moorish arches rather than the proposed changes.

Mr. Corey asked about the termination point of the proposed tile. Mr. Smith responded. Mr. Corey stated he was not in favor of the proposed tile pattern and requested a more relaxed pattern. Mr. Corey also stated he was not in favor of the pergola. He suggested using a different color palate for the front façade.

Mr. Ives asked about the trellis and questioned if it would provide shade. Mr. Smith stated that umbrellas would still be used.

Mr. Garrison agreed with Mr. Corey's comments and added he was not in favor of the pergola.

Ms. Shiverick inquired about the pergola and umbrellas. She stated she was in favor of the tile.

Mr. Floersheimer asked about the location of the restaurant tables in the Via. Messrs. Smith and Castro responded.

Mr. Small suggested changing the awning on the front façade. Mr. Small also complimented the owner for the attempt in cleaning up the Via.

Ms. Shiverick added that she was in favor of the fountain and obelisk rather than the proposed pedestal. Many other Commissioners agreed.

Mr. Ives asked if any alternate plan had been made in the event that the owner of the remainder of the Via does not agree to the tile extension.

Ali Amirniroumand, representing the ownership of Via Bice, reviewed his conversations with the owner of the remainder of the Via as well as his intent with future changes of the space.

Ms. Catlin provided a suggestion for a potential tile pattern. Mr. Smith responded.

John Eubanks, representing Love, LLC and Burt Handelsman, stated that both parties that own the Via do not have an agreement to date regarding the tile.

Mr. Small asked Mr. Smith about the ground covering from north to south. Mr. Smith stated the existing paving would remain.

A woman named Augusta, on behalf of Leta Foster at 64 Via Mizner, stated Ms. Foster's objections to the pergola and the tile pattern.

Matt Jackman, Nievera Williams Design, presented the proposed landscape and hardscape plans for the Via.

Mr. Ives asked about the landscaping around the proposed pedestal. He provided a suggestion for landscaping if no agreement is made with Mr. Handelsman.

Mr. Garrison asked about a landscaped area next to Building C. Mr. Jackman stated that the owners do not want that area changed.

Mr. Zukov asked about the location of the proposed pedestal and location of the property line. Mr. Jackman responded.

Mr. Corey asked about a tree at the entrance of the Via. Mr. Jackman stated that tree would remain. Mr. Corey made a suggestion for the tile pattern.

Ms. Grace asked staff how the Commission should vote on plans that do not delineate the termination of the tile. Mr. Lindgren stated that the plans do show the termination point.

Ms. Shiverick pointed out that the renderings show the tile as black and white but the actual tile is more cream.

Motion made by Mr. Zukov and seconded by Mr. Ives to approve the project as presented with the caveat that the proposed pedestal returns to the fountain and obelisk previously proposed. Motion carried 4-3 with Messrs. Garrison, Corey and Ms. Grace opposed.

B-030-2018 New Construction

Address: 905 N. Ocean Blvd.

Applicant: Patrick and Lillian Carney

Professional: 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. A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting at the request of the attorney. A motion carried at the May meeting to defer the project to the June 27, 2018 meeting for restudy.

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

Frank Lynch, on behalf of Patrick and Lillian Carney, reviewed a study completed on several lots on the North Ocean Boulevard, compared the proposed home to other homes and lots in the area and advocated approval of the proposed home.

Daniel Ménard, LeBerge & Ménard Inc., presented the modified architectural plans currently proposed for the new residence.

Keith Williams, Nievera Williams Design, presented the modified landscape and hardscape plans for the new residence.

Mr. Zukov thought the new proposal fit into the neighborhood. He recommended adding shutters on the east and west elevation. Mr. Ménard agreed. He asked to see a landscape lighting plan.

Ms. Grace was in favor of the direction of the new design. She questioned the columns on the front entrance and suggested adding more details in the Bermuda style.

Ms. Shiverick suggested adding shutters on the other facades to provide continuity with the front façade. Ms. Shiverick questioned the entablature design on the south and north façades. Mr. Ménard responded. Ms. Shiverick suggested adding a texture to the stucco. Mr. Ménard agreed. Ms. Shiverick questioned the dormers on the south wing. Mr. Ménard responded. Ms. Shiverick asked about the material for the proposed gates. Mr. Williams agreed to change the gate to a wood material.

Ms. Catlin agreed with many of the previous comments from the other Commissioners. She questioned the placement of the house on the lot. She recommended reducing mass in the middle of the house. Ms. Catlin provided her thoughts on the comments made by Mr. Lynch. Mr. Lynch responded.

Mr. Castro asked about the proposed gate design. Mr. Williams stated he would move the gates onto the property more than 18 feet and would change the design so that the open to the east.

Greg Kino, attorney for Mr. and Mrs. Goodman at 911 N Ocean Blvd., provided calculations of the surrounding homes and compared them to the proposed home. He introduced Eric Varvel who created 3D pictures at the request of Mr. Kino and Ms. Goodman. Mr. Varvel presented the 3D pictures and described the site conditions in each photograph. Mr. Varvel answered questions from the Commissioners.

Tony Williams, 365 Hibiscus Ave., provided his support of the project.

Susan Watts, 44 Cocoanut Row, provided her objections to the project.

Robin Weeks, 210 Jamaica Lane, provided her objections to the project.

Kathy Bleznak, 960 N. Ocean Blvd., provided her objections to the project.

Joanie Goodman, 911 N. Ocean Blvd., provided her objections to the project.

Mr. Lynch provided rebuttal to Messrs. Kino and Varvel's comments and exhibits. He further advocated approval of the proposed home.

Mr. Corey was in favor of the home's position on the site. Mr. Corey questioned the proposed inoperable chimney. He asked about the proposed landscaping that would be installed next to the Goodman's pool. Mr. Williams responded. A short discussion ensued about the proposed landscaping. Mr. Corey was in favor of the fenestration reduction on the east façade.

Mr. Ives expressed concern for the design of the northwest corner of the home, awning on the east façade, the entablature, and the lack of shutters. Mr. Ives suggested adding more details of the Bermuda style to add to the casual feel of the home. He thought the home was moving in the right direction.

Ms. Grace suggested pulling the home in on the sides and possibly adding an outbuilding to help reduce the mass.

Mr. Small questioned whether the home is in harmony with the neighborhood. Mr. Lynch responded to Mr. Small's comments.

Messrs. Lindgren and Castro spoke about the Town's role in deed restrictions regarding landscaping. Mr. Randolph added his comments relative to deed restrictions.

Mr. Ménard stated that the owners want to protect their view as well.

Motion made by Mr. Zukov and seconded by Mr. Garrison to approve the project as presented with the caveats that shutters are added to the east and west facades, a landscaping lighting plan is presented, texture is added to the stucco and that the gate is moved in toward the property and changed so that it will swing into the property. Motion failed 2-5 with Mses. Shiverick and Grace and Messrs. Small, Ives and Corey opposed.

Motion made by Mr. Corey and seconded by Mr. Ives to defer the project for one month to the July 25, 2018 meeting to allow the architect to incorporate the comments from the Commissioners into the design. Motion carried with all in favor.

Please note: A short break was taken at 11:13 a.m. The meeting resumed at 11:30 a.m.

B-034-2018 New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 4/25/18

Address: 901 N. Ocean Blvd.

Professional: PBB Island Properties, LLC

Architect: Roger Janssen/Dailey Janssen Architects

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

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. A motion carried at the April meeting that implementation of the proposed variance will not cause negative architectural impact to the subject property. A second motion carried to defer the project to the May 23, 2018 meeting for a restudy of the main house and guesthouse. A motion carried at the May meeting to defer the project to the June 27, 2018 meeting for restudy based on comments from the Commission.

Please note: This item was deferred to the July 25, 2018 meeting with the Item V. Approval of the Agenda.

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

Professional: 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.

A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting. A motion carried at the May meeting to defer the project to the June 27, 2018 meeting for restudy based on comments from the Commission.

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

Patrick Mayfield, Dailey Janssen Architects, presented the modified architectural plans currently proposed for the new residence. Mr. Mayfield proposed alternatives for the stucco and bay windows on the overhead projector.

Matt Jackman, Nievera Williams Design, presented the modifications to the landscape and hardscape design.

Mr. Corey thought the garage element could be lowered. He questioned whether the design added to the streetscape.

Ms. Shiverick agreed with Mr. Corey but thought the design could work if the bay windows were changed to the arched windows.

Mr. Garrison asked about the gate design on the road. Mr. Jackman responded and stated he would look at moving it back onto the property. Mr. Garrison asked if the height in the garage could be reduced. Mr. Mayfield responded.

Ms. Grace asked about the proposed stucco texture. Mr. Janssen responded. Ms. Grace asked about the arched window surrounds. Mr. Janssen responded.

Mr. Garrison asked about the proposed lanterns. Mr. Janssen responded.

Mr. Small was in favor of the arched windows, the stucco finish and the gates to be moved back onto the property.

Motion made by Mr. Garrison and seconded by Ms. Shiverick to approve the project as presented with the caveat that the arched windows are used in place of the bay windows (option C), the exterior has a textured stucco finish and the gates are moved back 22 feet onto the property. Motion carried 4-3 with Messrs. Ives, Corey and Ms. Grace opposed.

A second motion made by Mr. Ives and seconded by Mr. Garrison that implementation of the proposed special exception, site plan review and

variance will not cause negative architectural impact to the subject property. Motion carried 6-1 with Mr. Corey opposed.

B-047-2018 Landscape/Hardscape

Address: 535 N. County Rd.

Applicant: 535 North County Road LLC

Professional: Steve West/Parker Yannette Design Group

Project Description: Proposed hardscape and landscape plans to accompany previously approved home. Plans include a new driveway, two swimming pools, two fountain features and associated hardscape and landscape.

A motion carried at the May meeting to approve the project with conditions and a request for the architect to return to the June 27, 2018 with a landscape lighting plan.

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

Mr. West presented the landscape lighting plan for the new residence.

Ms. Grace asked about the proposed up lights and area lights. Mr. West responded.

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

B-049-2018 New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 5/23/18

Address: 1558 N. Ocean Way

Applicant: The 1558 North Ocean Way Realty Trust

Professional: Adam Mills/Adam Mills Design

Project Description: ***Please note this description has changed.*** New water feature, new spa and hardscape with minor landscape modifications including the relocation of 5 palms and new understory plantings. ***The previously proposed guest house has now been removed.***

A motion carried at the May meeting that implementation of the proposed variances for the rear yard setback and building height plane will cause negative architectural impact to the subject property; and implementation of the proposed variance for the existing home will not cause negative architectural impact to the subject property. A second motion carried to defer the project to the June 27, 2018 meeting with a caveat to return to the Commission with cross sections of the homes as well as a landscape lighting plan.

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

The architect was not present at this time. The Commission deferred this project to allow time for the architect to arrive.

B-051-2018 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: 232 Bahama Ln.

Applicant: 232 Bahama Lane, LLC

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing one story house. New construction of two-story Island style home to be approximately 4,300 square feet. Final landscaping and hardscaping to be provided.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 4,300 square foot, two-story, single family house on a non-conforming platted lot which is 90 feet in depth in lieu of the 100 foot depth required in the R-B Zoning District.

A motion carried at the May meeting to approve the demolition as requested. A second motion carried to defer the project to the June 27, 2018 meeting based upon the comments made by the Commission.

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

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

Tim Johnson, Fernando Wong Outdoor Living Design, presented the modified landscape and hardscape plans as well as the landscape lighting plan for the new residence.

Ms. Grace was in favor of most of the changes. She preferred a wider balcony on the front façade.

Mr. Corey agreed with Ms. Grace regarding the wider balcony. He was in favor of the design. He asked about the proposed material for the walkways. Mr. Johnson responded. Mr. Corey asked about the lack of landscaping proposed for the side façades. Mr. Johnson responded. A short discussion ensued.

Mr. Floersheimer asked about the landscaping next to the Palm Beach Country Club. Mr. Segraves responded.

Ms. Shiverick was in favor of the design. She suggested painting the top of the roof of the bays a dark gray. Mr. Segraves suggested using a lead coated copper. Ms. Shiverick suggested using square mullions rather than the diamond patterned mullions on the sidelights around the front door. Ms. Shiverick asked about the gate design. Mr. Segraves responded. Ms. Shiverick suggested adding a low wall in the front of the home to add charm.

A short discussion ensued about a possible motion.

Ms. Grace thought a hedge, rather than a wall, would be more in keeping with the area.

Mr. Ives expressed concern that homes in the area are becoming excessively similar.

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the architecture as presented with the caveat to use lead coated copper on the bays, to use square mullions on the sidelights and to widen the balcony on the front façade while deferring the landscaping to the July 25, 2018 meeting to consider adding a low wall on the front façade and the addition of more landscaping on the side facades. Motion carried 6-1 with Mr. Ives opposed.

Please note: A lunch break was taken at 12:20 p.m. The meeting resumed at 1:30 p.m.

B-049-2018 New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)* - Done 5/23/18

Address: 1558 N. Ocean Way

Applicant: The 1558 North Ocean Way Realty Trust

Professional: Adam Mills/Adam Mills Design

Project Description: ***Please note this description has changed.*** New water feature, new spa and hardscape with minor landscape modifications including the relocation of 5 palms and new understory plantings. ***The previously proposed guest house has now been removed.***

A motion carried at the May meeting that implementation of the proposed variances for the rear yard setback and building height plane will cause negative architectural impact to the subject property; and implementation of the proposed variance for the existing home will not cause negative architectural impact to the subject property. A second motion carried to defer the project to the June 27, 2018 meeting with a caveat to return to the Commission with cross sections of the homes as well as a landscape lighting plan.

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

Mr. Mills presented the modified landscape and hardscape plans for the residence.

Ms. Catlin questioned the location of some of the water features. Mr. Mills responded.

Mr. Corey asked about the possibility of the addition of shade trees. Mr. Mills responded.

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

Please note: Ms. Grace returned at 1:39 p.m. Ms. Catlin voted in the absence of Ms. Grace for this project only.

B-052-2018 Demolition/New Construction

*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO

VARIANCE(S)* - Done 5/23/18

Address: 1030 S. Ocean Blvd.

Applicant: Nedim Soylemez/Contract Purchaser

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

Project Description: Demolition of an existing single family residence with pool.

Construction of a new 2-story single family residence with basement and pool.

Final hardscape and landscape.

A motion carried at the May meeting to approve the demolition as requested. A second motion carried that implementation of the proposed variances will not cause negative architectural impact on the subject property. A third motion carried to defer the project to the June 27, 2018 meeting for a restudy based on the feedback from the Commission.

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

Taylor Smith, Smith and Moore Architects, Inc., presented the modified architectural plans currently proposed for the new residence.

John Lang, Lang Design Group, presented the modified landscape and hardscape plans for the new residence.

Mr. Corey stated he was generally in favor of the house design but questioned the mass of the home. Mr. Corey also questioned the amount of hardscape proposed as well as the fenestration on the east façade. Mr. T. Smith responded.

Ms. Shiverick was in favor of the home. She asked about the color of the proposed glass. Mr. T. Smith responded. Ms. Shiverick asked about the proposed stone materials. Mr. T. Smith responded and showed the Commission some material samples. Mr. Shiverick asked a proposed tree specimen. Mr. Lang responded.

Ms. Grace was in favor of the home but agreed with Mr. Corey's assessment of the east façade's fenestration. She asked about the proposed ceiling heights. Mr. T. Smith responded.

Mr. Garrison was in favor of the home design. Ms. Catlin agreed.

Motion made by Ms. Shiverick and seconded by Mr. Zukov to approve the project as presented. Motion carried 5-2 with Mr. Corey and Ms. Grace opposed.

C. MAJOR PROJECTS – NEW BUSINESS

B-053-2018 Modifications

Address: 211 Worth Ave. (part of 205 Worth Ave. building)

Applicant: LenDan, Incorporation

Professional: Jerome Baumoehl/Jerome Baumoehl Architect

Project Description: To replace original storefront with new impact storefront with polished stainless steel finish and new awning fabric.

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

Mr. Baumoehl presented the proposed architectural modifications for the commercial space.

Ms. Catlin suggested using black as opposed to the polished stainless steel on the storefront.

Mr. Ives expressed concern about the proposed awning. Mr. Baumoehl responded and provided a sample of the awning fabric.

Ms. Grace was not in favor of the stainless steel finish proposed.

Mr. Zukov expressed concern about the proposed color of the awning. Mr. Small agreed.

Mr. Corey was in favor of the new awning color. Mr. Corey questioned the stainless steel finish on the storefront. Mr. Corey asked about the existing lighting strip. Mr. Baumoehl responded.

Motion made by Mr. Corey and seconded by Mr. Ives to defer the project for one month to the July 25, 2018 meeting for a restudy. Motion carried unanimously.

B-056-2018 Demolition/Modifications

Address: 249 Monterey Rd.

Applicant: Alex Hufty Griswold

Professional: MHK Architecture & Planning

Project Description: Partial demolition and related changes to east as a result of lot split.

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

Maura Ziska, attorney for the owner, informed the Commission of the proposed lot split for the lots and reviewed the Town Council's discussion about the project.

Caroline Forrest, MHK Architecture & Planning, presented the proposed demolition and architectural modifications to the existing residence.

Mr. Ives asked about the history of the additions to the main home. Ms. Forrest responded. Mr. Ives was in favor of restoring the original Fatio home.

Ms. Grace was in favor of restoring the original Fatio home.

Mr. Floersheimer asked about the proposed demolition. Ms. Forrest responded.

Motion made by Mr. Ives and seconded by Mr. Zukov to approve the plans and demolition plans 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 unanimously.

B-057-2018 Demolition/New Construction

Address: 251 Dunbar Rd.

Applicant: 251 Dunbar, LLC

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Demolition of existing one story house. New construction of two story classical style home to be approximately 6,000 sq. ft. Final landscape and hardscape to be included.

****Please note – the professional will be presenting the demolition only. The architectural plans for the new construction will be presented in July.***

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

Daniel Clavijo, SKA Architect + Planner, presented the proposed demolition for the existing residence, hardscape and landscape.

Mr. Corey asked about the removal of the Coconut Palms. Mr. West responded.

Ms. Catlin asked if the property would be maintained until the construction commences. Mr. Clavijo responded. Ms. Catlin asked about the maintenance of the home until the construction commences and expressed her concern. Mr. Lindgren told Ms. Catlin to call Code Enforcement should she see any maintenance deterioration.

Motion made by Mr. Corey and seconded by Mr. Ives to approve the plans 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 unanimously.

A second motion made by Mr. Corey and seconded by Mr. Ives to defer the new construction portion of the project to the July 25, 2018 meeting. Motion carried unanimously.

B-058-2018 Modifications

Address: 243 Worth Ave.

Applicant: 237-243 Worth Avenue L.P.

Professional: Jerome Baumohl/Jerome Baumohl Architect

Project Description: Rework building façade to accommodate the transition from single tenant to two tenant store incorporating original architectural detailing.

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

Mr. Baumohl presented the proposed architectural modifications for the commercial space.

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

B-059-2018 Modifications

Address: 3100 S. Ocean Blvd.

Applicant: Palm Beach Hampton Condominium Association

Professional: Jerome Baumohl/Jerome Baumohl Architect

Project Description: Renovation to existing Guardhouse incorporating new roof design, waterfall feature, rework/update perimeter site lighting fixtures and square two existing columns at porte cochère to match existing including landscaping.

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

Mr. Baumohl presented the proposed architectural modifications for the guardhouse.

Don Skowron, Landscape Architect, presented the landscape and hardscape plans for the site.

Mr. Ives thought that although some of the items were dated, it added to the character of the building.

Mr. Corey agreed with Mr. Ives. He questioned the lights on the columns and thought the landscaping was underwhelming. Mr. Baumohl responded.

Ms. Catlin thought the change was in line with the changes of the windows that occurred several months ago.

Mr. Garrison questioned the proposed lights on the columns.

Motion made by Mr. Corey and seconded by Mr. Ives to defer the project for one month to the July 25, 2018 meeting for restudy. Motion carried unanimously.

B-060-2018 New Construction

Address: 211 Ocean Terrace

Applicant: 1963 Trust 211 Ocean Terrace LLC

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

Project Description: Construction of a two-story single family residence. Final hardscape and landscape.

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

Mr. Smith presented the architectural plans for the new residence. Mr. Smith stated that the proposed home would serve as a guesthouse and additional garage for 201 Ocean Terrace. He presented alternate designs on the overhead projector.

Mr. Small expressed concern for the proposed four-car garage on the single-family residence. Mr. Smith responded. Mr. Small stated he would view it differently if it were subservient to 201 Ocean Terrace with a unity of title.

Ms. Grace expressed concern about the proposal, especially since it lacked a connection between the two buildings.

Mr. Garrison stated he could not support the proposal of a proposed apartment with the four-car garage on a single-family lot.

Ms. Shiverick agreed with the other Commissioners and questioned the overhangs and the amount of proposed landscape.

Ms. Catlin questioned the appropriateness of the proposed home.

Mr. Corey agreed with the rest of the Commission. Mr. Corey made several recommendations should the owner want to pursue a unity of title for the properties.

Mr. Ives thought this proposal could work with some changes.

Motion made by Mr. Corey and seconded by Mr. Garrison to defer the project for one month to the July 25, 2018 meeting for restudy. Motion carried unanimously.

B-061-2018 New Construction

Address: 261 Nightingale Trail

Applicant: Jeffrey A. Cole Trust

Professional: Ralph Cantin/Ralph Cantin Architect, Inc.

Project Description: New one story home, landscape and hardscape.

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

Mr. Cantin presented the architectural plans for the new residence.

Mr. Ives questioned the reference to the Regency style. Mr. Ives recommended either using a variety of materials or to restudy the spatial relationship in the design.

Ms. Grace asked about the proposed ceiling heights. Mr. Cantin responded. Ms. Grace suggested making the design warmer so that it fit into the neighborhood.

Ms. Catlin thought the house was well sited but added that the design lacked character.

Mr. Garrison questioned the color proposed for the home. He suggesting changing the materials and color for the proposed home.

Mr. Corey was not in support of the home. He thought it felt too cold and commercial. Mr. Corey thought the skin of the home needed to be restudied.

Ms. Shiverick questioned the color choices as well as whether this home was excessively dissimilar to the other homes on the street. She was in favor of the landscaping proposed with the proposed design.

Jeffrey Cole, owner, stated his current home in the neighborhood and is the same style as the proposed home. He discussed his intent with the proposed home.

Mr. Cantin asked the Commission if they would rather see the design more contemporary or more traditional. Mr. Small stated that the Commission cannot design the proposed home.

Motion made by Mr. Corey and seconded by Mr. Ives to defer the project for one month to the July 25, 2018 for a restudy. Motion carried unanimously.

B-062-2018 Demolition/New Construction

Address: 276 Jamaica Lane

Applicant: Mr. & Mrs. Eugene Cavanaugh

Professional: Steven Bruh Architect

Project Description: Demolition of existing one & two story residence, separate garage, pool & patio. Construction of new one & two story residence, pool, patio & new motor court with existing and new landscaping.

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

Mr. Bruh introduced his associate, Harry Gilbert, who would be presenting the demolition plans.

Mr. Gilbert presented the demolition report for the existing residence.

Motion made by Mr. Zukov and seconded by Ms. Grace to approve the demolition plans 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 6-1 with Mr. Ives opposed.

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

Ms. Grace asked about the proposed materials. Mr. Gilbert provided samples of the materials. Ms. Grace asked about the proposed ceiling heights. Mr. Gilbert responded.

Ms. Shiverick thought the style was charming. She was in favor of the different material choices but suggested using a more subtle color for the home. Mr. Gilbert responded.

Ms. Catlin questioned the color choices and provided a suggestion for the ceiling heights. She requested details for the window as well as other elements of the home. She stated she was not in favor of the lighting choices or the point above the front door.

Mr. Corey was in favor of the design. Mr. Corey provided a suggestion for the overhang on the second floor balcony as well as a possible elevator location.

Mr. Zukov questioned some of the details and stated the east and west elevations did not relate.

Mr. Ives agreed with Ms. Shiverick's comments. He thought the design needed some restudy but thought this house would work in the area.

Mr. Garrison questioned the roof plan missing for the roof over the den next to the second floor balcony. Mr. Gilbert agreed.

Mr. Gilbert presented the proposed landscape and hardscape design for the new residence.

Ms. Catlin thought more height needed to be added to landscaping. Mr. Corey agreed.

Motion made by Mr. Corey and seconded by Mr. Ives to defer the project for one month to the July 25, 2018 meeting. Motion carried unanimously.

Please note: A short break was taken at 3:33 p.m. The meeting resumed at 3:45 p.m.

B-063-2018 Demolition/New Construction

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

Address: 1178 N. Ocean Blvd.

Applicant: 1178 Ocean LLC

Professional: Marvin Herman/Marvin Herman & Associates

Project Description: Demolition and reconstruction of existing one-story Beach Cabana, on existing footprint. New spa, final landscape and hardscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The Applicant seeks to reconstruct an existing beach house east of Ocean Boulevard adjacent to the east of property owned by the Applicant on the existing footprint in the existing location. Due to changes in the zoning code since the beach house was originally built, the variances indicated below are required, since greater than 50% of the existing structure, determined by cubic footage, is being demolished (per Code Section 134-417). To permit construction of a beach house with a square footage of 519 square feet, existing and proposed, in lieu of 350 square feet allowed by Special Exception. To permit the construction of a beach house with a depth dimension of 24' 8-1/2", existing and proposed, in lieu of 20' maximum dimension allowed by Special Exception. To permit the construction of a beach house with a width dimension of 21', existing and proposed, in lieu of 20' maximum dimension allowed by Special Exception. To permit the construction of a beach house with a setback of 5'-3-1/2", existing and proposed, in lieu of a minimum setback of 10' permitted by code. To permit a maximum hedge height/wall height existing and proposed to remain at +/- 6'-0"; in lieu of 4'-0" permitted by code. To permit a minimum ocean vista, existing and proposed, 0% of lot width, in lieu of 50% of lot width permitted by code.

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

Peter Papadopoulos, Smith and Moore Architects, introduced the design team for the project.

Frank Lynch, attorney for the owner, explained the proposed zoning requests and advocated for a positive recommendation to the Town Council.

Motion made by Mr. Ives and seconded by Ms. Shiverick to approve the demolition for the proposed beach cabana with the caveats to remove all exotic and invasive plant species and to sod and irrigate the property within 30 days. Motion carried unanimously.

Mr. Garrison asked if the footprint of the beach cabana would change from the previous beach cabana. Mr. Lynch stated it would be on the same foundation.

Mr. Herman presented the architectural plans for the proposed beach cabana.

Claudia Visconti, SMI Landscaping, presented the proposed landscape and hardscape for the beach cabana.

Mr. Ives thought the proposed was an improvement and supported the request.

Ms. Grace questioned the amount of hardscape proposed and asked if the landscape could be reduced to allow the vista to be more open. Mr. Herman responded.

Mr. Corey asked about the proposed building height. Mr. Papadopoulos responded. Mr. Corey questioned the amount of hardscape and recommended adding Coconut Palms in the space.

Ms. Shiverick questioned the amount of hardscape proposed and recommended adding some shade and creativity to the landscaping. Mr. Herman responded.

Mr. Small stated he agreed with Ms. Shiverick's assessment of the space.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project for one month to the July 25, 2018 meeting.

A discussion ensued about a possible alternate motion.

Ms. Shiverick asked about a proposed lighting plan. Ms. Visconti responded.

Motion carried 6-1 with Mr. Ives opposed.

B-065-2018 Demolition/New Construction

Address: 150 Worth Ave., #115A

Applicant: Hublot S.A.

Professional: David Montalba

Project Description: Interior tenant improvement to existing tenant's space. 467 GSF retail within the Esplanade, open to Worth Avenue. Scope includes millwork and furniture, finishes, electrical outlets and lighting fixtures, rework of HVAC and finishes and signage in storefront.

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

Nathanial King, Montalba Architects, presented the proposed architectural modifications for the commercial space.

Mr. Garrison asked about the material proposed for the storefront. Mr. King responded.

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

D. MINOR PROJECTS – OLD BUSINESS

A-012-2018 Modifications

Address: 500 Island Dr.

Applicant: Boldan Nowak

Professional: Steven Knight/Alexis Knight Architects, Inc.

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

A motion carried at the April meeting to defer the project for one month to the May 23, 2018 meeting. A motion carried at the May meeting to defer the project to the June 27, 2018 meeting.

Please note: This item was deferred to the July 25, 2018 meeting with the Item V. Approval of the Agenda.

E. MINOR PROJECTS – NEW BUSINESS

A-018-2018 Modifications

Address: 1632 S. Ocean Blvd.

Applicant: Maurice Pinsonnault Management, Inc.

Professional: Carlos A. Bonilla

Project Description: Requesting changes to the previously approved ARCOM plans: removal of shutters from windows, new garage door trim layout, removal of urns from parapet wall, new louvered gates and change design of main entry door. Additionally some other changes on the site plan and the landscape hardscape plan, mainly on the motor court layout.

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

Mr. Bonilla presented the architectural modifications for the residence.

Keith Williams, Nievera Williams Design, presented the modifications to the landscape and hardscape.

Mr. Ives was not in favor of the changes.

Mr. Zukov asked about the proposed changes to the doors and windows. Mr. Bonilla responded.

Mr. Garrison asked about the previous approval. Mr. Bonilla responded. A short discussion ensued about the existing home and the previously approved items.

Ms. Catlin asked if any of the proposed changes had been implemented. Mr. Bonilla responded.

Ms. Grace preferred the previously proposed garage doors and was in favor of keeping the shutters.

Mr. Corey was in favor of all of the changes. Ms. Shiverick agreed.

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

A-019-2018 Modifications

Address: 208 Sandpiper Dr.

Applicant: 208 Sandpiper LLC

Professional: Andres Paradelo/Paradelo Burgess Design Studio, LLC

Project Description: Revisions to the previously approved hardscape/landscape plans, addition of decorative driveway columns, a decorative gate in the front yard/along Sandpiper Drive and a generator wall enclosure/gates.

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

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

Ms. Shiverick questioned the Chippendale style gate. She asked about the proposed painted driveway columns. Mr. Paradelo responded.

Mr. Zukov asked if there were driveway gates proposed. Mr. Paradelo responded.

Mr. Corey questioned if the Commission needed more information to make their decision. Mr. Paradelo responded.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project for one month to the July 25, 2018 meeting to allow the architect to bring more information to the Commission. Motion carried unanimously.

A-020-2018 Modifications

Address: 1226 N. Lake Way

Applicant: Alan Marantz

Professional: Andres Paradelo/Paradelo Burgess Design Studio, LLC

Project Description: Improvements to the existing hardscape & landscape on the south side of the property, around the pool, generator wall enclosure and site wall/gate along the lake trail side of the property.

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

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

Mr. Garrison asked about the proposed fountain design. Mr. Paradelo responded.

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

A-022-2018 Additions/Modifications

Address: 151 Chilean Ave.

Applicant: David & Pamela Reyes

Professional: Ralph Cantin Architect, Inc.

Project Description: Construction of new black metal and wood pergola on second floor balcony facing east (side yard).

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

Mr. Cantin presented a request for the proposed pergola.

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

A-025-2018 Modifications

Address: 212 Coral Lane

Applicant: Linda Saville

Professional: Keith Williams/Nievera Williams Design

Project Description: Modification to landscape perimeter material due to lack of local availability and overall cost.

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

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

Ms. Shiverick preferred the previously proposed walkway. She also asked about the proposed hedge material. Mr. Williams responded.

Mr. Floersheimer asked Mr. Williams to clarify what approvals he was seeking. Messrs. Williams and Lindgren responded.

Mr. Corey was in favor of the hardscape changes and the hedge material however, he questioned the verticality in the landscape that had been removed. Mr. Williams responded. Mr. Garrison and Ms. Catlin agreed with Mr. Corey that more landscaping needed to be added on the south elevation.

Mr. Ives agreed with Ms. Shiverick's comments. Mr. Williams responded.

Motion made by Mr. Corey and seconded by Mr. Ives to approve the hardscape and the landscape to be staff approved with the consultation of Mr. Corey. Motion carried unanimously.

IX. **OTHER BUSINESS**

None

X. **ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

There were no comments heard at this time.

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

Mr. Lindgren stated that the month of July would have a very heavy project load and added that staff had reserved the Council Chambers the following day in event it is needed.

XII. **ADJOURNMENT**

Motion made by Mr. Ives and seconded by Mr. Corey to adjourn the meeting at 4:58 p.m. Motion carried with all in favor.

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

Respectfully Submitted,

Michael B. Small, Vice Chair
ARCHITECTURAL COMMISSION

kmc