



# **TOWN OF PALM BEACH**

## **PLANNING, ZONING AND BUILDING DEPARTMENT**

### **MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, OCTOBER 24, 2018**

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at [www.townofpalmbeach.com](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
Michael B. Small, Vice Chairman	PRESENT
Robert N. Garrison, Member	ABSENT (unexcused)
Alexander C. Ives, Member	PRESENT (arrived at 9:03 a.m.)
Maisie Grace, Member	PRESENT
John David Corey, Member	PRESENT (left at 11:08 a.m.)
Nikita Zukov, Member	PRESENT (left at 2:43 p.m.)
Betsy Shiverick, Alternate Member	PRESENT
Katherine Catlin, Alternate Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT

Staff Members present were:

John Lindgren, Planning Administrator

Josh Martin, Director of Planning, Zoning and Building

Kelly Churney, Secretary to the Architectural Review Commission

*Please note: Mr. Vila noted that Mes. Shiverick and Catlin would be voting in the absences of Messrs. Garrison and Ives. It should be noted that Mr. Ives arrived at 9:03 a.m.*

#### **III. PLEDGE OF ALLEGIANCE**

Chairman Vila led the Pledge of Allegiance.

#### **IV. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 26, 2018 MEETING**

**Motion made by Mr. Small and seconded by Mr. Corey to approve the minutes from the September 26, 2018 meeting. Motion carried unanimously.**

V. **APPROVAL OF THE AGENDA**

Mr. Small requested to amend the agenda with the deferral of two projects to the November 28, 2018 meeting: B-093-2018, 977 S. Ocean Blvd and B-104-2018, 880 & 888 S. Ocean Blvd.

**Motion made by Mr. Small 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)**

There were no comments heard at this time.

VIII. **DISCUSSION ITEMS**

1. ARCOM model requirement as stated in the Town of Palm Beach Code:

Section 18-207(a) (15) Three-dimensional (3-D) plans may be required if the architectural commission has determined that such illustrations are necessary for consideration of the project and (16) A physical model for any project involving 10,000 square feet or more of new construction. Any of the above requirements may be waived by the planning, zoning and building director if he or she deems the information not essential.

Mr. Vila introduced the topic and discussed the current model requirements for architectural projects.

Mr. Corey stated he thought a physical model was not as helpful as a 3-D model. He added that 3-D models were easier to change as the project changed.

Ms. Grace thought the physical models for the estate homes were beneficial. She also did not object to 3-D models.

Mr. Ives stated that he personally did not feel a physical model was helpful but understood that other members that did. He expressed concern for the cost placed on owners. He stated he preferred the elevations and renderings.

Mr. Small stated he supported the concept of a model but asked to hear the professionals' views for the model requirements. He also did not feel the Director of the Planning, Zoning and Building should have the ability to waive the requirement.

Ms. Catlin stated that while some physical models had been useful, others had not. She thought that other methods should be explored with the current technology available.

Mr. Vila stated that models could also assist the owners building in the estate section to understand their new home as well. Mr. Vila indicated that he supported the physical model requirement for homes with 10,000 square feet or more.

Ms. Shiverick felt that if model costs were decreasing, a physical model should be used as a presentation tool.

## IX. PROJECT REVIEW

### A. DEMOLITIONS AND TIME EXTENSIONS

#### B-098-2018 Demolition

Address: 241 Tangier Ave.

Applicant: Dark Stardust Holdings, LLC (Patricia B. Dean, Trustee)

Professional: Adam Mills Designs

Project Description: Demolition of the main house, guesthouse, pool cabana, pool and pool deck. New sod is to be installed where aforementioned components previously existed and perimeter landscape material to be installed.

A motion carried at the September meeting to defer the project to the October 24, 2018 meeting to allow the architect to restudy the landscape plan for demolition.

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

Mr. Mills presented the landscape and hardscape modifications to the proposed demolition plan.

Gene Pandula, architect on behalf of the owners, discussed the historical modifications made to the existing residence and the reasons the Landmarks Preservation Commission chose not to landmark the home.

Mr. Vila asked if the gardens were considered when the Landmarks Preservation Commission reviewed the home. Mr. Pandula responded.

Mr. Corey asked about the rose garden and the hedge around the garden. Mr. Mills responded.

Ms. Grace added that while the house was not landmarked, it still had many attractive features worth preserving.

**Motion made by Mr. Small and seconded by Mr. Zukov to approve the demolition as presented with the following caveats: remove all exotic and invasive plant species, sod and irrigate the property within 30 days and all elements on the property are to be maintained prior to demolition, with the items remaining after demolition to be maintained until new construction commences. Motion carried 6-1, with Mr. Corey opposed.**

[B-106-2018 Demolition](#)

Address: 130 Dolphin Rd.

Applicant: BlueSky2Sea LLC

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

Project Description: Demolition of existing residence, swimming pool and associated hardscape and landscape.

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

Mr. Marsh presented the proposed demolition of the existing residence. Mr. Marsh presented an additional interior photograph on the overhead projector.

Dustin Mizell, Environment Design Group, presented the proposed demolition of the swimming pool, landscape and hardscape.

Mr. Corey asked if a hedge could be added in the southeast corner after the tree is removed. Mr. Mizell responded and stated he could add a hedge in that location.

A short discussion ensued as to whether the addition of a hedge was necessary.

**Motion made by Mr. Corey and seconded by Mr. Small to approve the demolition as presented with the following caveats: remove all exotic and invasive plant species, sod and irrigate the property within 30 days, add a hedge in the southeast corner after the tree is removed and all elements on the property are to be maintained prior to demolition, with the items remaining after demolition to be maintained until new construction commences. Motion carried unanimously.**

[B-107-2018 Demolition](#)

Address: 1404 North Lake Way

Applicant: 1404 Lake Way, LLC – Suren Hovsepian, Manager

Professional: Harold Smith/Smith and Moore Architects

Project Description: Demolition of an existing two-story single-family residence, pool, hardscape and landscape.

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

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

Matt Jackman, Nievera Williams Design, presented the proposed demolition of the swimming pool, landscape and hardscape.

Mr. Corey asked about the items to remain on the west side of the Lake Trail. Mr. Jackman responded.

Mr. Vila asked if the dock would be modified. Mr. Smith responded.

**Motion made by Mr. Small and seconded by Mr. Zukov to approve the demolition as presented with the following caveats: remove all exotic and invasive plant species, sod and irrigate the property within 30 days and all elements on the property are to be maintained prior to demolition, with the items remaining after demolition to be maintained until new construction commences, including the existing dock and wall. Motion carried unanimously.**

**B-109-2018 Time Extension**

Address: 225 Tangier Ave.

Applicant: ILLKM PB LLC

Professional: Affiniti Architects

Project Description: Requesting one-year time extension for project B-070-2017 for the demolition approved by the Commission in October 2017 and new construction of a new home approved by the Commission in February 2018.

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

Benjamin Schreier, Affiniti Architects, requested a one-year time extension for the previously approved projects.

Mr. Zukov asked if the new home would need to meet any new code changes at the time when construction on the new home commences.

Mr. Lindgren stated that the Town would make sure that the proposed plans meet the building code and zoning code requirements.

Ms. Grace asked about the procedures for granting time extensions. Mr. Lindgren responded.

Mr. Ives discussed the demolition timelines with the architect.

**Motion made by Mr. Ives and seconded by Mr. Corey to approve the time extension as requested. Motion carried unanimously.**

**B-111-2018 Demolition**

Address: 242 Dunbar Rd.

Applicant: Mr. & Mrs. Jeffery – Contract Purchaser

Professional: MP Design & Architecture

Project Description: Demolition of existing residence.

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

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

Mr. Corey asked for clarification on what items were to remain and what items would be removed, since the rendered site plan showed an empty lot. Mr. Perry responded.

Mr. Ives expressed remorse that the house was going to be demolished rather than renovated.

Ms. Catlin agreed with Mr. Ives and thought the existing home was unique and eclectic and hoped the new home would be in the same spirit of the old home.

Mr. Perry understood Ms. Catlin's concerns and showed the Commission a proposed site plan for the new home, which indicated the amount of greenspace to remain after the new construction.

Mr. Lindgren asked if the hedge around the property would remain during the construction. Mr. Jackman responded. Mr. Lindgren asked the landscape architect to email him a revised EX 1 plan that indicated that the hedge would remain until the new construction commences.

**Motion made by Mr. Corey and seconded by Mr. Ives to approve the demolition as presented with the following caveats: the landscape architect to send a revised EX 1 plan to Mr. Lindgren, remove all exotic and invasive plant species, sod and irrigate the property within 30 days and all elements on the property are to be maintained prior to demolition, with the items remaining after demolition to be maintained until new construction commences. Motion carried unanimously.**

**B. MAJOR PROJECTS – OLD BUSINESS**

**B-003-2018 Demolition/New Construction**

Address: 2291 Ibis Isle Rd. E.

Applicant: Lynne Eriksen

Professional: Roger Hansrote/ACI

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

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

A motion carried at the April meeting to defer the project to the May meeting at the request of the architect. A motion carried at the May meeting to defer the project to the October 24, 2018 meeting.

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

Rich Leja, ACI, presented the proposed demolition of the existing residence.

**Motion made by Mr. Ives and seconded by Mr. Ives to approve the demolition as presented with the following caveats: remove all exotic and invasive plant species, sod and irrigate the property within 30 days and all elements on the property are to be maintained prior to demolition, with the items remaining after demolition to be maintained until new construction commences. Motion carried unanimously.**

Mr. Leja presented the architectural plans for the newly proposed residence. Mr. Leja presented material samples to the Commission.

Ms. Catlin thought the newly proposed home lacked personality, which she believed the existing home had. She asked if the architect could make changes to add some character to the home. Mr. Leja responded.

Ms. Grace stated she was not in favor of the architectural feature at the front entrance. She also recommended using a different color for the shutters and different windows.

Mr. Floersheimer questioned the design of the front entrance. He suggested a restudy of the fenestration on the east elevation.

Mr. Zukov also questioned the design of the front entrance.

Ms. Shiverick thought the entrance was acceptable and recommended dressing it up with plant material. Mr. Corey agreed with Ms. Shiverick.

Mr. Vila agreed with Mr. Zukov and pointed out that the roof plan was too complicated. Mr. Vila questioned the front entrance and asked if there were other options for the design. Mr. Leja responded Mr. Vila suggested a restudy of the front entrance as well as the proposed color for the shutters.

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

Mr. Vila asked if the architect had material samples. Mr. Parker passed around material samples for the Commission.

Mr. Corey was in favor of the new residence but thought the proposed landscape lacked height. He suggested adding more canopy trees in the front of the home.

Mr. Vila agreed with Mr. Corey and thought the north end of the property could use more landscaping.

**Motion made by Mr. Small and seconded by Mr. Ives to defer the project for restudy to the November 28, 2018 meeting. Motion carried unanimously.**

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.

*Project History:*

- January 2018 – Approved demolition & deferred project to March 2018 for a complete redesign.
- March 2018 – Presented and deferred to April 2018 based on Commissioners comments.
- April 2018 – Deferred to May 2018 at the request of architect.
- May 2018 – Approved modified landscape and hardscape plan. Deferred architectural portion to June 2018 at request of architect.
- June 2018 – Deferred to July 2018 at request of architect.
- July 2018 – *\*Change in Architect\** Deferred to August 2018 based on Commissioners Comments. Amended landscape demolition to include the approval of site wall.
- August 2018 – Approved architectural plans as submitted with the caveat that the colors for the home would be reconsidered at the September 2018 meeting.
- September 2018 – Deferred to October 2018 for a restudy of the colors.

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

Michael Perry, MP Design & Architecture, presented the modifications to the materials and colors for the new residence.

Ms. Grace thought the proposed home needed more color.

Mr. Corey expressed concern about the proposed white windows and felt they did not add warmth to the home design. He stated he was in favor of the proposed shell stone.

Mr. Ives thought the choices would work.

Ms. Shiverick agreed with Mr. Ives. She preferred the white windows rather than the previously proposed blue and was in favor of the shell stone proposed. She added that she felt the new colors were acceptable.

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



*Please note: A short break was taken at 10:20 a.m. The meeting resumed at 10:32 a.m.*

B-082-2018 Demolition/New Construction

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S)\* - Done 7/25/18

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.

A motion carried at the July meeting to approve the demolition as requested. A second motion carried that implementation of the proposed variances will not cause negative architectural impact to the subject property. A third motion carried to defer the project to the August meeting for a restudy of the project based on the comments from the Commission. A motion carried at the August meeting to defer the project to the September 26, 2018 meeting based on the comments from the Commissioners relating to unit 1, 3, the corner of unit 4 and the color for the gates and garage doors. A motion carried at the September meeting to defer the project to the October 24, 2018 meeting to restudy the fenestration on the east elevation.

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

Mr. Janssen presented the model of the proposed townhomes. Mr. Janssen presented the architectural modifications for the townhomes made since the last meeting.

Mr. Vila asked about the material for the proposed canopies. Mr. Janssen stated he thought the eyebrows in stucco would be more subtle. Mr. Vila asked about the proposed roof material. Mr. Janssen responded.

Ms. Grace was in favor of the fenestration changes on the east side. She questioned the differentiation proposed for the roof tiles. She suggested using the same chimney caps for all of the chimneys as well as using the same design for the east pedestrian doors.

Mr. Corey was in support of the project. He inquired about the flourish on unit one. Mr. Janssen responded. Mr. Corey questioned the large windows without muntins on unit two, he stated he preferred the timber frame window on unit three and added he thought that there was too much glazing on the top floor of unit four.

Ms. Catlin was in favor of the differentiation between the units, especially the roof. She stated she was in favor of the project.

Ms. Shiverick was in favor of the project. She questioned the palm detail on the first unit. Mr. Janssen further explained the design. She stated she thought the detail could be slightly smaller.

Mr. Small stated he supported the project.

Mr. Ives stated he was never in full support of the design approach but added he would support the project.

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

[B-089-2018 New Construction](#)

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO  
VARIANCE(S)\* - Done 9-26-18

Address: 259 Park Ave.

Applicant: Dr. Morgan and Dr. Susan Poncy

Professional: Carlos A. Bonilla/Bonilla Torregroza Architecture, LLC

Project Description: Demolition of existing residence. Construction of new residence with new landscape and parking space.

Motions carried at the September 26, 2018 to approve the demolition as requested as well as implementation of the proposed variances will not cause negative architectural impact to the subject property. A third motion carried to approve the architectural plans as presented with the landscape and hardscape plans to be deferred to the October 24, 2018 meeting to allow the architect to restudy the driveway design.

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

Mr. Lindgren stated he handed the Commission a letter from the neighbor next door that expressed concern about his parking issue. Mr. Lindgren stated he spoke to the neighbor and relayed his concerns to the Commission.

Mr. Bonilla presented the modifications proposed for the site plan. Mr. Bonilla stated that due to the limited size of the lot, the Town's Code does not require a parking space on the lot.

Maura Ziska, attorney for the owner, explained the current design and reviewed the discussions they had with the neighbor.

Mr. Vila asked about the retaining wall and the reason it is required. Mr. Bonilla responded.

Steve Parker, Parker Yannette Design Group, presented the modifications proposed for the landscape and hardscape design.

Mr. Vila expressed concern for the Jasmine Minima proposed for the area next to the driveway. Mr. Parker responded. Mr. Vila suggested using a different material.

Mr. Ives inquired about the property line issue that was raised at the previous meeting. Mr. Bonilla responded.

Ms. Catlin questioned if the neighbor's concern had been addressed. Ms. Ziska responded.

Ms. Grace clarified that the neighbor would be able to park one car in the rear and one in the front of the driveway. Ms. Ziska responded.

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

Mr. Zukov was in favor of the driveway design.

Ms. Shiverick asked if the neighbor could open his door in the rear of the property. Ms. Ziska stated he would need to angle his car in the rear so that he could open his door.

Mr. Corey was in favor of the solution in the front of the property.

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

[B-093-2018 Demolition/New Construction](#)

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

Address: 977 S. Ocean Blvd.

Applicant: 195 Phesten Associates Palm Beach LLC/Contract Purchaser

Professional: Studio SR Architecture, Inc.

Project Description: Demolition of existing single story residence; proposed new two story modern residence in light stone cladding, natural veneer with associated landscape and hardscape.

A motion carried at the August meeting to defer the project to the September 26, 2018 meeting at the request of the attorney. A motion carried at the September meeting to defer the project to the October 24, 2018 meeting at the request of the attorney.

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

1) Special Exception with Site Plan Review to allow the construction of a 9,685 square foot two-

story, single family residence on a non-conforming lot that is 77 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning District and 13,662 square feet in area in lieu of the 20,000 square foot minimum area required in the R-A Zoning District. 2) A request for a variance to allow the proposed swimming pool to have a 5-foot rear yard setback in lieu of the 10-foot minimum required and a 30-foot front yard setback in lieu of the 35-foot minimum required in the R-A Zoning District. 3) A request for a variance to allow a building height plane setback to be 35 feet in lieu of the 50-foot minimum setback required.

***Please note: This item was deferred to the November 28, 2018 meeting with the Item V. Approval of the Agenda.***

**B-101-2018 Demolition/New Construction**

**\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO  
VARANCE(S)\* - Done 9-26-18**

Address: 265 Park Ave.

Applicant: Ken Moreland-Pearce

Professional: LeBerge & Ménard

Project Description: Demolition of existing cottage. New two-story west indies style home, white stucco, impact windows painted celadon green, gray standing seam metal roof, gray shutters, new landscaping.

Motions carried at the September 26, 2018 to approve the demolition as requested as well as implementation of the proposed variances will not cause negative architectural impact to the subject property. A third motion carried to approve the project with the exception of the garage door design, landscape and hardscape, which would return to the Commission at the October 24, 2018 meeting.

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

Matt Jackman, Nievera Williams Design, presented the modifications proposed to the landscape and hardscape design. Mr. Jackman presented a modified elevation showing the proposed trellis on the overhead projector.

Ms. Grace asked about the color proposed for the garage door. Mr. Jackman responded.

Ms. Shiverick asked Mr. Jackman if he brought material samples. Mr. Jackman presented material samples to the Commission.

Mr. Zukov asked about the proposed steps in front of the home from the driveway. Mr. Jackman explained the design.

*Please note: Mr. Corey left the meeting at 11:08 a.m. Mr. Vila noted that Ms. Catlin would vote in his absence.*

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

B-104-2018 Demolition/New Construction

Address: 880 & 888 S. Ocean Blvd.

Applicant: Mr. & Mrs. Alex Chesterman

Professional: MP Design & Architecture

Project Description: Demolition of existing residence at 888 S. Ocean Blvd.

New two-story addition to existing two-story residence at 880 S. Ocean Blvd. (previously ARCOM approved), new two-story pool house, pool, landscape & hardscape.

A motion carried at the September 26, 2018 meeting to approve the demolition as requested. A second motion carried to approve the project as presented with the caveat that the architect would return in one month with a vehicular gate and pedestrian door design for the south elevation.

*Please note: This item was deferred to the November 28, 2018 meeting with the Item V. Approval of the Agenda.*

**C. MAJOR PROJECTS – NEW BUSINESS**

B-105-2018 Additions/Modifications

Address: 249 Monterey Rd.

Applicant: Mr. Alex Hufty Griswold

Professional: MHK Architecture & Planning

Project Description: One story addition and associated changes to the existing residence. New hardscape, landscape and pool.

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

Caroline Forrest, MHK Architecture & Planning, presented the architectural plans proposed for the new addition to the existing residence.

Mr. Ives thought the modifications were respectful to the original design.

Ms. Grace thought the adaptation of the original home was very creative and liked the new roof material.

Ms. Catlin thought the addition was thoughtful and honored the original structure.

Mr. Zukov and Ms. Shiverick were in favor of the design.

Mr. Vila asked about the original roof material. Ms. Forrest discussed the roof material and roof design. A short discussion ensued. Mr. Vila questioned whether the cedar shake material was a solution for the Fatio designed home. Ms. Forrest presented the roof material sample and explained the material choice.

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

Mr. Zukov asked if the family room would look into the garage. Ms. Forrest explained the design.

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

[B-108-2018 New Construction](#)

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW\*

Address: 830 S. County Rd.

Applicant: Kenneth & Claudia Silverman

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

Project Description: New two-story residence with associated hardscape and landscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: Special Exception with Site Plan Review to allow the construction of a 5,990 square foot two-story, single family residence on a non-conforming lot that is 139.99 feet in depth in lieu of the 150 foot minimum required.

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

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

**Motion made by Ms. Catlin and seconded by Mr. Ives that implementation of the proposed special exception with site plan review will not cause negative architectural impact to the subject property. Motion carried unanimously.**

Mr. Marsh presented the architectural plans for proposed for the new residence. Mr. Marsh addressed a concern that arose in the Development Review Committee regarding the traffic patterns in front of the home on S. County Road.

Ms. Grace stated she thought the house was attractive. She questioned the east entrance on South County. She thought the columns were out of proportion and too ornate. She also questioned the lantern choices.

Mr. Ives asked if the main home inspired the proposed home. Mr. Marsh responded. Mr. Ives questioned whether the proposed home was too heavy in its relationship to the main home.

Ms. Catlin thought the carriage entrance had more importance than the main home, especially in the details. She questioned the detail over the main entrance on the second floor. She thought the front of the home needed the detailing given to the carriage entrance.

Ms. Shiverick asked about the height of the balcony railing on the front of the home. Mr. Marsh explained his design. She agreed with Ms. Grace and thought

the carriage entrance was too elaborate. She recommended removing the finials. Mr. Marsh agreed to remove the finials. Ms. Shiverick thought the entrance was heavy and thought the stucco should not be scored.

Mr. Zukov suggested adding finials on carriage entrance on the west elevation. Mr. Marsh responded.

Mr. Small inquired about the existing curb cuts for the property. Mr. Marsh responded and showed the existing curb cuts. Mr. Small asked if the owner had considered two curb cuts on Via Del Mar and removing all curb cuts on South County. Mr. Marsh responded and stated that Paul Brazil stated he thought one curb cut was acceptable.

Ms. Grace thought that the carriage house entrance should be less prominent. Mr. Vila agreed and thought the main house should be the more prominent building.

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

Mr. Floersheimer inquired about the hedge on the west side of the property. Mr. Jackman responded.

Mr. Zukov recommended turning the main house so that it was parallel to the carriage entrance. Mr. Marsh responded.

A short discussion ensued about the design layout of the new home.

**A second motion made by Mr. Small and seconded by Mr. Grace to defer the project for restudy to the November 28, 2018 meeting. Motion carried unanimously.**

#### [B-112-2018 Modifications](#)

Address: 268 Nightingale Trail

Applicant: Bray Family Trust – Contract Purchaser

Professional: MP Design & Architecture

Project Description: Renovations to existing two story residence modifying existing front elevation (North) with new entry and replacing existing crown fascia with new outlookers. Changes to hardscape & landscaping.

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

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

Mr. Vila asked about the Dutch gable proposed. Mr. Perry responded.

Ms. Grace was in favor of the changes and thought they improved the home. She recommended widening the Dutch gable. She questioned the stucco detail proposed above the front door.

Ms. Catlin stated she also questioned the gable but ultimately felt it lightened the front entrance. Mr. Perry discussed some of the options that the clients had considered.

Ms. Shiverick suggested modifying the window in the gable and thought a different sized window may help the design.

Mr. Ives expressed concern about the proposed gable design.

Ms. Grace was in favor of changing the size of the window in the gable. She also recommended moving the smaller window on the front to the east side of the home. Mr. Perry responded.

Mr. Vila thought the asymmetry could be advantageous in the design and suggested adding a pergola on the front entrance. Mr. Perry responded.

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

Mr. Vila asked about the plant material in the front of the property. Mr. Jackman responded. Mr. Vila was in favor of the landscape plan and was in favor of the elimination of the curb cut.

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

*Please note: The Commission took a lunch break at 12:26 p.m. The meeting resumed at 1:33 p.m.*

**D. MINOR PROJECTS – OLD BUSINESS**

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. A motion carried at the July meeting to defer the project to the August 22, 2018 meeting at the request of the architect. A motion carried at the August meeting to



defer the project to the September 26, 2018 meeting at the request of the architect. A motion carried at the September meeting to defer the project to the October 24, 2018 meeting at the request of the architect.

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

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

Mr. Zukov stated he wanted to see the elevations of the existing home. Mr. Paradelo stated that there were no proposed changes to the home, only to the landscaping.

Ms. Catlin expressed concern for the lack of tree canopy at the front entrance and thought it looked bare.

Mr. Vila thought the landscaping was in keeping with the style of the home. Mr. Paradelo responded and further explained the design. Mr. Vila asked about the palms chosen. Mr. Paradelo responded.

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

[A-041-2018 Additions/Modifications](#)

Address: 258 Seminole Ave.

Applicant: Sharon Talbot

Professional: Jason P. Drobot/Brasseur & Drobot Architects, P.A.

Project Description: The project consists of enclosing an existing 127 square foot porch located at the northeast corner of the existing two-story residence. The project also includes the addition of a French door and window on the east side elevation. An existing cantilevered roof shall be removed and a new wider one will take its place at a higher elevation in order to accommodate the new door.

A motion carried at the September meeting to defer the project for one month to the October 24, 2018 meeting for restudy.

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

Mr. Drobot presented the architectural modifications proposed for the residence.

Mr. Vila asked if the posts were being added to the side entrance. Mr. Drobot stated that the posts were existing.

Mr. Zukov asked if the home was a single-family residence. Mr. Drobot stated it was a multi-family residence. Mr. Zukov asked if the design could be changed to

allow one entrance for all of the apartments. Mr. Drobot responded and explained why that entrance would not work.

Ms. Shiverick stated that she thought the front door was too heavy and intricate for the street. She suggested adding details to the balcony railing. She questioned the side entrance and whether the posts could be eliminated. Mr. Vila stated that he believed the posts were needed to support the roof. He discussed the detail with Mr. Drobot.

Ms. Catlin agreed with Ms. Shiverick and thought the door was too ornate. She also was not in favor of enclosing the front porch and felt the porch added charm to the front façade. Mr. Drobot responded.

Ms. Grace stated she preferred the existing north elevation to the proposed.

Mr. Ives thought the project was more ornate than he would like but added he could support the project.

Mr. Vila stated he could support the project with the proposed changes.

Mr. Small stated he believed the changes were in harmony with the surrounding streetscape.

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

**E. [MINOR PROJECTS – NEW BUSINESS](#)**

**[A-038-2018 Modifications](#)**

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

Applicant: T3 Family Investments, LLC

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Proposed exterior modifications to building #3.

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

Mr. Janssen introduced Paul Leone to speak on behalf of the project.

Paul Leone, CEO of The Breakers, spoke on behalf of the project and explained the proposed modifications for the commercial space.

Mr. Vila asked if they are planning to increase dining seats. Mr. Leone stated that they were not. Mr. Vila asked about the floating bar design in the restaurant. Mr. Leone explained the design.

Mr. Vila asked about the window design. Mr. Leone and Mr. Janssen responded and explained their preference for the window design.

Ms. Grace thought that enclosing the space would take away the character from the original design.

Ms. Shiverick agreed with Ms. Grace and was not in favor of losing the outdoor space. Ms. Shiverick asked about the window design. Mr. Janssen explained the design.

Mr. Vila asked if the top and bottom of the window could be pocketed. Mr. Janssen stated that there was not enough room.

Ms. Shiverick asked why the arcade space would not work for the restaurant. Mr. Leone responded and explained his reasons.

Ms. Grace stated she preferred the roll down screens to what was proposed. Mr. Leone responded and further advocated for the proposed windows.

Mr. Zukov was in favor of the plans but did not like the windows with the mullions. Mr. Zukov asked about the proposed flowers in front of the windows. Mr. Leone responded.

Mr. Floersheimer agreed with Ms. Grace and Shiverick. He was in favor of the arcade style design. Mr. Leone advocated for the space to be air-conditioned.

Ms. Catlin understood Mr. Leone's needs but thought the changes were significantly altering the design.

Mr. Ives thought the changes would be acceptable.

Mr. Small thought he was not convinced to make the architectural changes. He suggested that the whole window should open outward to the street.

A discussion ensued about the window design proposed.

Ms. Shiverick thought the Commission needed to consider the design in an architectural manner rather than a business perspective. She thought the enclosed space was not inviting.

Mr. Floersheimer inquired about the method that the windows would open. Mr. Janssen responded.

A discussion ensued among the Commissioners about whether the windows were acceptable in the design.

David Frisbee, 439 Worth Ave., discussed the reasons he designed a restaurant in the commercial space. He also discussed his effort to revitalize Royal Poinciana Way.

**Motion made by Mr. Zukov and seconded by Ms. Catlin to approve the project as presented. Motion carried 4-3 with Mr. Small and Mses. Grace and Shiverick opposed.**

*Please note: A short break was taken at 2:42 p.m. The meeting resumed at 2:49 p.m. Mr. Zukov left the meeting at 2:43 p.m. Mr. Floersheimer voted in Mr. Zukov's absence.*

[A-044-2018 Modifications](#)

Address: 1040 N. Lake Way

Applicant: Edward and Brooke Garden

Professional: Patrick O'Connell/Patrick Ryan O'Connell Architect

Project Description: Replace existing wood front door, sidelites and transom with new wood and glass double door.

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

Mr. O'Connell presented the proposed modifications for the front entrance of the residence.

Mr. Vila asked if the architect brought material samples. Mr. O'Connell handed out samples to the Commission.

Ms. Shiverick thought the color sample was too dark. Mr. O'Connell responded. Ms. Shiverick recommended adding wrought iron behind the doors to soften the doors while also adding privacy. Mr. O'Connell responded and explained the reason for the design.

Ms. Grace stated she thought the existing doors were nicer than the proposed doors. She also thought the proposed color was too dark.

Ms. Catlin was in favor of changing the doors but thought the doors and color proposed were not the right choice.

Mr. Vila questioned the proportion of the doors proposed. He suggested removing the sidelights and adding a double door in keeping with the size of the original door.

**Motion made by Mr. Small and seconded by Ms. Catlin to defer the project for restudy for one month to the November 28, 2018 meeting. Motion carried unanimously.**

[A-045-2018 Additions/Modifications](#)

Address: 165 N. County Rd.

Applicant: Gerald M. Barbarito, Bishop of Diocese of Palm Beach

Professional: Smith Architectural Group

Project Description: New sculpture and plinth in courtyard. New pedestrian gates for courtyard. New paint color.

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

William Nolan, Smith Architectural Group, presented the proposed modifications for the parish hall courtyard.

Mr. Lindgren asked Mr. Nolan about the height of the sculpture. Mr. Nolan responded.

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

[A-046-2018 Modifications](#)

Address: 1045 S. Ocean Blvd.

Applicant: Mr. L.K. Vickar

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Replace existing garage doors.

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

Mr. Janssen presented the proposed modifications for the residence.

Mr. Vila inquired why Mr. Janssen was proposing glass doors. Mr. Janssen responded. Mr. Vila asked if Mr. Janssen had a sample of the glass. Mr. Janssen stated he did not.

Ms. Shiverick asked how the glass would be etched. Mr. Janssen responded and showed a picture of an example of a glass garage door on the overhead projector.

Mr. Vila asked for clarification on the owner's choice of frame. Mr. Janssen responded.

Mr. Ives asked for clarification on the choices proposed. Mr. Janssen responded. Mr. Ives stated he was not in favor of the proposed glass doors.

Ms. Grace stated she was in support of the current wood door.

Ms. Catlin stated she was supportive of the glass doors and thought it would complement the front doors.

Mr. Floersheimer stated he would support the glass doors.

Mr. Vila suggested using an anodized metal, without the glass, to match the house.

Mr. Vila called for public comment. There were no comments heard at this time.

**Motion made by Ms. Grace to defer the project for a restudy to the November 28, 2018 meeting. Motion failed for lack of a second.**

**Motion made by Mr. Small and seconded by Ms. Shiverick to approve the project as amended with the caveat that the garage door is an anodized aluminum in white to match the house without glass, with the final approval to be given by staff and the Chairman. Motion carried 6-1, with Ms. Grace opposed.**

[A-049-2018 Modifications](#)

Address: 323 Seabreeze Ave.

Applicant: Andrea D. Luccio

Professional: Steve Parker/Parker Yannette Design Group

Project Description: Revisions to previously approved hardscape, landscape and landscape lighting plan which includes a revised pool and patio layout, landscape revisions and additional landscape lighting.

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

Mr. Parker presented the modifications to the previously approved landscape and hardscape plan for the new residence.

Mr. Vila asked about the height of the piers proposed. Mr. Parker responded. Mr. Vila expressed concern for the proposed lights on the piers and suggested using up lighting instead.

Mr. Ives agreed that up lighting was a better solution rather than the proposed lights on the piers.

Ms. Shiverick agreed with Mr. Ives about using up lighting rather than the lights on the front piers. She stated she would support the lights on the piers in the rear of the home.

Ms. Catlin wanted to confirm that the landscaping changes proposed would not change the lot coverage. She stated she also agreed with Mr. Ives and Ms. Shiverick about the lights on the piers.

Mr. Vila asked about the change in landscape material on the west elevation and inquired about the heights proposed for the trees. Mr. Parker stated he could stagger the heights of the Coconut Palms.

**Motion made by Ms. Catlin and seconded by Mr. Small to approve the project as presented with the caveats to remove the lights on the piers and that the Coconut Palms are staggered in height on the west elevation. Motion carried unanimously.**

Desiree Luccio, owner, asked the Commission for a rear lighting suggestion for safety. Mr. Vila responded.

[A-050-2018 Modifications](#)

Address: 228 Via Las Brisas

Applicant: 228 Las Brisas Corp

Professional: Steve Parker/Parker Yannette Design Group

Project Description: New travertine driveway and front yard landscaping.

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

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

Mr. Vila asked if the architect had a streetscape elevation so he could assess the new curb cut. Mr. Parker responded.

Ms. Shiverick asked for clarification on the proposal. Mr. Parker responded.

Mr. Vila stated that he felt it was hard to make a decision without the streetscape to see other homes on the street.

Mr. Ives stated that it appeared as though the front entrance design had been changed. He thought the plans were not sufficient to make a decision on the proposal.

**Motion made by Mr. Small and seconded by Mr. Ives to defer for one month to the November 28, 2018 meeting to allow the architect to bring more information to the Commission. Motion carried unanimously.**

X. [OTHER BUSINESS](#)

None.

XI. [ADDITION COMMUNICATION FROM CITIZENS \(3 MINUTE LIMIT PLEASE\)](#)

There were no comments heard at this time.

XII. [COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT](#)

Mr. Vila requested that staff remind the architects to begin bring window samples, sample boards, landscape lighting plans as well as lighting fixture samples. Mr. Lindgren stated he could add this to the first page of requirements on the application.

Mr. Small expressed concern for the construction parking occurring at 535 N. County Road. Mr. Vila stated that the construction parking at 601 Island Drive was a similar situation.

Mr. Ives recognized the passing of Mario Buatta.

XIII. **ADJOURNMENT**

**Motion made by Mr. Ives and seconded by Mr. Floersheimer to adjourn the meeting at 3:38 p.m. Motion carried unanimously.**

The next meeting will be held on Wednesday, November 28, 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