



# TOWN OF PALM BEACH

## PLANNING, ZONING AND BUILDING DEPARTMENT

### MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, JULY 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 9:00 a.m.

#### II. ROLL CALL

Robert J. Vila, Chairman	PRESENT (left at 5:47 p.m.)
Michael B. Small, Vice Chairman	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	PRESENT
Maisie Grace, Member	PRESENT (left at 12:20 p.m.)
John David Corey, Member	PRESENT
Nikita Zukov, Member	ABSENT (unexcused)
Betsy Shiverick, Alternate Member	ABSENT (unexcused)
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. Catlin would be voting in the absence of Mr. Zukov.*

#### III. PLEDGE OF ALLEGIANCE

Chairman Vila led the Pledge of Allegiance.

#### IV. APPROVAL OF THE MINUTES FROM THE JUNE 27, 2018 MEETING

**Motion made by Mr. Small and seconded by Mr. Garrison to approve the minutes from the June 27, 2018 meeting. Motion carried unanimously.**

#### V. APPROVAL OF THE AGENDA

Mr. Small requested to amend the agenda with the deferral of the following projects to the August 22, 2018 meeting: B-034-2018, 901 N. Ocean Blvd., B-059-2018, 3100 S.

Ocean Blvd., B-060-2018, 211 Ocean Terrace, B-063-2018, 1178 N. Ocean Blvd. and A-019-2018, 208 Sandpiper Dr. Mr. Small also requested to withdraw the project A-012-2018, 500 Island Dr. from the agenda.

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

There were no comments heard at this time.

VIII. **PROJECT REVIEW**

A. **DEMOLITIONS AND TIME EXTENSIONS**

**B-046-2018 Demolition**

Address: 210 Miraflores Dr.

Applicant: 210 Miraflores Drive, LLC

Professional: Robert Bell

Project Description: Demolition of existing residence.

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

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

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

**Motion made by Mr. Small and seconded by Mr. Ives 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 unanimously.**

**B-075-2018 Demolition**

Address: 111 Atlantic Ave.

Applicant: Sandell Corporation

Professional: Keith Williams/Nievera Williams Design

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

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

Mr. Williams presented the proposed demolition of the existing residence, landscape and hardscape.

Mr. Vila asked about the intent of the property after demolition. Mr. Williams responded. Mr. Vila inquired about the Australian pines on the property. Mr. Williams responded and stated the intent was to keep the Australian pines as a hedge. Mr. Vila asked if the owner would consider removing the Australian pines and replace it with another species. Mr. Williams responded and stated they could replace the hedge with Clusia.

Ms. Grace asked if the hedge could remain during the demolition process. Mr. Williams agreed.

**Motion made by Mr. Corey and seconded by Mr. Ives to approve the demolition plans as presented with the caveats to remove all exotic and invasive plant species, to sod and irrigate the property within 30 days, and that the Australian pine hedges are removed. Motion carried unanimously.**

[B-076-2018 Demolition](#)

Address: 1540 N. Lake Way

Applicant: Mr. & Mrs. W. Stephen Murray

Professional: Gerard Beekman/Gramatan Corporation

Project Description: Application for the demolition of a 1948 bungalow on the north end.

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

James Hall, Gramatan Corporation, presented the proposed demolition of the existing residence, landscape and hardscape.

Mr. Small inquired about the future intent of the property. Mr. Hall responded.

Ms. Grace asked about the trees that would remain after demolition. Mr. Hall responded with an explanation of the landscaping to remain.

**Motion made by Mr. Ives and seconded by Mr. Corey 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 unanimously.**

[B-079-2018 Demolition](#)

Address: 1464 N. Ocean Blvd.

Applicant: Mr. Howard Goldberg

Professional: Don Skowron

Project Description: Demolition of an existing one story residence, hardscape and landscape.

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

Mr. Skowron presented the proposed demolition of the existing residence, landscape and hardscape. Mr. Skowron spoke about his conversations with the surrounding neighbors about the landscape to remain. Mr. Skowron presented an alternate plan for the landscape removal on the overhead projector.

Ms. Grace asked if the site wall on N. Ocean Blvd. would remain after demolition. Mr. Skowron responded.

Mr. Small introduced a letter from a neighbor, Allison Brown, expressing a few concerns.

John Dotterer, 1470 N. Ocean Blvd., stated he was in agreement with the new plan and inquired about a possible written agreement of the conditions of approval between the applicant and the Town. Mr. Lindgren stated the alternate demolition plan would be placed in the record and used during the permitting process.

Allison Brown, 1465 Laurie Ln., expressed her concern about the possible vermin in the current home as well as the future intent of the property. Mr. Lindgren stated that as part of the permitting process, the contractor would need to verify that the property is vermin free.

**Motion made by Mr. Small and seconded by Mr. Garrison 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 unanimously.**

**B-080-2018 Demolition**

Address: 1332 N. Ocean Blvd.

Applicant: Avery PB Realty Trust – Vickie Giardina

Professional: John M. Melhorn

Project Description: Complete demolition of two-story residence, site walls, and hardscape – per demolition plan. Timely installation of sod and irrigation of entire lot to follow.

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

Mr. Melhorn presented the proposed demolition of the existing residence, landscape and hardscape.

Mr. Small asked about the existing home and if a unity of title existed with the adjoining property. Mr. Melhorn responded.

Mr. Ives suggested repurposing some of the material in the existing home.

**Motion made by Mr. Ives and seconded by Mr. Corey 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 unanimously.**

**B. MAJOR PROJECTS – OLD BUSINESS  
B-008-2018 Demolition/New Construction**

Address: 232 Seabreeze Ave.

Applicant: Jim & Robin Carey

Professional: MP Design and Architecture

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. ***\*Please note: there has been change in professionals for this project.***

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. A motion carried at the June meeting to defer the project to the July 25, 2018 meeting at the request of the architect.

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

Michael Perry, MP Design and Architecture, presented the proposed architectural plans for the new residence.

Ms. Grace asked about the band detail under the second floor windows. Mr. Perry explained the details of the cornice. Ms. Grace thought the proposed materials and colors were a bit cold for the neighborhood.

Ms. Catlin thought the proposed home was a good transition on the streetscape. She was in favor of the front balcony but recommended using less bare space between the belt course and the first story windows.

Mr. Ives stated he appreciated the details in the plans. He thought the home could use a little more charm and quirkiness in its design.

Mr. Corey agreed with Mr. Ives. He liked the design but thought the house needed more quirkiness. Mr. Corey suggested that the architect consider a side entrance and requested a cross section of the lot. He questioned the proposed

height of the house in the rendered elevations, the proposed banding and the placement of the downspouts.

Mr. Garrison requested a cross section of the lot. Mr. Garrison also recommended removing the banding and adding cast stone for the window trim.

Ms. Grace inquired about the zinc coated copper roof. Mr. Perry stated he had changed the roof material to a gray cement tile.

Mr. Vila stated the new design was a vast improvement.

Jedidiah Hall, Nievera Williams Design, presented the proposed landscape and hardscape design for the new residence.

Mr. Corey was in favor of the proposed Rusty Fig tree but questioned its location as well as the Date Palms in the front of the home. He suggested adding Date Palms near the pool cabana for some added shade. Mr. Corey requested that the rendered elevations be based on the crown of the road at the next presentation.

Ms. Grace was in favor of the landscaping layout in the rear but questioned the landscaping in the front of the home. She thought that the proposed front landscaping added to the verticality of the home. Ms. Grace asked that some color be added to the landscaping.

Mr. Vila suggested adding color to the landscaping.

**Motion made by Ms. Grace and seconded by Mr. Corey to defer the project for one month to the August 22, 2018 for a restudy based on the comments from the Commissioners. Motion carried unanimously.**

Mr. Perry told the Commissioners that the demolition of the previous home had already taken place. He added that a site wall to the west was to be built in an agreement with the neighbor. He asked the Commission if they would approve the west wall so that it could be built for the neighbor.

**A second motion made by Mr. Small and seconded by Mr. Ives to amend the landscape demolition plan to include the approval of the construction of a west site wall. Motion carried 6-1 with Mr. Corey opposed.**

Ms. Grace asked if the wall could present a problem once the cross sections of the lot are obtained. Mr. Perry stated that the site wall is limited by the neighbor's grade.

Mr. Lindgren stated he would administratively amend the landscape demolition plan to include the wall.

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. A motion carried at the June meeting to defer the project for to the July 25, 2018 meeting to allow the architect to incorporate the comments from the Commissioners into the design.

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

Frank Lynch, attorney on behalf of Patrick and Lillian Carney, reviewed a comparison of 15 homes on 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.

Mr. Ives questioned the design of the proposed gables and thought some restudy was still needed in the design.

Ms. Grace appreciated the changes made. She questioned the gables on the home as well as the mass of the house and the placement on the lot. She recommended distributing some of the mass by using a modular approach in the design.

Mr. Small agreed with the concerns expressed by Mr. Ives and Ms. Grace. Mr. Small provided comments in opposition to the comments made by Mr. Lynch. Mr. Small expressed concern about the massing of the proposed home.

Ms. Catlin was in favor of the changes and thought the new design was more in harmony with the surrounding neighbors. She recommended pulling in the mass in the middle of the home, away from the side setbacks. Mr. Ménard responded. Ms. Catlin provided further explanation for her request for larger side setbacks.

Mr. Corey asked Mr. Ménard where the house had been reduced. Mr. Ménard responded. Mr. Corey asked Mr. Lynch if the garage space was included in the

FAR numbers that were quoted. Mr. Lynch responded. Mr. Corey provided a suggestion for removing the guesthouse from the main house.

Mr. Garrison expressed a concern about the home being designed by the Commission. Mr. Garrison thought that a reduction of one or two feet in the setback would not be noticeable. Mr. Garrison thought the Commission should make a decision on the project as he thought it was unfair to the professionals and the applicant to return to the Commission each month.

Mr. Floersheimer questioned the fairness of the video shown by Mr. Lynch due to the thick landscape rendered in the video.

Ms. Grace inquired about the 20 percent reduction of the home. Mr. Ménard stated a 20 percent reduction had been made since the beginning presentation.

Mr. Vila agreed with Mr. Garrison that it was not fair to the property owners to stall the project. He thought the Commission needed to make a decision.

Greg Kino, Attorney representing Joan and Murray Goodman, expressed concern about the mass, scale and north side setback in the current design. Mr. Kino stated his opposition with the FAR calculations provided by Mr. Lynch.

Gene Pandula, Architect, stated that from his perspective, most of the mass reduction had been in the basement space. He also stated that the main concerns of the design were the mass, placement of the home on the lot, and setbacks.

Carter Pottash, 1029 N. Ocean Blvd., provided his opposition to the project.

Mr. Lynch provided a comparison of Mr. Pottash's home to the home proposed.

Ms. Grace stated she would be willing to make a motion to deny the home unless the applicant would like a deferral.

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

**Motion made by Ms. Grace and seconded by Mr. Corey to deny the project B-030-2018 based upon the failure to comply with the criteria in Section 18-205 of the Code, particularly paragraphs a(1), a(4), a(6), a(7) and a(9).**

Mr. Lynch expressed concern about the ability to develop the property.

**Motion carried 4-3 with Messrs. Garrison, Ives and Ms. Catlin opposed.**

*Please note: A short break was taken at 10:55 a.m. The meeting resumed at 11:15 a.m.*



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

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

Address: 901 N. Ocean Blvd.

Applicant: PBB Island Properties, LLC

Professional: 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. A motion carried at the June meeting to defer the project to the July 25, 2018 meeting at the request of the architect.

***Please note: This item was deferred to the August 22, 2018 meeting with the Item V. Approval of the Agenda.***

[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. A motion carried at the June meeting to approve the architecture with conditions 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 façades.

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

Tim Johnson, Fernando Wong Outdoor Living Design, presented the modifications to the landscape and hardscape plan. He presented material samples for the hardscape.

Mr. Corey asked about the additional landscaping on side façades. Mr. Johnson provided further explanation of the trees added.

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

[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.

A motion carried at the June meeting to defer the project to the July 25, 2018 meeting for restudy.

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

Mr. Baumoehl presented the architectural modifications to the commercial space.

Mr. Vila confirmed that the proposal was to cover the granite piers with stainless steel. Mr. Baumoehl confirmed that was his proposal.

Mr. Ives was in favor of the storefront finishes proposed but was not in favor of the proposed awning color.

Mr. Corey was in favor of the proposed awning but was not in favor of the window and storefront design.

Mr. Vila was not in favor of the stainless steel proposed for the storefront as well as the proposed awning.

Mr. Grace stated she preferred the storefront windows to be consistent with the other windows in the building.

George Sharoubim, owner of Giorgio's, explained his design for his store and advocated for his proposal. He presented material samples to the Commissioners.

Ms. Catlin asked for clarification for the granite design. Mr. Baumoehl explained the reasons for the cladding of the granite and provided a history of the building's awnings. Ms. Catlin was in favor of the awnings and the brushed stainless steel proposed but added that she was not in favor of covering the granite piers.

Mr. Garrison was in favor of the storefront changes with only covering the center granite pier. He was not in favor of the proposed awning.

Mr. Castro questioned the size of the proposed signage.

Mr. Vila thought it was important for businesses to identify their brand and thought that could be done in the window spaces.

A discussion ensued regarding other storefronts in the building.

**Motion made by Mr. Corey and seconded by Mr. Small to defer the project for one month to the August 22, 2018 meeting to develop a solution with bronze anodized aluminum to match the rest of the building as well as a new awning in uniform with the other awnings.**

Mr. Sharoubim expressed concern for not being able to design his store. Mr. Baumoehl presented a compromise of removing the proposed cladding from the granite while using the brushed stainless steel within the piers.

A discussion ensued about keeping uniformity in the building.

Mr. Baumoehl asked for an approval rather than a deferral and suggested a compromise for an approval.

**Motion amended by Mr. Corey and seconded by Ms. Grace to approve the project with the use of bronze anodized aluminum with a gray awning. Motion carried 4-3 with Messrs. Small, Ives and Ms. Catlin opposed.**

#### [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.

A motion carried at the June meeting to approve the demolition request. A second motion carried to defer the project to the July 25, 2018 meeting for restudy.

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

Mr. Segraves stated the demolition was approved in June but he did not present the architectural plans for the new construction. He introduced Daniel Clavijo from his office.

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

Mr. Corey was in favor of the design of the home. He asked about the proposed fireplaces. Mr. Clavijo responded. Mr. Corey expressed concern about the home's placement closer to the street. He suggested moving the home back from the front setback. There was a short discussion about the home's placement on the lot.

Mr. Ives agreed with Mr. Corey's comments. Mr. Ives provided a suggestion for the one story section of the home.

Mr. Vila thought the design was overall successful but expressed concern about the one story section. He thought that the home should meet the front setback uniformity on the street.

There was a short discussion about the front setback.

Steve West, Parker Yannette Design Group, presented the proposed landscape and hardscape plans for the new residence.

Mr. Corey was in favor of the landscape plan but questioned the choice of pavers proposed.

Mr. Vila asked about the proposed roof color and questioned whether the owner would consider a lighter roof color. Mr. Clavijo responded.

**Motion made by Ms. Grace and seconded by Mr. Corey to defer the project for one month to the August 22, 2018 meeting for a restudy based on the comments from the Commissioners. Motion carried unanimously.**

**B-059-2018 Modifications**

Address: 3100 S. Ocean Blvd.

Applicant: Palm Beach Hampton Condominium Association

Professional: Jerome Baumoehl/Jerome Baumoehl 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.

A motion carried at the June meeting to defer the project to the July 25, 2018 meeting for restudy.

***Please note: This item was deferred to the August 22, 2018 meeting with the Item V. Approval of the Agenda.***

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.

A motion carried at the June meeting to defer the project to the July 25, 2018 meeting for restudy.

***Please note: This item was deferred to the August 22, 2018 meeting with the Item V. Approval of the Agenda.***

B-061-2018 New Construction

Address: 261 Nightingale Trail

Applicant: Jeffrey A. Cole Trust

Professional: Ralph Cantin Architect, Inc.

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

A motion carried at the June meeting to defer the project to the July 25, 2018 meeting for restudy.

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

Mr. Cantin introduced the owner, Jeffrey Cole.

Mr. Cole expressed appreciation for the comments from the Commission at the last meeting and discussed the changes made to the project.

Mr. Cantin presented the modified architectural plans for the proposed residence.

Mr. Ives inquired about the style of the new home. Mr. Cantin responded.

Mr. Garrison asked about the proposed house colors. Mr. Cantin showed the Commission a color sample. Mr. Garrison stated he was in favor of the changes.

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

Mr. Corey asked about the proposed royal palms in the front of the home. Mr. Lang responded. Mr. Corey stated he was not in favor of the royal palms as he thought they were too tall. Mr. Corey was in favor of the house design but provided a suggestion for the front door.

Mr. Vila agreed with Mr. Corey and thought the front door design should be revisited. He questioned the topiary trees and other landscape items proposed. Mr. Lang responded.

Mr. Cantin discussed the intent behind his front door design.

**Motion made by Mr. Small and seconded by Mr. Garrison to approve the architecture as presented and to defer the landscape for one month to the August 22, 2018 meeting based on the comments from the Commission. Motion carried 5-2 with Messrs. Ives and Corey opposed.**

*Please note: Ms. Grace left the meeting at 12:20 p.m. Mr. Floersheimer voted in the absence of Ms. Grace.*

**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.

A motion carried at the June meeting to approve the demolition request. A second motion carried to defer the project to the July 25, 2018 meeting for restudy.

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

Harry Gilbert, with Steven Bruh Architect, presented the architectural modifications for the new residence.

Mr. Corey asked about the massing of the proposed roof. Mr. Gilbert responded. Mr. Corey was in favor of the design but questioned the height of the roof.

Mr. Vila was in favor of the roof heights. Mr. Vila questioned the roof over the den and thought the design was inadequate. Mr. Vila recommended making the cricket larger in that area. Mr. Gilbert agreed.

Mr. Vila asked about the proposed roof material. Mr. Gilbert presented a sample of the roof material.

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

*Please note: A lunch break was taken at 12:26 p.m. The meeting resumed at 1:34 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.

A motion carried at the June meeting to approve the demolition request. A second motion carried to defer the project to the July 25, 2018.

***Please note: This item was deferred to the August 22, 2018 meeting with the Item V. Approval of the Agenda.***

C. MAJOR PROJECTS – NEW BUSINESS

B-069-2018 Additions/Modifications

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

Address: 6 Via Los Incas

Applicant: Sean Healey

Professional: Daniel Kahan/Smith and Moore Architects, Inc.

Project Description: New second story addition over existing one-story space. Replace existing pool cabana.

VARIANCE INFORMATION: Applicant is proposing to construct a 2,170 square feet second story addition over the existing first floor for a master bedroom suite and terrace and demolish an existing pool cabana and awning and replace it with a smaller 348 square foot cabana that will require the following variances: 1) a cubic content ratio ("CCR") of 5.29 in lieu of 5.21 existing and the of the 3.81 maximum allowed in the R-B Zoning District. 2) Allow the existing lot coverage to remain non-conforming at 31.9% in lieu of the 32.9% existing and the 25% maximum allowed.

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

Mr. Kahan presented the proposed architectural plans for the residence.

Mr. Vila asked Mr. Kahan if there was a landscape plan for the property. Mr. Kahan stated that the landscape would remain as is.

Mr. Kahan presented the proposed sample materials.

Ms. Catlin stated she was in favor of the project. Mr. Garrison agreed.

Mr. Garrison asked about the window on the front façade. Mr. Kahan stated he could add shutters to the window. Mr. Garrison was in favor of that solution.

Mr. Corey asked if the proposal was to change all of the cladding on the home. Mr. Kahan responded. Mr. Corey questioned the proportions of the second floor rear balcony.

Mr. Vila was in favor of the proposed design.

**Motion made by Ms. Catlin and seconded by Mr. Ives that implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried 6-1 with Mr. Corey opposed.**

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

**B-070-2018 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: 168 Seabreeze Ave.

Applicant: FBDD Property Corp.

Professional: Peter Papadopoulos/Smith and Moore Architects, Inc.

Project Description: Demolition of existing two-story residence and accessory building, hardscape elements and landscape. New two-story residence. New swimming pool, final landscape and hardscape.

SITE PLAN REVIEW INFORMATION: Site Plan Review to allow the construction of a 3,644 square foot, two-story, single family house on a non-conforming platted lot which is 92 feet in width in lieu of the 100 foot width required in the R-B Zoning District.

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

Mr. Papadopoulos presented the proposed demolition for the residence.

Keith Williams, Nievera Williams Design, presented the proposed demolition for the landscape and hardscape.



**Motion made by Mr. Small and seconded by Mr. Corey 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 unanimously.**

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

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

Mr. Ives was in favor of the plans for the new residence. Mr. Ives questioned whether the entrance pattern for the hardscape was too elaborate. Mr. Williams stated he could revisit the issue.

Mr. Garrison thought the design would be a nice addition to the neighborhood. Mr. Garrison asked about the location of the transformer and the trees in the rear yard's right of way. Mr. Papadopoulos responded.

A short discussion ensued about the location of the transformer.

Mr. Corey was in favor of the design. Mr. Corey also questioned the paving design on the front of the entrance. He asked about the landscape plan to the east of the driveway. Mr. Williams responded and explained the landscape design.

Mr. Vila asked if the garage doors would mechanically open. Mr. Papadopoulos confirmed they would open in that manner.

Mr. Catlin agreed with Messrs. Ives and Corey on the front paving design.

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

#### B-071-2018 New Construction

Address: 624 Island Dr.

Applicant: Five Girls Rule, LLC

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

Project Description: Construction of a new two-story residence with pool. Final landscape and hardscape.

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

Angie Janesheski, Smith and Moore Architects, Inc., presented the proposed architectural plans for the new residence.

Mr. Ives was in favor of the design but made a suggestion for the front entry gate. Ms. Janesheski presented an alternate gate design on the overhead projector. Mr. Ives also was in favor of the private garden in the rear.

Ms. Catlin was in favor of the overall design. She stated that she felt the front gate and wall design were too heavy for the location. She questioned how the private garden in the rear would be viewed from the waterway.

Mr. Corey thought the house was too massive for the lot and needed to be reduced.

Mr. Ives argued that some of the features in the design style could present themselves as being large.

Mr. Small agreed with Mr. Ives and was in favor of the design and front wall. Mr. Small questioned the wall in the rear garden.

Mr. Garrison agreed with Mr. Corey. He questioned the size of the proposed home for the lot and thought the front wall and gate were too foreboding.

Mr. Vila thought the design, detailing and concept were superb. He questioned the front gate design and suggested making it more transparent to allow others to enjoy the architecture.

Ms. Janesheski presented two alternate gate designs, one shorter in its design and the other with an arched gate.

Keith Williams, Nievera Williams Design, presented the proposed landscape and hardscape design for the new residence.

Mr. Vila asked about the plantings that would provide color in the landscaping. Mr. Williams responded. Mr. Vila asked Mr. Williams if he considered adding plantings that would provide scent to the front streetscape. Mr. Williams responded.

Ms. Catlin asked about the landscaping proposed for the wall in the garden. Mr. Williams responded.

Mr. Vila suggested a redesign of the gate to follow more closely to the Mizner gate shown in the inspiration photographs.

**Motion made by Mr. Ives and seconded by Ms. Catlin to approve the project as presented with the caveat that the architect return to the Commission at the August 22, 2018 meeting with an alternate design of the front gate. Motion carried 5-2 with Messrs. Garrison and Corey opposed.**

B-072-2018 Demolition/New Construction

Address: 272 Southland Rd.

Applicant: M. Carl Johnson III Trust

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

Project Description: Demolition of an existing two-story residence and pool.

Construction of a new two-story residence with pool. Final hardscape and landscape.

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

Angie Janesheski, Smith and Moore Architects, Inc., presented the proposed demolition for the existing residence.

Daniel Sugg, Sugg Design Studio, presented the proposed demolition for the landscape and hardscape.

**Motion made by Mr. Small 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.**

Mr. Corey asked if the two Live Oak trees could be saved. Mr. Sugg responded and stated that they could not be saved.

**Ms. Catlin seconded the motion. Motion carried 6-1 with Mr. Corey opposed.**

Angie Janesheski, Smith and Moore Architects, Inc., presented the proposed architectural plans for the new residence.

Ms. Catlin was in favor of the design and thought it worked in the area. Mr. Vila agreed.

Daniel Sugg, Sugg Design Studio, presented the proposed landscape and hardscape plan.

Mr. Floersheimer inquired about the allotted backup space from the garage. Mr. Sugg responded. Mr. Floersheimer was not in favor of the front door proposed. Ms. Janesheski responded.

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

B-073-2018 Demolition/New Construction

Address: 1556 N. Ocean Blvd.

Applicant: Pearls of the Palm Beaches, LLC

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Demolition and new construction of two-story island style home to be approximately 4,700 square feet. Final landscape and hardscape to be included.

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

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

Don Skowron, Don Skowron Inc., presented the proposed demolition for the landscape and hardscape.

**Motion made by Ms. Catlin and seconded by Mr. Ives 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.**

Mr. Garrison asked about the intent of the lot prior to new construction. Mr. Segraves responded.

**Motion carried unanimously.**

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

Ms. Catlin suggested adding shutters to two of the windows on the second floor, west elevation.

Mr. Corey asked about the gable design on the east elevation and stated he thought the fascia looked thin. Mr. Segraves explained the design of the gable but agreed to make the change suggested.

Mr. Vila asked about the lack of gutters in the design. Mr. Segraves provided an explanation for the design.

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

Mr. Vila asked about the plant material choices. Mr. Skowron responded. Mr. Vila asked Mr. Skowron about his proposed material for the garden pathway. Mr. Vila provided suggestions for material to be used for the pathway.

Mr. Garrison asked about the proposed change in grade from the street to the first floor of the home. Mr. Skowron responded. Mr. Garrison asked more about the west to east grade of the lot. Mr. Skowron responded. Mr. Garrison asked about the proposed wall and its installation next to the neighbor's existing landscape. Mr. Skowron provided explanation on the installation of the proposed wall.

Mr. Corey was in favor of the house and the landscaping. He asked if the landscape architect considered adding more buffering around the garage. Mr. Skowron recommended adding a few curving coconut palms.

Mr. Lindgren stated that the plans do not indicate the safe triangles for the curb cut on N. Ocean Blvd. He added that the curb cut would need approval from the Public Works Department and would need to be added to the landscape plans. Mr. Segraves stated he spoke to Paul Brazil about the curb cut who indicated that some allowances would be given due to the sight triangle's location near the inlet. Mr. Segraves stated the Mr. Skowron would adjust the driveway according to the safe sight triangles. Mr. Lindgren stated that the landscaping would be greatly affected in this area.

Mr. Vila asked Mr. Skowron what he would propose for the area in light of required the sight triangles. Mr. Skowron stated he would need to restudy the plan.

**Motion made by Mr. Corey and seconded by Mr. Small to approve the architectural portion of the project as presented with the landscaping portion to return to the August 22, 2018 meeting for a restudy of the curb cut on N. Ocean Blvd. Motion carried unanimously.**

[B-074-2018 Modifications](#)

Address: 735 Island Dr.

Applicant: Ocean Island One, LLC

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: Change the existing flat red roof tile to natural gray slate. Change the cast stone to natural stone. Replace the existing Hartman wood windows with Tischler units of the same style. Change the concrete pavers in the motor court to natural stone, pattern to remain the same. Any associated changes.

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

Mr. Kirchhoff presented the architectural modifications to the existing residence. Mr. Kirchhoff presented material samples for the proposed changes.

Mr. Vila asked about the proposed roof materials. Mr. Kirchhoff responded.

Mr. Garrison was in favor of the proposed changes.

Mr. Ives thought the changes were acceptable.

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

B-077-2018 Demolition/New Construction

Address: 230 N. Ocean Blvd.

Applicant: 230 North Ocean, LLC

Professional: Jose Luis Gonzalez-Perotti/ Portuondo Perotti Architects, Inc.

Project Description: Existing two-story residence to be demolished. New two-story Mediterranean residence to be proposed including related hardscape/landscape, site work and pool.

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

Rafael Portuondo, Portuondo Perotti Architects, Inc., presented the proposed demolition for the existing residence.

Mr. Garrison asked about the features on the existing home and questioned whether they could be rebuilt today. Mr. Castro responded.

John Lang, Lang Design Group, presented the proposed demolition for the landscape and hardscape.

**Motion made by Mr. Corey and seconded by Mr. Ives 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 5-2 with Messrs. Garrison and Small opposed.**

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

Mr. Vila was in favor of the new design and complimented the architect on the details in his design. Mr. Garrison agreed and added the house was planned well and very detailed.

Mr. Portuondo presented proposed material samples for the new residence.

Mr. Corey was in favor of the project. He asked about the parapet design. Mr. Portuondo responded. He felt the parapet design was too heavy.

Mr. Floersheimer asked about the proposed cubic content ratio and square footage. Mr. Portuondo responded.

Ms. Catlin thought the home was elegant and well proportioned.

John Lang, Lang Design Group, presented the proposed demolition for the landscape and hardscape. Mr. Lang read in the record an agreement with the neighbor to the south regarding the landscaping plan for privacy.

Mr. Vila stated he was in favor of the proposed hedge material. Mr. Vila complimented the landscape architect on the proposed design.

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

B-078-2018 New Construction

Address: 259 Pendleton Ave.

Applicant: Llewellyn Legacy, LLC. (Elizabeth Tilney)

Professional: Jacqueline Albarran/ SKA Architect + Planner

Project Description: New two-story main house with one-story guesthouse connected by pergolas. Flat red clay roofs, bronze aluminum impact windows and doors with stucco surrounds. New driveway, patios, pool and landscaping.

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

Ms. Albarran presented the proposed architectural plans for the new residence. Ms. Albarran showed an alternate front entrance design as well as photographs of the existing conditions on the overhead projector.

Ms. Catlin thought the house was well designed and placed well on the lot. She stated she preferred the alternate front door design.

Mr. Ives asked about the window alignment on the south elevation. Mr. Albarran responded.

Mr. Corey was in favor of the front setback proposed. He stated he preferred the alternate front door design. He questioned the front facing, bay windows proposed for the guesthouse. Ms. Albarran explained the purpose for the window design.

Mr. Garrison was in favor of the alternate front door design proposed.

Fernando Wong, Fernando Wong Outdoor Living Design, presented the proposed landscape and hardscape plans for the new residence.

Mr. Corey was in favor of the front landscape plan. He asked for confirmation that there would be a significant buffers on the east and west elevations. Mr. Wong stated he was confident the landscape would be appropriate buffers.

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

B-081-2018 Demolition/New Construction

Address: 1585 N. Lake Way

Applicant: Joann Gerstein

Professional: Roger Janssen/Dailey Janssen Architects

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

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

Mr. Janssen presented the proposed demolition for the existing residence.

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

**Motion made by Mr. Corey and seconded by Mr. Ives 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 unanimously.**

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

Ms. Catlin asked about the proposed space between the second story windows and the rafters. Mr. Janssen responded and explained his design. Ms. Catlin made a suggestion for two-second story windows on the north elevation. She inquired about the anchoring of the window in the stair tower on the west elevation. Mr. Janssen responded.

Mr. Garrison was in favor of the design but recommended using stone for the trim work, especially around the front door. Mr. Janssen responded.

Mr. Corey was in favor of the siting of the house and the overall design. He recommended making the front door more prominent.

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

Mr. Small asked about the landscaping proposed for the southwest corner of the property. Mr. West responded.

Mr. Corey was in favor of the landscape plan.

Ms. Catlin was in favor of the landscape plan and complimented the landscape architect on the details provided in the plan.

**Motion made by Ms. Catlin and seconded by Mr. Corey to approve the project as presented with the caveat to include a stone surround around the front door. Motion carried unanimously.**

*Please note: A short break was taken at 4:40 p.m. The meeting resumed at 4:49 p.m.*



[B-082-2018 Demolition/New Construction](#)

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

Address: 456 S. Ocean Blvd.

Applicant: 456 S. Ocean LLC

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Demolition of existing restaurant with construction of Townhomes, landscape, hardscape and pools.

SITE PLAN REVIEW INFORMATION: A request for Site Plan Review to construct a two-story, four (4) unit, townhouse building group with associated swimming pools and hardscape. Each unit will be approximately 8,800 square feet with basement garages. The following variances are being requested: 1. A request for a variance to allow the maximum building dimension of the building group to be 184.16 feet in length in lieu of the 150 foot maximum length allowed for a townhouse building group. 2. A request for a variance to not provide 25% of the building to be setback an additional 10 feet from the front setback along South Ocean Boulevard.

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

Mr. Janssen presented the proposed demolition for the existing commercial building.

Chuck Yannette, Parker Yannette Design Group, presented the proposed demolition for the landscape and hardscape.

**Motion made by Mr. Corey and seconded by Mr. Ives 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 unanimously.**

Rob Frisbie, Frisbie Group, presented their goals and intentions in the proposed multi-family project. He explained the proposed variances requested.

Mr. Vila asked about the proposed variance for the pergola. Mr. Janssen responded.

Mr. Small asked about the setbacks from S. Ocean Blvd. in relation to the Winthrop House and the apartment building to the south. Mr. Janssen responded.

Mr. Janssen provided more explanation on the variance requested. A short discussion ensued about the variances requested.

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

Mr. Janssen presented the architectural plans for the proposed multi-family residence.

Mr. Ives thought the proposed architectural style was too dissimilar for the area.

Ms. Catlin was in favor for the overall plan but agreed with Mr. Ives about the architectural style.

Mr. Small asked about the proposed new home adjacent to the project. Mr. Janssen responded. Mr. Small was in favor of the plan but suggested a different architectural style for the proposed units.

Mr. Corey agreed with Mr. Small and thought the surrounding area was predominantly in the Mediterranean style. He recommended a restudy of the rear driveway spaces.

Mr. Garrison was in favor of the overall plan but expressed concern about the rear driveway spaces as well.

Mr. Floersheimer inquired about guest parking. Mr. Janssen responded.

Mr. Vila complimented the Frisbie family in being generous in their development of the property. He recommended adding more color and thought the design style should reflect Palm Beach.

Mr. Janssen discussed his rationale on the design style chosen.

**Motion made by Mr. Small and seconded by Mr. Ives to defer the project for one month to the August 22, 2018 meeting for a restudy of the project based on the comments from the Commission. Motion carried unanimously.**

Suzanne Frisbie, Frisbie Group, asked for feedback for the proposed project. The Commissioners responded and stated their comments were in the record.

#### B-083-2018 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: 210 Miraflores Dr.

Applicant: 210 Miraflores Drive, LLC

Professional: Pat Segraves/SKA Architect + Planner

Project Description: New construction of two-story island style home to be approximately 4,400 square feet. Final landscape and hardscape to be included.

SITE PLAN REVIEW INFORMATION: Special Exception and Site Plan Review to allow the construction of a 4,381 square foot, two-story, single family house on a non-conforming lot, comprised of a portion of a platted lot, which is 90 feet in width in lieu of the 100 foot depth required in the R-B Zoning District.

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

Mr. Segraves discussed the site plan review required for the property. Mr. Segraves introduced Daniel Clavijo from his office.

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

Mr. Ives thought the design needed more identity and character.

Mr. Garrison thought the house had no charm or details and thought the proposed home needed a complete redesign.

Mr. Corey agreed with Messrs. Ives and Garrison. He thought the design lacked charm and design. He thought the window proportions needed to be restudied and added the second story was top heavy. He questioned the front facing garage design.

Mr. Small was in agreement with all of his fellow Commissioners.

**Motion made by Mr. Corey and seconded by Mr. Garrison for a one-month deferral to the August 22, 2018 meeting for a complete restudy. Motion carried unanimously, 6-0.**

*Please note: Mr. Vila left at 5:47 p.m. and did not vote on this project.*

**B-085-2018 Modifications**

Address: 1460 N. Lake Way

Applicant: P.W. Starret

Professional: John Lang/Lang Design Group

Project Description: Refurbishment to existing hardscape and landscape, site walls and new pool.

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

Mr. Lang presented the proposed modifications for the hardscape and landscape design.

**Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented. Motion carried 6-0, 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. A motion carried at the June meeting to defer the project for one month to the July 25, 2018 meeting at staff's request.

***Please note: This item was withdrawn from the agenda with Item V. Approval of the Agenda.***

[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.

A motion carried at the June meeting to defer the project to the July 25, 2018 meeting to allow the architect to bring more information to the Commission.

***Please note: This item was deferred to the August 22, 2018 meeting with the Item V. Approval of the Agenda.***

E. [MINOR PROJECTS – NEW BUSINESS](#)

[A-023-2018 Modifications](#)

Address: 221 & 231 Royal Poinciana Way, 214 & 216 Sunset Ave.

Applicant: T3 Family Investments, LLC

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Proposed exterior modifications to building numbers 2, 3, 4 and 6.

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

Cody Crowell, Frisbie Group, introduced the project and the changes proposed.

Jason Skinner, Dailey Janssen Architects, presented the proposed architectural modifications for the project.

Mr. Garrison was in favor of all of the changes with the exception of the fixed windows in the restaurant on the south elevation of building three.

Mr. Corey was in favor of the changes but agreed with Mr. Garrison and was not in favor of the proposed fixed windows in the restaurant loggias.

Mr. Ives delineated all of the changes he thought were acceptable and those that were unacceptable.

Ms. Catlin stated she thought most of the changes were acceptable aside from the enclosing of the restaurant loggias as well as enlarging the ventilation grills on building six.

Mr. Crowell further advocated for the addition of the windows in the restaurant loggia spaces.

**Motion made by Mr. Corey and seconded by Mr. Garrison to approve the project as presented with the exception of the enclosure of the two loggias in building three. Motion carried with 4-2 with Messrs. Ives and Floersheimer opposed.**

[A-024-2018 Additions/Modifications](#)

Address: 202 Kenlyn Rd.

Applicant: William & Victoria Johnston

Professional: Raphael Rodriguez/Studio SR Architecture & Design

Project Description: Proposed rear yard landscaping, hardscaping & lap pool.

New structure will be a 15 x 15 one story gazebo centered on new lap pool.

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

Mr. Rodriguez presented the proposed architectural modifications of the design.

Mr. Ives stated he was in full support of the project.

Rafael Saladrigas, Studio SR Architecture & Design, stated that the landscape architect could not attend the meeting but sent a letter with the changes should the Commission request any additional information.

**Motion made by Mr. Ives and seconded by Mr. Floersheimer to approve the project as presented. Motion carried 5-0, unanimously.**

*Please note: Mr. Corey was not in the room for this vote.*

[A-026-2018 Modifications](#)

Address: 1495 Via Manana

Applicant: Michael & Laura Anthony

Professional: Luis C. Maury, P.E.

Project Description: Remove existing railing on second floor and sundeck.

Replace with new railing.

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

Az Lev-Har, Bessenroth Builders, presented the architectural modifications for the existing residence.

Mr. Floersheimer asked if the railings were visible from the street. Mr. Lev-Har responded.

There was a short discussion about the existing and proposed railings.

**Motion made by Mr. Garrison and seconded by Ms. Catlin to approve the project as presented. Motion carried 4-2 with Messrs. Ives and Corey opposed.**

[A-028-2018 Modifications](#)

Address: 3031 S. Ocean Blvd.

Applicant: Georgette Dejesus for Palm Beach Resort & Beach Club

Professional: Robert Terry/AAA Door Company

Project Description: Replace existing entry doors to units (29) with plastpro smooth 6 panel fiberglass impact door units.

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

Ms. Dejesus presented the new doors and locks proposed for the resort.

Mr. Lindgren stated that since the proposed door is a synthetic product, it would need the approval of the Commission.

Mr. Garrison asked about the proposed color of the door. Ms. Dejesus stated the doors would be white.

Mr. Corey asked if all of the doors would be replaced. Ms. Dejesus stated that they are replacing all of the doors.

**Motion made by Ms. Catlin and seconded by Mr. Ives to approve the project as presented. Motion carried 6-0, unanimously.**

IX. [OTHER BUSINESS](#)

Mr. Lindgren provided explanation for his request for clarification on Mr. Corey's motion on the project A-023-2018.

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. Ives asked if the changes for the Recreation Center would return to the Architectural Review Commission. Mr. Lindgren stated that the Commission would see them soon.

XII. **ADJOURNMENT**

**Motion made by Mr. Ives and seconded by Mr. Corey to adjourn the meeting at 6:37 p.m. Motion carried 6-0, unanimously.**

The next meeting will be held on Wednesday, August 22, 2018 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

Robert J. Vila, Chairman  
ARCHITECTURAL COMMISSION

kmc

# CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

**Application Number and Title:** B-030-2018 905 N. Ocean Blvd.

**Address:** 905 N. Ocean Blvd.

**Applicant:** Patrick and Lillian Carney

**Architect:** LeBerge and Herard, 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.

The above request has been denied by the Architectural Review Commission for the following reasons:

- ☒ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☐ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ☐ (3) The proposed building or structure is, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☒ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.
- ☐ (5) The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following



features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

✓  
— (6)

The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

✓  
— (7)

The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any

public or private way (except alleys).

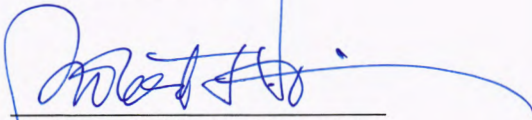
- ☐ (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- ☒ (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within 10 days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on July 25, 2018

TOWN OF PALM BEACH

  
Chairman, Architectural Commission