



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, APRIL 28, 2021

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

I. CALL TO ORDER

Mr. Small called the meeting to order at 9:00 a.m. All members participated via Zoom Webinar due to the COVID-19 situation.

II. ROLL CALL

Michael B. Small, Chairman	PRESENT
John David Corey, Vice Chairman	PRESENT (arrived at 9:01 a.m.)
Alexander C. Ives, Member	PRESENT (arrived at 9:08 a.m.)
Maisie Grace, Member	PRESENT
Betsy Shiverick, Member	PRESENT
Jeffrey Smith, Member	PRESENT
Thomas Kirchhoff, Member	PRESENT
Katherine Catlin, Alternate Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT

Staff Members present were:

Wayne Bergman, Director of Planning, Zoning and Building
James G. Murphy, Assistant Director of Planning, Zoning and Building
Paul Castro, Zoning Manager
Laura Groves van Onna, Historic Preservation Planner
Kelly Churney, Secretary to the Architectural Review Commission
John Randolph, Town Attorney

III. PLEDGE OF ALLEGIANCE

Chairman Small led the Pledge of Allegiance.

IV. RULES OF ORDER AND PROCEDURE

Mr. Small thanked the Town Council for allowing the Commission to meet virtually. He thanked staff for their participation in setting up the virtual meeting. Mr. Small indicated

that the virtual meetings would continue through the summer. He discussed the ARCOM annual report that he delivered to the Town Council at their April 14, 2021 meeting. He also stated that Bob Garrison, former Vice Chairman, was recognized for his service on the commission.

- V. **APPROVAL OF THE MINUTES FROM THE MARCH 24, 2021 MEETING**
Motion made by Ms. Catlin and seconded by Mr. Smith to approve the minutes from the March 24, 2021 meeting. Motion carried unanimously.

VI. **APPROVAL OF THE AGENDA**

Mr. Small announced the following changes to the agenda:

Withdrawal of A-034-2021, 258 Country Club Drive
Deferral of B-063-2020, 160 Royal Palm Way to the May 26, 2021 meeting
Deferral of B-076-2020, 60/70 Blossom Way to the May 26, 2021 meeting
Withdrawal of B-003-2021, 111 El Brillo Way
Deferral of B-013-2020, 216 Tradewind Drive to the May 26, 2021 meeting
Deferral of B-033-2020, 760 N. Ocean Blvd. to the May 26, 2021 meeting
Withdrawal of B-035-2021, 1260 N. Lake Way
Deferral of A-048-2021, 230 Atlantic Avenue to the May 26, 2021 meeting
Deferral of A-020-2021, 150 Worth Avenue to the June 23, 2021 meeting
Deferral of A-037-2021, 1214 N. Ocean Blvd. to the May 26, 2021 meeting

Motion made by Mr. Smith and seconded by Ms. Shiverick to approve the agenda as amended. Motion carried unanimously.

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **A-016-2021 Landscape/Hardscape**
Address: 3140 S. Ocean Blvd.
Applicant: Carlton Place Condominium (Dr. Charles Saunders, Board President)
Professional: Don Skowron
Project Description: Remodel existing pool, hardscape, landscape and landscape lighting with associated changes. Project improvements are screened from public right-of-way. *****Please Note: Artificial Turf has been removed, Administrative Site Plan Review*****
2. **A-032-2021 Modifications**
Address: 201 Banyan Road
Applicant: Matthew and Elizabeth Feuer
Professional: Michael J. Johnson
Project Description: Relocate entry and replace double doors with casement windows with raised sills at street (east) elevation. New stucco surrounds at same. Remove and add several windows and doors at interior south and west elevations. New stucco surrounds at same. Remove metal prefabricated spiral stair at pool deck.

3. A-033-2021 Landscape/Hardscape
Address: 209 Mockingbird Trail
Applicant: Beth and Timothy Traff
Professional: Nievera Williams Design
Project Description: Reduction of existing driveway and associated landscape/hardscape. Updating existing hardscape, walkways and terraces.
Proposed landscape-screened fence at front of property.
4. A-034-2021 Landscape/Hardscape
Address: 258 Country Club Rd.
Applicant: Anthony Rizzo & Jeremy Schneider
Professional: Connie Roy-Fisher/Studio-Sprout
Project Description: Revision to currently submitted landscape plan. New plants are native to Florida.

Please note: This project was withdrawn at the Approval of the Agenda, Item VI.

5. A-036-2021 Modifications
Address: 102 Flagler Drive
Applicant: FDPB Holding Company LLC (Adam R. Seligman, Representative)
Professional: Thomas M. Kirchhoff/Kirchhoff & Associates Architects
Project Description: Renovation to the existing guest house, including any associated changes.
6. A-040-2021 Landscape/Hardscape
Address: 1485 S. Ocean Blvd.
Applicant: Caroline and Thompson Dean
Professional: Nievera Williams Design
Project Description: New pool, pool terrace, and associated landscape and hardscape. Front driveway realignment with relocation of existing fountain and associated landscape and hardscape.
7. A-042-2021 Modifications
Address: 222 Mockingbird Trail
Applicant: Steven Helms
Professional: General Garage Door Company Inc.
Project Description: Install 16 x 7'6" clopay model BD2NU Bridgeport extended design garage door – Dade County approved and #8366 W Operators

This item was pulled from the consent agenda and is not included in the approval of the consent agenda.

8. A-043-2021 Landscape/Hardscape
Address: 150 El Vedado Rd.

Applicant: 150 El Vedado Rd LLC (Tom DelBosco, VP)
Professional: John Lang/Lang Design Group
Project Description: Renovations to existing hardscape, landscape and landscape lighting. Reduce hardscape coverage. Replace existing mixed exotic/ficus hedge on S. County. Add low fountain and spa. Refinish existing painted driveway with white tabby field.

This item was pulled from the consent agenda and is not included in the approval of the consent agenda.

9. A-046-2021 Modifications

Address: 239 Tangier Ave.

Applicant: Patricia Dean

Professional: Dustin Mizell/Environment Design Group

Project Description: Proposed artificial turf. Change in site calculations.

***Please note: Member Thomas Kirchhoff did not vote in the approval of the consent agenda and declared a conflict for project A-036-2021, 102 Flagler Drive on this agenda. Ms. Catlin voted in his absence. ***

Motion made by Mr. Smith and seconded by Ms. Catlin to approve the consent agenda as amended, with the removal of the following projects: A-042-2021, 222 Mockingbird Trail and A-043-2021, 150 El Vedado Rd. Motion carried unanimously.

B. ITEMS PULLED FROM CONSENT AGENDA

1. A-042-2021 Modifications

Address: 222 Mockingbird Trail

Applicant: Steven Helms

Professional: General Garage Door Company Inc.

Project Description: Install 16 x 7'6" clopay model BD2NU Bridgeport extended design garage door – Dade County approved and #8366 W Operators

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

As no one was in attendance to present the item, the Chair stated that the project would be heard under Minor Projects/New Business.

2. A-043-2021 Landscape/Hardscape

Address: 150 El Vedado Rd.

Applicant: 150 El Vedado Rd LLC (Tom DelBosco, VP)

Professional: John Lang/Lang Design Group

Project Description: Renovations to existing hardscape, landscape and landscape lighting. Reduce hardscape coverage. Replace existing mixed exotic/ficus hedge

on S. County. Add low fountain and spa. Refinish existing painted driveway with white tabby field.

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

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

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

Mr. Small called for staff comment. Ms. Van Onna stated she had no comments at this time.

Mr. Corey inquired about the amount of native materials proposed. Mr. Lang responded. Mr. Corey thought the plan was too busy and the plantings were too small for the residence. He believed the plan could be enhanced.

Ms. Shiverick inquired about the turf strips on the pool deck as well as the motor court. Mr. Lang stated that the joints would be artificial turf.

Ms. Catlin inquired about the Commission's position on artificial turf.

Mr. Floersheimer inquired about the five palm trees on the east side of the property and stated he believed those palms belonged to the neighbor. Mr. Lang responded. Mr. Floersheimer inquired about the planter material on the east side of the property. Mr. Lang responded. Mr. Floersheimer inquired about the pillar structure on the north side of the property. Mr. Lang responded.

Mr. Corey thought if the artificial turf could not be seen, it could be acceptable. However, if it could be seen, he believed the material should be real grass. Ms. Shiverick and Grace agreed.

Ms. Grace believed if the plantings could receive sunlight, there was no reason artificial turf should be used.

Mr. Floersheimer thought there should be a policy for artificial turf.

Motion made by Ms. Shiverick and seconded by Mr. Corey to defer the project for one month, to the May 26, 2021 meeting, to restudy the turf joints at the motor court and the pool deck, as well as provide elevations for all four sides of the property. Motion carried 6-1, with Mr. Ives opposed.

C. DEMOLITIONS AND TIME EXTENSIONS

1. B-037-2021 Demolition
Address: 1080 S. Ocean Blvd.
Applicant: Todd Glaser

Professional: Daniel Menard/LaBerge & Menard Inc.
Project Description: Demolition of existing residence.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Menard agreed to the easement.

Mr. Menard presented the presented the architectural plans proposed for the proposed demolition of the existing home.

Christopher Cawley, Landscape Architect, presented the landscape and hardscape plans proposed for the site.

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

Mr. Small called for staff comment. Ms. Van Onna stated she had no comments at this time.

Mr. Corey inquired if the any landscaping would be left between the applicant's and the neighboring home on Kings Road. Mr. Menard responded. Mr. Corey inquired if a retaining wall would be needed. Mr. Menard responded. Mr. Corey expressed concern for using the neighbor's landscaping to mitigate the demolition and construction.

Ms. Grace expressed concern for the traffic in the area with other surrounding construction projects.

Mr. Kirchhoff shared Mr. Corey's concerns about the lack of landscaping between the proposed and the neighbor.

Mr. Floersheimer requested the proper screening and fencing as a buffer to the neighbor.

Mr. Small shared Mr. Corey's concern about the landscape buffers.

Christopher Cawley, landscape architect, discussed the landscape buffers between the proposed project and the neighbors.

Mr. Corey asked staff to weigh in on the landscape issue during the demolition.

Mr. Bergman provided staff comments regarding the landscape buffers.

Mr. Corey thought the project should return with a more robust landscape demolition plan.

Mr. Menard stated a new residence would be presented at the next month's meeting.

Mr. Cawley discussed the screening provided by the existing Sea Grape hedge and Australian pines.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project for one month, to the May 26, 2021 meeting, to return with a landscape plan that shows the proper screening during the demolition and new construction. Motion carried unanimously.

D. MAJOR PROJECTS – OLD BUSINESS

1. B-063-2020 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - DONE
10/28

Address: 160 Royal Palm Way

Applicant: LR Palm House LLC (Maura Ziska)

Professional: Michael Sean McLendon/Cooper Carry

Project Description: The existing Palm House hotel is located at 160 Royal Palm Way. It is currently vacant and construction is partially completed. The structure is three stories with a partially enclosed basement containing parking and back-of-house functions. The proposed new work for the hotel includes completion and conversion of guest rooms for a total of 79 keys. A new pool deck will be constructed adjacent to the existing Function Room. Other exterior improvements will include re-painting, new exterior floor finishes, trellises and a covered walkway leading to the existing Function Room. Fenestration requiring replacement will be replaced with similar windows and doors.

A motion carried at the September meeting to defer the project to the October 28, 2020 meeting in accordance with the comments of the Commissioners, which included concern for the gazebo-typed dome structure in the courtyard, the structure for existing the lobby on the interior south elevation, the curtains on the front of the structure, the crowding of elements in the courtyard, the trash location needed resolution, and improvements needed in the porte cochère element. A motion carried at the October meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property. A second meeting carried to approve the project as presented with the caveat that the landscape, service gate and paint colors would return to the November 20, 2020 meeting in accordance with the comments from the Commissioners. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting at the request of the attorney. A motion carried at the December meeting to approve the project as presented with the condition that the service gate is reduced from 7 feet to 6 feet in height, the doors in the banquet kitchen are changed from two doors to a single door and the colors for the doors, windows and

railings will return to the Commission at the January 27, 2021 meeting. A motion carried at the January meeting to approve the project with the condition that the vehicular gate would be restudied and would return to the February 24, 2021 meeting. A motion carried at the February meeting to defer the project to the March 24, 2021 meeting to restudy softening the service entrance. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting at the request of the professional.

Motion made by Mr. Smith and seconded by Mr. Kirchhoff to remove the project from the agenda and ask the applicant to return with the outstanding gate item when the applicant is prepared to do so. Motion carried unanimously.

2. B-073-2020 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1015 S. Ocean Blvd.

Applicant: 1015 South Ocean Boulevard LLC (Maura Ziska)

Professional: Harold Smith/Smith and Moore Architects

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

A motion carried at the December meeting to defer the project to the January 27, 2021 at staff's request.

ZONING INFORMATION: 1) Section 134-840: Special Exception with Site Plan Review to allow the construction of an 11,031 square foot two-story residence on a non-conforming lot that is 97.97 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning District.

2) Section 134-843(a)(5): A request for a variance to allow the proposed residence to have a front setback of 16 feet 7.5 inches in lieu of the 35 foot minimum required in the R-A Zoning District.

3) Section 134-843(a)(9): A request for a variance to allow the proposed residence to have a rear setback of 2 feet 7 inches in lieu of the 15 foot minimum required in the R-A Zoning District.

4) Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 133.74 degrees in lieu of the 120 degrees maximum allowed in the R-A Zoning District.

5) Section 134-843(a)(7): A request for a variance to have a building height plane setback ranging as close to the front property line as 16.8 feet (one story element) to 29.25 feet (two-story element) in lieu of the minimum 35 foot (one story element) to 47.6 foot (two-story element) required by Code in the R-A Zoning District.

A motion carried at the January meeting to defer the project to the February 24, 2021 meeting for a restudy of the project in accordance with the comments of the Commissioners. A motion carried at the February meeting to defer the project to the March 24, 2021 meeting at the request of the professional. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included comments regarding the requested variances, the massing on the south end and the beach cabana.

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

John and Christine Giampetroni, owner, discussed their intentions with the property and thanked the Commissioners for their time and input with regard to their project.

Mr. Harold Smith presented the architectural modifications proposed for the new residence.

Maura Ziska, attorney for the owners, discussed the reduction in the variances requested.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Harold Smith agreed to the easement.

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

Mr. Small called for public comment.

Frank Lynch, attorney for the owners at 1020 S. Ocean Blvd., expressed his client's concern for the massing and the location of the proposed home next to the street.

Mr. Small called for staff comment. Ms. Van Onna and Mr. Castro provided staff comments.

Mr. Corey stated he still had issues with the proposed design. He thought the home should be smaller in size so the variances could be eliminated. He thought the proposed home was still too close to the road. He was not in favor of the beach loggia proposed and discussed his issues with the building. Mr. Corey thought the glazing on the east elevation was overblown. He also was not in favor of the modular style of the home and thought that the proposed did not fit within the area. Mr. Corey thought a denial was appropriate for the proposed home.

Mr. Ives believed that the professional has responded to the Commission's comments and stated he could support the project.

Ms. Grace appreciated the efforts to reduce the mass and height of the proposed residence. She was in favor of preserving the ocean vista and discussed reducing the hedge with Mr. Smith. She discussed the possibility of a deed restriction for preserving the ocean vista and thought this should be a condition of approval.

Ms. Shiverick expressed some concern that this home was too similar to the other homes in the area. Ms. Shiverick thought the home could be smaller and believe it would read too massive from the street. She pointed out that the proposed home

was a smaller footprint than the previous home. She agreed with Mr. Corey that the glazing on the east elevation was too much.

Mr. Jeffrey Smith agreed with many of Mr. Corey's comments. Mr. Smith thought the variance for the building height plane could be eliminated as well as the beach loggia. He thought with elimination of the beach loggia, the main house could be moved away from the road.

Mr. Kirchhoff appreciated all of the work that had been done on the proposed project. He was not in favor of the beach loggia or the glass on the east elevation. He was not bothered by the variances requested.

Ms. Catlin appreciated Ms. Shiverick's comments regarding the similarity of the home to others in the area but thought that the direction of the Commission should be to allow the design style. Ms. Catlin inquired how far the house would need to be pushed back to reduce the building height plane variance. She also inquired about the original footprint of the home compared to the proposed. Ms. Ziska responded to explain the front setbacks and the hardship that runs with the lot. Mr. Harold Smith responded and discussed the proposed home in the front setback.

Mr. Floersheimer expressed concern for the beach loggia location. Mr. Floersheimer thought a recessed entry could eliminate 2 feet from the front protrusion. He also thought the beach cabana could be eliminated as well. He thought the design style was fine for the area.

Mr. Small shared many of the concerns of his fellow Commissioners, especially regarding the massing and the proposed beach loggia.

Mr. Corey thought a denial was appropriate and discussed the reasons.

Motion made by Mr. Corey and seconded by Mr. Smith to defer the project for one month, to the May 26, 2021 meeting, to restudy the massing, the east fenestration, the beach loggia and the requested variances. Motion carried unanimously.

Please note: A short break was taken at 10:31 a.m. The meeting resumed at 10:45 a.m.

3. B-076-2020 New Construction

Address: 60/70 Blossom Way

Applicant: Providencia Partners, LLC (Maura Ziska)

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

Project Description: New two-story residence. New Hardscape, landscape and pool.

A motion carried at the January meeting to defer the project to the February 24, 2021 meeting at the request of staff. A motion carried at the February meeting to defer the project to the March 24, 2021 meeting at the request of staff. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting at the request of staff.

Motion made by Mr. Corey and seconded by Mr. Kirchhoff to remove the project from the agenda until the proper documentation had been obtained to proceed forward. Motion carried unanimously.

4. B-082-2020 Demolition/New Construction

Address: 1118 N. Lake Way

Applicant: Mrs. Edith Schaeffer

Professional: Jeffrey Smith/Smith Architectural Group

Project Description: Demolition of existing one story residence. Construction of a new two story 8700 square foot Palm Beach Regency style residence. Final pool, landscape, hardscape and drainage to be included.

A motion carried at the December meeting to approve the variances previously requested and to approve the project. This project went to the Town Council and had objections from the neighbor. The Town Council remanded the project back to ARCOM with a new home, rather than the previously proposed home which required variances.

Call for disclosure of ex parte communication: Disclosure by several members. *Please note: Jeff Smith declared a conflict of interest for the proposed project. It was noted that Ms. Catlin would be voting in his absence.*

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Ms. Pearce agreed to the easement.

Leslie Pearce, Smith Architectural Group, presented the architectural plans proposed for the demolition of the existing residence.

Mario Nievera, Nievera Williams Design, presented the landscape and hardscape plans proposed for the demolition of the existing residence.

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

Mr. Small called for staff comment. Ms. Van Onna stated she had no comments at this time.

Mr. Corey inquired if the home would be demolished before the new home was approved. Ms. Pearce responded.

Motion made by Mr. Corey and seconded by Mr. Kirchhoff that the proposed demolition of 1118 N Lake Way has met the conditions listed in Sec. 18-206 of the Town's code of ordinances, and to approve the project as presented with the condition to sod and irrigate the property within 30 days. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Leslie Pearce, Smith Architectural Group, presented the architectural plans proposed for the new residence.

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

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey thanked Mr. Nievera for saving the Mahogany tree. Mr. Corey was in favor of the design of the proposed home and thought it was fitting for the area. He expressed concern for the front circulation to the entrance of the home. He also thought this home could feel very large from the street since it sat closer to the street than other neighboring homes. He thought the home should be pushed back at least 15 feet.

Mr. Ives supported the project.

Mses. Grace and Shiverick supported the project.

Ms. Shiverick wondered if the home could be pushed back about 5 feet. She also suggested a wooden door with side lights, possibly with a color, rather than the proposed dark front door.

Ms. Catlin was supportive of the home. However, she objected to the truck route that utilized N. Lake Way. She requested that the trucks use N. County Road. Ms. Pearce agreed to that suggestion.

Mr. Floersheimer was in favor of the home but suggested to reduce the width a bit to allow more breathing room on the lot. He also agreed with Mr. Corey's suggestion to moving the home further to the west.

Mr. Small agreed with Mr. Corey's suggestion to move the home back from the street.

Ms. Pearce addressed the comments from the Commission regarding the width of the home as well as the location of the home on the lot. Mr. Nievera addressed the suggestion to move the home more west on the lot.

Mr. Floersheimer clarified his suggestion to reduce the width of the home.

Mr. Corey inquired if the applicant could push the home west by 10 feet. Ms. Pearce and Mr. Nievera responded.

Motion made by Ms. Shiverick and seconded by Ms. Catlin to approve the project as presented with the following conditions: the home will be moved 5 feet to the west on the site, reconsideration for a lighter front door will be given, and the trucks logistic plan will be changed so that the trucks will use N. County Rd. and N. Ocean Blvd. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

5. B-003-2021 Additions/Modifications

Address: 111 El Brillo Way

Applicant: 111 El Brillo, LLC (Andrew Unanue, Manager)

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

Project Description: Additions and alterations to an existing two story residence and guest house. Replacement of existing pool, hardscape and landscape.

A motion carried at the February meeting to defer the project to the March 24, 2021 meeting in accordance with the comments of the Commissioners, which related to the front door, the massing of the guest home and main home and the rear landscaping. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included comments regarding the front entrance, the rear hardscape and the roof color.

Please note: This project was withdrawn at the Approval of the Agenda, Item VI.

6. B-006-2021 Demolition/New Construction

Address: 2291 Ibis Isle Rd. E.

Applicant: 2291 Ibis Isle LLC (Richard Fertig)

Professional: Bill Boyle/Boyle Architecture PLLC

Project Description: Demolition of an existing residence constructed in 1961. Construction of new two-story, 4331 sq. ft. A/C residence in modern style with swimming pool, associated landscape and landscape lighting.

Motions carried at the January meeting to approve the demolition of the existing home and to defer the new construction to the March 24, 2021 meeting to restudy the materials to be used for the home and driveway. A motion carried at the March meeting to approve the architecture but to defer the landscape to the April 28, 2021 meeting to restudy the pleached trees and the location of the Gumbo Limbo tree.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. West agreed to the easement.

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

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey was in favor of the changes. He inquired about the pattern proposed for the driveway. Mr. West responded. Mr. Corey was in favor of the changes.

Ms. Grace supported the changes.

Ms. Shiverick was in favor of the loose trees rather than the pleached trees in the rear. For the front elevation, Ms. Shiverick thought there was too many loose trees proposed. She suggested reducing the trees to four, rather than the seven proposed. Mr. West agreed to the suggestion.

Mr. Kirchhoff was in favor of the new pavers and of Ms. Shiverick's suggestion.

Mr. Small stated he would support Ms. Shiverick's suggestion.

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the project as presented with the condition that the loose trees in the front are reduced by 2-3 trees. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

7. B-011-2021 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

- Done 3/24/21

Address: 218 Everglade Ave.

Applicant: Mr. & Mrs. Justin Besikof

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing two story home. New 3,700 sq. ft. two-story Mediterranean proposed. Final landscape and hardscape included.

A motion carried at the February meeting to approve the demolition of the existing home. A second motion carried to defer the project to the March 24, 2021 meeting in accordance with the comments of the Commissioners, which related to front entrance design, lack of charm on the front façade, fenestration, and possibility of eliminating the variance for the pool configuration. Motions carried at the March meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property and to approve the project as presented with the following conditions: the windows are removed from the garage doors, the window trim color is changed to a more pleasing color, such as a grey green, muntins are added to the side door off of the garage, the band above the front door should be at the height of the window sills, the pediment over the front door is properly scaled, *with a sample of the driveway to return to the April 28, 2021 meeting.*

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

Steve West, Parker Yannette Design Group, Inc., presented the driveway material proposed for the new residence.

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

Mr. Small called for staff comment. Ms. Van Onna stated she had no comments at this time.

Mr. Corey was in favor of the limestone for the pool area. He was not in favor of the marble for the driveway. Mr. West inquired if Mr. Corey would support the limestone for the driveway.

Ms. Grace was in not favor of the marble for the driveway. She stated she would support Chicago brick for the driveway.

Ms. Shiverick was in favor for the limestone for the patio. She suggested Chicago brick for the driveway.

Mr. Kirchhoff stated he was not in favor of the marble proposed for the driveway.

Mr. Floersheimer stated he would support either the limestone or the Chicago brick for the driveway.

Mr. Small stated he would support the limestone for the patio and Chicago brick for the driveway.

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the limestone material for the patio and Chicago brick material for the driveway. Motion carried unanimously.

8. B-012-2021 New Construction

Address: 86 Middle Road

Applicant: Middle Road Holdings Trust (Guy Rabideau, Trustee)

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

Project Description: New two-story residence with exercise pavilion, pool cabana and pool. Final hardscape and landscape.

A motion carried at the February meeting to defer the project to the March 24, 2021 meeting for a major redesign of the home. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included comments regarding the massing on the west side, roof material, the garage/main home connection, and the two wings in the rear.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Harold Smith agreed to the easement.

Harold Smith, Smith and Moore Architects, Inc., thanked the Commissioners for their input on the project.

Angela Lehman, Smith and Moore Architects, Inc., presented the architectural modifications proposed for the new residence.

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

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey thought that many changes had been made to address the comments of the Commissioners. He thought the landscape plan in the courtyard was a bit of a miss but was in favor of the overall landscape plan. He still believed the main volume of the home was too massive and boxy for the lot.

Mr. Ives supported the project and thought the home had its own identity. He thought the home would fit in nicely in the area. He thought the professional had listened to the comments. He stated he would support the project.

Ms. Grace supported many of the changes made by the professionals. She still expressed concern for the pedestrian gates located in the wing walls next to the garage. She suggested adding more Bougainvillea on the north and south exterior walls of the garages. She inquired if the main house could be reduced in size. She expressed concern for the dark windows proposed. She suggested using a lighter window material.

Ms. Shiverick supported the project.

Mr. Jeffrey Smith was in favor of all of the changes but expressed concern for the eight lighting sconces proposed for the front of the home. Mr. Harold Smith agreed to the reduction in sconces.

Mr. Kirchhoff was in favor of the changes. He expressed concern for the pedestrian gates in the wing walls. He questioned the paving in the driveway that connected to the circle drive. He stated he would support the project.

Ms. Catlin supported the project.

Mr. Floersheimer expressed concern for the copper gutters proposed. Ms. Lehman responded. Mr. Floersheimer inquired about the fake panel on the south elevation in front of the family room. Ms. Lehman responded. Mr. Floersheimer stated he preferred the lighter windows but would support either material.

Mr. Small shared the concern for the gates on the wing walls and the number of lanterns proposed. Ms. Lehman shared the inspiration for the wing wall design. Mr. Williams stated he would remove the gate.

Ms. Shiverick found the gates in the wing walls charming. Mr. Williams showed a picture of the gates. A discussion ensued about the gates.

Motion made by Mr. Kirchhoff and seconded by Ms. Shiverick that the proposed project at 86 Middle Road has met the criteria for approval listed in Sec. 18-205 of the Town's code of ordinances and to approve the project as presented with the condition that the lighting sconces on the front of the home will be removed with the exception of the two adjacent to the front door. Motion carried 5-2, with Ms. Grace and Mr. Corey opposed. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

9. B-013-2021 Demolition/New Construction

Address: 216 Tradewind Dr.

Applicant: DGLPB, LLC (Richard True, Managing Member)

Professional: Kevin Asbacher/Asbacher Architecture

Project Description: Demolish an existing two-story residence and construct a new two-story Island Colonial residence and swimming pool with final landscape and hardscape.

A motion carried at the February meeting to approve the demolition of the existing home. A second motion carried to defer the project to the March 24, 2021 meeting in accordance with the comments of the Commissioners, which related to the massing of the proposed home and the number of curb cuts proposed. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included comments regarding the massing of the home, the study of splitting some of the guest rooms into a guest house, the fenestration and the balconies on the front façade.

Please note: This project was deferred to the May 26, 2021 meeting at the Approval of the Agenda, Item VI.

10. B-016-2021 Modifications

Address: 150 Brazilian Ave.

Applicant: Patrick T. Ryan

Professional: Caroline Forrest/MHK Architecture and Planning

Project Description: Minor alteration to existing window openings at east and rear elevations (bay window at rear elevation) not seen from street. Select cast stone removal and alterations at front elevation. New front door. New motor court. New site wall and gates. Modified pool deck area. New spa addition. Associate landscape/hardscape changes.

A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included the possibility of an addition of a large tree to the lot, keeping the Chicago brick driveway and changing the bay window in the bathroom area.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Ms. Forrest agreed to the easement.

Ms. Forrest presented the architectural modifications proposed for the existing residence.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modifications proposed for the existing residence.

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

Mr. Small called for staff comment. Ms. Van Onna stated she did not have any comments.

Mr. Corey thought the landscape plan proposed was far too busy for the home.

Mr. Ives supported the project.

Ms. Grace suggested that they driveway is changed entirely to Chicago brick. Mr. Mizell responded.

Ms. Shiverick inquired about the dark fascia boards and wondered if that issue could be resolved. Ms. Forrest responded. Ms. Shiverick stated she would support the project.

Ms. Catlin was in favor of the project and the changes. She did not support the Chicago brick to be used for the entire driveway. Mr. Floersheimer agreed.

Mr. Small stated he would support the project.

Motion made by Mr. Ives and seconded by Ms. Shiverick to approve the project as presented. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

11. B-017-2021 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 910 S. Ocean Blvd.

Applicant: 910 S Ocean LLC (Tom Campbel)

Professional: Jose Luis Gonzalez-Perotti/Portuondo-Perotti Architects

Project Description: Revisions to approved project, including modifications to window/door configurations, addition of stone balustrade at roof level, modification to driveway area, elimination of pool on main parcel, modification of South (rear) façade due to floor plan changes, modification of window/door configuration at beach house, and related landscape modifications.

ZONING INFORMATION: 1. Section 134-843(b): Modification to a previously approved request for Site Plan approval to permit construction of a new 17,527 square foot, two story residence on a platted lot with a depth of 128.42 in lieu of the 150 foot minimum required in the R-A Zoning District. The proposed changes to the main house parcel are as follows: the addition of a cooling tower at southwest corner of the property; revision of the driveway and entries to reduce from three curb cuts to two curb cuts; elimination of the swimming pool on the east side of the house; addition of decorative balustrades at the roof level; revisions to floor plans and south facade due to plan changes; elimination of balcony on the west facade; minor adjustment to stonework and window/door configurations; and revision to metal railing design of balconies. Also proposed modifications to the basement enlarging the square footage by 994 square feet to house mechanical equipment. 2. Section 134-2: a variance to allow a point of measurement of 21.5 NAVD in lieu of the 8.34 NAVD maximum allowed for the building height plane calculation for the balustrade

detail. 3. Section 134-1610(4) and 134-843(11): a variance to allow lot coverage to be 28.5% in lieu of the 25% maximum allowed when counting the basement walls that extend outside of the main building walls. 4. Section 134-790: Modification to a previously approved request for a special exception to permit construction of a new 500 square foot beach cabana east of South Ocean Boulevard. Modifications include new fenestration, columns, basement and raising finished floor elevation by 2 feet and to lower the site wall to meet the ocean vista requirement.

A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included a restudy of the balustrades and parapet, leaded glass, wrought iron balconies, the height of the beach cabana and the massing of the home.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Portuondo agreed to the easement.

Rafael Portuondo, Portuondo-Perotti Architects, presented the architectural modifications proposed for the new residence.

Mr. Small inquired about the variances requested. Maura Ziska, attorney for the owner, clarified the variances requested.

Brian Vertesch, SMI Landscape Architecture, presented the landscape and hardscape modifications proposed for the new residence.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey inquired about the portion of the current project to be approved. Ms. Van Onna responded. Mr. Corey thanked the professional for changing the roof material. He appreciated many of the changes that were made and supported the project.

Mr. Ives supported the project and was looking forward to the impact of the new home.

Ms. Grace was supported of the project.

Ms. Shiverick was in favor of the changes to the landscape. Ms. Shiverick expressed concern about some of the details and worried that the home would appear too flashy rather than elegant. She suggested eliminating the scoring on a portion of the main home and especially the beach house. She thought the chimney caps were pretentious. She questioned some of the details over the windows as well as the intricate and ornate gates on the east side of the home. She

thought toning down some of the details would make the home appear more elegant.

Mr. Smith inquired about the variances requested. Ms. Ziska responded. He agreed with Ms. Shiverick that the details are a bit overdone.

Mr. Kirchhoff agreed with all of the changes proposed. However, he agreed with Ms. Shiverick about the chimney caps.

Ms. Catlin appreciated that changes proposed and supported the project.

Mr. Floersheimer thought the home was overly ornate. He inquired about the height to the cabana. Mr. Portuondo responded and explained the beach cabana design. Mr. Floersheimer was not in favor of the size, location and style of the beach cabana.

Mr. Portuondo discussed the stones and how they would visually appear. He discussed the three windows that were added back on the north elevation. He also discussed the beach cabana design.

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

Motion made by Mr. Corey and second by Mr. Smith that the proposed project at 910 S. Ocean Blvd. has met the criteria for approval listed in Sec. 18-205 of the Town's code of ordinances and to approve the project as presented with the condition that the foundation plantings that were added to the presentation, the bridge color is more pewter, the cabana is designed to reflect comments made by the staff. Motion carried 6-1, with Ms. Shiverick opposed. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Please note: A lunch break was taken at 12:55 p.m. The meeting resumed at 1:30 p.m. Mr. Ives returned at 1:34 p.m.

12. B-019-2021 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 101 Nightingale Trail

Applicant: 04TST101 Nightingale LLC (Brian Libman, Manager)

Professional: Brooks & Falotico Associates, LLP

Project Description: Exterior alterations and interior renovations to two-story single family residence; revised fenestration on all elevations; reframe portions of existing roof to accommodate new fenestration height and replace existing roof

tiles; renovate entry portico, frame for second floor roof deck, and face with coquina; new Dutch gables at courtyard elevations; renovate pool terrace and incorporate new retaining walls; remove existing driveway and install new hardscape and landscape.

ZONING INFORMATION: Section 134-893(13): The applicant is proposing to construct a 70 square foot one story bathroom addition and two Dutch gables that will be added to the courtyard elevations of the pool cabana and kitchen which will increase the cubic content ratio ("CCR") to 5.24 in lieu of the 5.01 existing CCR and the 3.9 maximum CCR allowed in the R-B Zoning District.

A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included the identity and character of the home, the front entry, the fenestration, the shutters, the balconies and glass railings.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Willette agreed to the easement.

Chuck Willette, Brooks & Falotico Associates, presented the architectural modifications proposed for the existing residence.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey was in favor of the redesigned front entrance. Mr. Corey inquired about the connectivity of the gables to the roof. Mr. Willette responded. Mr. Corey thought the fenestration was too aggressive for the home, particularly the second floor doors on the east elevation.

Mr. Ives was in favor of the landscape plans. However, he still thought the gables appeared too heavy for the home. Mr. Ives thought that more refinement and restudy needed to be done in the design. He suggested adding lightness to the design.

Ms. Grace thought the home had potential and was going in the right direction. She thought there was some disconnection around the front entry and suggested adding more detail. She believed that the square window shape did not work in the Bermuda style and thought there was too much fenestration on the east elevation.

Ms. Shiverick agreed with many of Ms. Grace's comments. She thought the Dutch gables were too heavy and possibly too many of them. She was in favor of the front Dutch gable but thought it was too large in scale. She thought there were too

many windows on the second floor, east elevation. She suggested enlarging the rear balcony.

Mr. Smith was in favor of the Dutch gable at the front entrance but felt the other gables were not successful. He suggested raising the roof to get higher windows in the two wings, if that was the goal. He did not believe the home looked like a Palm Beach home and added he could not support the project.

Mr. Kirchhoff thought the Dutch gables were going in the wrong direction. He also was not in favor of the wing walls on the rear of the home. He questioned the proportions of the fenestration.

Ms. Catlin was in favor of the front gable. She thought the fenestration needed some restudy. She added there was some disconnection in the design.

Mr. Floersheimer questioned the fenestration proposed. He inquired about the increase in the CCR. Ms. Ziska and Mr. Willette responded. Mr. Floersheimer was in favor of the front gable but thought it was overdone. Mr. Floersheimer was not in favor of the other gables.

Mr. Small agreed with many of the Commissioners' comments.

Motion made by Ms. Shiverick and seconded by Mr. Ives to defer the project for one month, to the May 26, 2021 meeting, to restudy the gables, fenestration and in accordance with the comments of the Commission. Motion carried unanimously.

13. B-024-2021 Demolition/New Construction

Address: 240 Mockingbird Trail

Applicant: Lee Fensterstock

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing one story structure. New construction of two story single family house in island style, approximately 5400 s.f. Final landscape and hardscape included.

A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included adding some identity to the home, the fenestration, a restudy of the landscaping and pedestrian gate, and to return with a north, east, west and south cross section of the landscaping.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Segraves agreed to the easement.

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

Mario Nievera, Nievera Williams Design, presented the landscape and hardscape modifications proposed for the new residence.

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

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey inquired if the roof pitch for the home could be reduced, possibly to a 5/12. Mr. Segraves stated he could be reduced the roof pitch to a 5/12.

Mr. Ives agreed with Mr. Corey's suggestion of a 5/12 roof pitch. He also questioned the similarity of the home to others in the area but added he would support the project.

Ms. Grace thought the two bay windows in the front of the home were a bit too large. She questioned if the doors on the balcony were better in prior design. She wondered if the second floor could be slightly reduced. She thought the design was a little boxy.

Ms. Shiverick questioned the color proposed for the shutters. She also wondered about the width of the eaves. Mr. Segraves stated that the overhangs were two feet. Ms. Shiverick agreed with Ms. Grace that the bay windows could be a bit smaller. She also agreed with Mr. Corey that the home was looking a bit similar to others in the neighborhood.

Mr. Smith thought the house was a bit similar for the area but added he could support the project.

Mr. Kirchhoff preferred the single pair of French doors over the front door previously presented. He thought the railings on the front should be heavier, possibly in wood. He stated that the columns at the front entrance appeared too thin and made a few suggestions for the balcony. He suggested scaling down the windows on the north elevation, in the laundry room area.

Mr. Small shared Mr. Kirchhoff's concern with the laundry room windows. He also thought the bay windows were a bit too large.

Mr. Corey questioned the verticality of the home and questioned the ceiling heights. Mr. Segraves responded. Mr. Corey suggested reducing the second floor ceiling height by 12 inches.

Ms. Shiverick suggested reducing the laundry window to one window rather than two windows. Mr. Segraves stated he agreed to the change.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project for one month, to the May 26, 2021 meeting, to restudy the size of the bay windows on the front elevation, to change the roof pitch to 5/12, to remove 12 inches in the second floor, to change the laundry room to a single window, and the French doors over the front entrance will be changed as previously proposed. Motion carried 6-1, with Mr. Smith opposed.

14. B-022-2021 Modifications

Address: 237 Brazilian Ave.

Applicant: Brazilian PB Land Trust (Martin V. Katz, Trustee)

Professional: MP Design and Architecture, Inc.

Project Description: Converting a two family residential building into a single family dwelling.

A motion carried at the March meeting to approve the project as presented with the following items to be deferred to the April 28, 2021 meeting: front façade fenestration, balcony railings and gate, hardscape leading up to the front door and the front landscaping.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Perry agreed to the easement.

Michael Perry, MP Design & Architecture, presented the architectural modifications proposed for the renovation of the residence.

Che Wei Kuo, Fernando Wong Outdoor Living Design, presented the landscape and hardscape modifications proposed for the residence.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey questioned the lack of variety in the landscaping on the north elevation. He suggested adding some diversity for the north elevation. Mr. Corey inquired if any thought was given to removing the east driveway. Messrs. Perry and Kuo responded.

Ms. Grace thought the changes were positive and she supported the project.

Mr. Floersheimer inquired about the front steps going into the front entrance. Mr. Perry responded.

Mr. Small requested that the screening on the north side is maintained.

Motion made by Mr. Corey and seconded by Ms. Shiverick that the proposed project at 237 Brazilian Avenue has met the criteria for approval listed in Sec. 18-205 of the Town's code of ordinances and to approve the project as presented. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

E. MAJOR PROJECTS – NEW BUSINESS

1. B-026-2021 Demolition/New Construction

Address: 217/225 Seabreeze Ave.

Applicant: Robert S. Berg

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

Project Description: Demolition of existing two-story residence, pool, fountain, gazebo, walls and hardscape. Modifications to landscape and hardscape.

Construction of gazebo. ****Please note: This is Demolition only*****

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Harold Smith agreed to the easement.

Mr. Harold Smith presented the demolition report for 217 Seabreeze Avenue. He also presented the architectural plans for the demolition proposed.

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

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey was in favor of the proposal.

Motion made by Mr. Corey and seconded by Ms. Grace that the proposed demolition of 217 Seabreeze Avenue has met the conditions listed in Sec. 18-

206 of the Town's code of ordinances, and to approve the project as presented with the condition to sod and irrigate the property within 30 days. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

2. B-027-2021 Demolition/New Construction

Address: 210 Palmo Way

Applicant: Keith Asplundh

Professional: Roger Janssen/Dailey Janssen Architects

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

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Mayfield agreed to the easement.

Patrick Mayfield, Dailey Janssen Architects, presented the proposed architectural demolition plans.

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

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

Mr. Small called for staff comment. Ms. Van Onna stated she had no comments.

Mr. Corey inquired about the landscape plan after the demolition. Mr. West presented the landscaping to remain after demolition.

Ms. Catlin objected to the truck route that utilized N. Lake Way. She requested that the trucks use N. County Road and N. Ocean Blvd.

Motion made by Mr. Corey and seconded by Ms. Grace that the proposed demolition of 210 Palmo Way has met the conditions listed in Sec. 18-206 of the Town's code of ordinances, and to approve the project as presented with the condition to sod and irrigate the property within 30, the perimeter landscaping and fencing to remain and the trucks logistic plan will be changed so that the trucks will use N. County Rd. and N. Ocean Blvd. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

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

Mr. West presented the landscape and hardscape plans for the proposed new residence. Mr. West presented an alternate design for the east elevation, specifically changes that the neighbors requested. He also presented an alternate plan for the front elevation.

Frank Howington, 1236 N. Ocean Way, was in favor of the proposed landscaping changes. He also requested the removal of three windows, second floor on the east elevation. He discussed the reasons for the removal of the windows.

Mr. Mayfield stated he could change the window glass to be opaque.

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

Mr. Small called for staff comment. Mr. Castro provided staff comments regarding the supplemental parking in the front of the home. Ms. Van Onna provided staff comments.

Mr. Corey thought the proposed home was wildly too large for the location. He thought the home was very handsome but it did not fit into the neighborhood. He thought a two story home with some whimsy, rather than the monolithic home proposed, was more appropriate. He disagreed with a six foot wall in the front of the driveway. For the site, Mr. Corey thought the home was too large and too tall.

Mr. Ives thought the home was very similar to the other homes that were shown today. He questioned the character of the home, overly symmetrical and thought the home needed some uniqueness.

Ms. Grace inquired about the grade change between the proposed and the neighboring properties. Mr. Mayfield responded. Ms. Grace questioned whether the home fit into the north end of the island. She thought the home was too massive and questioned whether some of the mass could be broken up.

Ms. Shiverick thought the home was too big, too plain and had no soul in the design. She thought a new design, smaller and quainter would be more appropriate.

Mr. Smith pointed out the similarities to the neighboring homes. He stated this design would not get his vote.

Ms. Catlin thought the home was too similar to others in the area. She suggested adding some charm and whimsy in the design.

Mr. Floersheimer thought the house was pushing the limits to the maximum. He did not believe this was acceptable.

Mr. Small stated that all of the Commissioners' concerns were his as well.

A discussion on the motion ensued.

Motion made by Ms. Shiverick and seconded by Mr. Smith to deny the project at 210 Palmo Way as presented, based on the failure to comply with Section 18-205 of the Code, paragraph a (1), (4) and (5). Motion carried unanimously.

Please note: A short break was taken at 3:40 p.m. The meeting resumed at 3:50 p.m.

3. B-028-2021 Additions/Modifications

Address: 214 Dunbar Rd.

Applicant: 214 Dunbar, LLC (William Georgas, Member)

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Renovation and addition to existing one story house and cabana in Regency style. Addition of 925 sq. ft. Final landscape and hardscape included.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Segraves agreed to the easement.

Mr. Segraves presented the architectural plans proposed for the renovation of the existing residence.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape plans proposed of the existing site.

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

Mr. Small called for staff comment. Ms. Van Onna and Mr. Castro provided staff comments.

Mr. Corey thought the changes were great and the professionals did an excellent job. Mr. Corey inquired if the Mr. Segraves could study the aperture of the columns. He wondered if they were too thin for the pediment.

Ms. Grace agreed with Mr. Corey.

Ms. Shiverick recommended slightly increasing the pitch of the pediment. She thought the remainder of the project looked great.

Mr. Smith suggested centering the balustrades on the columns.

Mr. Kirchhoff agreed that the columns may be too thin and also suggested centering the balustrades on the columns. He questioned the proportions of the fenestration.

Ms. Catlin was in favor of the different fenestration. She also requested to change the trucks logistics to traverse down N. County Road and N. Ocean Blvd.

Motion made by Mr. Corey and seconded by Ms. Shiverick that the proposed project at 214 Dunbar Rd has met the criteria for approval listed in Sec. 18-205 of the Town's code of ordinances and to approve the project as presented, with the conditions that the trucks logistic plan will be changes so that the trucks will use N. County Rd. and N. Ocean Blvd. and the professional will restudy the proportions of the portico and will return to the May 26, 2021 meeting. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

4. B-029-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 210 Orange Grove Rd.

Applicant: Alice Ruth and Ron Alvarez

Professional: MP Design & Architecture

Project Description: First floor addition of 55 SF at rear of property to accommodate a one car garage. Change existing two car garage to proposed one car garage. New 264 SF pool cabana.

ZONING INFORMATION: Applicant is proposing to convert a one story two-car garage into a one story one-car garage and adding 50 square feet of space to the garage for a cabana bath. The following variances are being requested: Section 134-893(9): a rear yard setback of 6.4 feet in lieu of the 10 foot minimum required in the R-B Zoning District. Section 134-2179(b). Applicant is requesting a one-car garage in lieu of the requirement of having a two car garage for properties in excess of 75 feet in width.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Perry agreed to the easement.

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

Michael Perry, MP Design & Architecture, presented the architectural plans proposed for the renovation of the existing home.

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

Mr. Small called for staff comment. Ms. Van Onna stated she had no comments.

Ms. Grace thought the changes were nice and was in favor of the projects.

Ms. Catlin thought the plans were good.

Mr. Floersheimer questioned the loss of the two car garage.

Mr. Small supported the request.

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

A second motion made by Mr. Corey and seconded by Ms. Grace that the proposed project at 210 Orange Grove Road has met the criteria for approval listed in Sec. 18-205 of the Town's code of ordinances and to approve the project as presented. Motion carried unanimously. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.

Please note: At this time, the Commission heard the project A-030-2021, 8 Windsor Ct. on pgs. 40-41.

5. B-030-2021 Demolition/New Construction

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

Address: 267 Dunbar Rd.

Applicant: Michael S. Arlein, Trustee of the 267 Dunbar Road Trust

Professional: SKA Architect + Planner

Project Description: Demolition of existing two-story house. New construction of one and two story contemporary house, approx. 7500 sq. ft. Final landscape and hardscape included.

ZONING INFORMATION: Section 134-893(c): Site Plan Review to allow the construction of a new one and two story 7,500 square foot single family residence on a non-conforming platted lot which is 98.5 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District. Section 134-893(5): A variance request to allow the construction of a new one and two

story 7,500 square foot single family residence with a street side yard setback of 25 feet in lieu of the 30 foot minimum required in the R-B Zoning District.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Segraves agreed to the easement.

Mr. Segraves presented the architectural plans proposed for the demolition of the existing residence.

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

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey inquired about the landscape buffer after the demolition of the residence. Mr. Williams responded. Mr. Corey thought the existing home was very charming and hoped the new hope would be as equally as charming.

Mr. Ives thought the existing home was worth further study by the Landmarks Preservation Commission.

Ms. Shiverick agreed with Mr. Ives.

Mr. Smith was sorry to see the home demolished. Mr. Kirchhoff agreed.

Ms. Catlin thought the existing home had character and charm. She lamented that there was not a way to save the home.

Mr. Floersheimer inquired about the existing Mango tree and hoped the professional would find a home for the tree.

Mr. Small stated that he did take the issue of demolition to the Town Council. He questioned the Town Attorney if a deferral would be warranted to allow the professional to determine the architect of record for the existing record.

Mr. Corey thought the project should be deferred until a proper landscape plan that shows the buffers for the neighbors is presented. Mr. Williams and Ms. Ziska responded.

Town Attorney Randolph inquired about the delay and to what purpose the delay would serve. A discussion ensued on the issue.

Mr. Murphy discussed the Code requirement for landscape demolition plans.

Motion made by Ms. Shiverick and seconded by Mr. Corey to defer the project for one month, to the May 26, 2021 meeting, because of an erroneous demolition report and to allow the professional to return with a proper construction screening plan in accordance with the Code. Motion carried 6-1, with Mr. Ives opposed.

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

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

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

Mr. Small called for staff comment. Ms. Van Onna and Mr. Castro provided staff comments.

Mr. Corey thought the proposed would be one of the larger homes in the area. However, he did believe the site plan could work. He thought the entrance on Dunbar should be moved a bit east. He thought the curb cut on Bradley Place should return in front of the three car garage. He requested an east/west cross section of the land. He thought the home was too boxy for the area. He also questioned the design style for the area. He questioned the green roof and thought it was distracting.

Mr. Ives thought the landscape plan is excellent. However, Mr. Ives questioned the design style and thought the proposed home would not fit into the area. He thought the home had no identity and thought a harsh deferral was necessary.

Ms. Grace questioned if this home was too dissimilar for the area. She stated she could not support the design.

Ms. Shiverick thought the proposed was too massive, monolithic, and too dissimilar and questioned the green roof. She thought a denial was appropriate. She thought drastic changes were needed.

Mr. Smith questioned the design style and added that it would not fit into the neighborhood.

Mr. Kirchhoff agreed with the other comments and thought the cubic content was built to the maximum. He thought the home appeared as a big box.

Ms. Catlin thought the home did not fit into the neighborhood, it was stark, cold, harsh and very dissimilar. She thought the project should be scrapped and a new home should be redesigned.

Mr. Floersheimer agreed with his fellow Commissioners. He felt that the design did not have any of Palm Beach's charm.

Mr. Small stated the reasons he was not supportive of the design. He added that he would support a denial of the project.

Motion made by Mr. Corey and seconded by Ms. Shiverick to deny the project at 267 Dunbar Road as presented, based on the failure to comply with Section 18-205 of the Code, paragraph a (1), (4) and (6) c and e. Motion carried unanimously.

6. B-031-2021 Demolition/New Construction

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

Address: 130 Algoma Rd.

Applicant: 130 Algoma, LLC (Lee Fensterstock)

Professional: SKA Architect + Planner

Project Description: Demolition of existing one story house while preserving existing garage and finish floor. New construction of two story classical house, approx. 6,448 sq. ft. Final landscape and hardscape.

ZONING INFORMATION: Section 134-229; Section 134-329 and Section 134-843(b): Special Exception with Site Plan Review to allow the construction of a new two story 6,448.55 square foot residence while preserving the existing one story nonconforming garage on a lot with an area of 15,708 square feet in lieu of the 20,000 square foot minimum required; a lot depth of 142.33 feet in lieu of the 150 foot minimum required; and a lot width of 111.89 in lieu of the 125 foot minimum required; all in the R-A Zoning District. The following variances are being requested: 1) Section 134-843(8): to allow the existing east side yard setback to remain at 8.75 feet in lieu of the 15 foot minimum required to keep the existing non-conforming garage. 2) Section 134-843(7): to allow a building height plane setback to be 46.1 feet in lieu of the 48.33 foot minimum setback required.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Segraves agreed to the easement.

Pat Segraves, SKA Architect + Planner, presented the demolition report and photographs for the proposed demolition of the existing home.

Mr. Castro provided comments on the proposed demolition.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the demolition for one month, to the May 26, 2021 meeting, to allow the Commissioners to receive a proper demolition report and landscape demolition plan. Motion carried unanimously.

Mr. Smith did not see any hardship to keep the garage. He suggested demolishing the garage and centering the home on the lot. Mr. Floersheimer agreed with Mr. Smith.

A discussion ensued about whether to keep the existing garage.

Motion made by Mr. Corey and seconded by Mr. Smith to defer the entire project, including the new construction, to the May 26, 2021 meeting. Motion carried unanimously.

Please note: The meeting stopped at 5:51 p.m. on April 28, 2021. The meeting resumed at 9:00 a.m. on April 29, 2021. Upon Roll Call, Messrs. Ives and Kirchhoff were found to be absent. Mr. Floersheimer arrived at 9:01 a.m.

7. B-034-2021 Additions/Modifications

Address: 905 N. Ocean Blvd.

Applicant: 905 N. Ocean LLC (Maura Ziska)

Professional: LaBerge and Menard

Project Description: Guest house addition and new landscape/hardscape.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Menard agreed to the easement.

Daniel Menard, LaBerge and Menard, presented the architectural plans for the proposed new guest house addition.

Mario Nievera, Nievera Williams Design, presented the landscape and hardscape plans proposed for the property.

Maura Ziska, attorney for the owners, stated that there were no legal restrictions that would prevent the owners for building the guest house. She also added that she believed that the proposed met the guidelines in Chapter 18 of the Code.

Mr. Small called for public comment.

David Tepper, owner, advocated for the proposed project.

Greg Kino, attorney representing Mr. and Mrs. Goodman at 911 N. Ocean Blvd., expressed his clients' objections to the proposed guest house. Mr. Kino asked the Commission to deny the project based on criteria 6 (g) and (h) in Section 18-205.

Murray Goodman, owner at 911 N. Ocean Blvd., expressed his objections to the proposed guest house.

Gene Pandula, representing Mr. and Mrs. Goodman at 911 N. Ocean Blvd., expressed his clients' objections to the proposed guest house.

Kathleen Bleznak, 960 N. Ocean Blvd., expressed her objections to the proposed guest house.

Ms. Ziska provided rebuttal to the statements made by Mr. Kino.

Susan Gary, 229 Onondaga Avenue, expressed her objections to the proposed guest house.

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey expressed concern for the large retaining wall at the entrance. Mr. Menard stated the retaining wall was an existing wall. Mr. Corey thought a 3-D rendering of the guest house within the whole site would be useful. Mr. Corey inquired about the screening landscaped buffer. Mr. Nievera responded.

Mr. Smith thought turning the guest house by 90 degrees would be a nice compromise for the neighbors. He reminded the Commission that they are charged with looking at the proposed guest house without landscaping.

Ms. Grace thought the site wall was unattractive during her site visit. She also expressed concern that the guest house would be seen from the street.

Ms. Shiverick questioned the interruption of the front lawn by adding a guest house. She thought it would add more mass to the corner that was already overbuilt. She wondered if it would be more appropriate in scale if it was smaller and rotated.

Ms. Catlin thought the building envelope was very tight for this site. She inquired if there was any written document that prevented the guest house from being built. Town Attorney Randolph responded. She inquired about the height of the landscaping next to the guest house. Mr. Menard responded. Ms. Catlin inquired about the roof height of the neighbor's guest house comparatively to the proposed. Mr. Menard responded. Ms. Catlin inquired about the distance from the neighbor's pool and tennis court to the proposed guest house. Mr. Menard responded.

Mr. Floersheimer thought the proposed guest house was almost double the size of the previously proposed guest house. He wondered if the guest house could be reduced to a one story guest house.

Mr. Small inquired about the previous plan for a guest house compared to the proposed. Mr. Menard responded.

Mr. Corey thought the guest house was complimentary to the main house. However, he did not feel that he had enough information to make the determination of how the guest house would fit in with the lot. He requested 3-D images from a drone's view of the entire lot. He also requested to see the details of the increase of the site wall. He also expressed concern for the alleyway between the guest home and the neighbor's home.

Ms. Shiverick also felt the guest home design was very nice. She recommended reducing the guest house as well as moving the structure.

Ms. Grace did not find the driveway approach attractive. She was also skeptical that by rotating the guest home, it would make the structure better. She thought possibly a single story structure would be nicer.

Ms. Catlin agreed with Ms. Shiverick. Her concern was that the guest home would be intrusive to the front lawn.

Motion made by Mr. Corey and seconded by Ms. Catlin to defer the project to the May 26, 2021 meeting for restudy.

A discussion ensued on the motion.

Motion carried 6-0.

8. B-032-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 273 Tangier Ave.

Applicant: Gretchen Jordan

Professional: Bridges, Marsh & Associates, Inc.

Project Description: Proposal of a one room second floor addition in place of an existing upper terrace and changes to existing fenestration.

ZONING INFORMATION: The Applicant is proposing to enclose a 432 square foot balcony on the second floor in the rear of the residence in order to create an office. This will require the following variance to be requested: Section 134-893(13): a cubic content ratio of 4.1 in lieu of 3.9 existing and the 3.93 maximum allowed in the R-B Zoning District.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Vazquez agreed to the easement.

Guillermo Vazquez, Bridges, Marsh & Associates, Inc., presented the architectural modifications proposed for the existing residence.

Maura Ziska, attorney for the owner, explained the requested variance for the proposed project.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey inquired about the roof plan and how the ridge would work with the addition. Mr. Vazquez responded. Mr. Corey thought the project was fine but stated he would have like to have seen the details for the doors.

Ms. Grace was supportive of the addition. She did have reservations for the front door proposed. Mr. Vazquez responded and explained the reasons that the owner was requesting a solid door.

Ms. Shiverick thought the rear addition would detract from the architecture. She suggested adding more windows in the office space so that the house would not appear as a monolithic structure. Mark Marsh, Bridges, Marsh & Associates, Inc., responded and explained the reason for the proposed design. Ms. Shiverick made a suggestion for the order of the fenestration. Mr. Vazquez responded.

Ms. Catlin was not in favor of the addition. She thought the Commission needed to see the details of the materials. She agreed with Ms. Shiverick's concerns for the exterior of the home.

Messrs. Floersheimer and Small agreed with Ms. Catlin.

Motion made by Ms. Catlin and seconded by Mr. Floersheimer to defer the project for one month, to the May 26, 2021 meeting, for a restudy. Motion carried unanimously, 6-0.

9. B-033-2021 Additions/Modifications

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

Address: 760 N. Ocean Blvd.

Applicant: Palm Beach Country Club (Maura Ziska)

Professional: Ronald Rickert II/Intelae, LLC

Project Description: Addition of a Padel court to the south-central area of the property.

ZONING INFORMATION: Section 134-890(5): Modification to a previously approved private club in a residential zoning district by adding a Padel ball court on the Fairview Road property owned by the Palm Beach Country Club. Section 134-1759: A request for Special Exception Approval with Site Plan Review to allow construction of a Padel ball court that will be enclosed and screened by landscaping.

Please note: This project was deferred to the May 26, 2021 meeting at the Approval of the Agenda, Item VI.

10. B-035-2021 Demolition/New Construction

Address: 1260 N. Lake Way

Applicant: Cushing Investments, LLC (Richard True)

Professional: Asbacher Architecture

Project Description: Demolish an existing two story residence and construct a new two story Island Colonial residence, pool, landscape, hardscape.

Please note: This project was withdrawn at the Approval of the Agenda, Item VI.

F. MINOR PROJECTS – OLD BUSINESS

1. A-048-2020 Modifications

Address: 230 Atlantic Ave.

Applicant: Linda Saligman

Professional: Kyle B. Fant/Bartholemew + Partners

Project Description: Interior and exterior remodel as defined in the November and December ARCOM meeting. Present new front elevation and pergola in the rear.

Motion carried at the November meeting to defer the project to the December 18, 2020 meeting for a restudy in accordance with the comments from the Commissioners, which many questioned the proposed changes to the front façade. A motion carried at the December meeting to defer the project to the January 27, 2021 meeting to address the comments of the Commissioners, particularly relating to the recommendations on the landscape plan, lanterns, garage doors and front entrance design. A motion carried at the January meeting to defer the project to the February meeting at the request of the professional. A motion carried at the February meeting to defer the project to the March meeting due to lack of presentation materials submitted. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting for a restudy of the front entrance design, window configuration and garage doors.

Please note: This project was deferred to the May 26, 2021 meeting at the Approval of the Agenda, Item VI.

2. A-020-2021 Modifications

Address: 150 Worth Ave.

Applicant: Wilson 150 Worth LLC (Yvonne Jones)

Professional: Michael Dumala

Project Description: Add 14 new impact windows on south side of building at second floor level. *****Please note: Requires Special Exception with Site Plan Review*****

A motion carried at the February meeting to defer the project to the March 24, 2021 meeting to allow the applicant to provide notice to the surrounding properties. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to provide notice to the neighbors.

Please note: This project was deferred to the June 23, 2021 meeting at the Approval of the Agenda, Item VI.

3. A-023-2021 Modifications

Address: 22 Middle Road

Applicant: Myrna and Spencer Partrich

Professional: Keith Williams/Nievera Williams Design

Project Description: Proposed site wall on north side of property. Proposed pergola in rear. Hardscape and landscape updates throughout.

Motions carried at the March meeting to approve the building of the north site wall only and to defer the pergola and remaining landscape changes to the April 28, 2021 meeting.

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

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

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

Mr. Small called for staff comment. Ms. Van Onna stated she had no comments at this time.

Mr. Corey thought the pergola looked good. He was also in favor of the landscaping plan.

Ms. Shiverick inquired about the previously proposed pergola compared to the current proposed. Mr. Williams responded. Ms. Shiverick thought the choice of trees was very nice.

Many of the Commissioners were in favor of the plans.

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

4. A-030-2021 Modifications

Address: 8 Windsor Ct.

Applicant: Jonathan Sack

Professional: MP Design & Architecture, Inc.

Project Description: Modification of existing windows and doors including front entry door.

Motion carried at the March meeting to approve the project as presented with the condition that the professional restudy the west gable on the first and second floor as well as the front door fenestration and return to the April 28, 2021 meeting.

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

Michael Perry, MP Design & Architecture, Inc., presented the architectural modifications proposed for the existing residence.

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

Mr. Small called for staff comment. Ms. Van Onna stated she had no comments.

Mr. Corey thought the master bedroom door should be reduced to 10 feet, from 14 feet. Mr. Perry stated the current door height is 12 feet.

Ms. Shiverick thought the three French doors was too tall and had too many panes of glass. She recommended keeping the proposed middle door and bringing back the plate glass to the two side doors.

Mr. Floersheimer inquired about the chimney on the plans. Mr. Perry responded.

Motion made by Mr. Corey and seconded by Mr. Kirchhoff that the proposed project at 8 Windsor Court has met the criteria for approval listed in Sec. 18-205 of the Town's code of ordinances and to approve the project as presented. Motion carried 6-1, with Ms. Shiverick opposed.

G. MINOR PROJECTS – NEW BUSINESS

1. A-024-2021 Modifications

Address: 226 Oleander Ave.

Applicant: J & J Realty

Professional: Dustin Mizell/Environment Design Group

Project Description: Previously approved driveway design to be modified.

Associated hardscape and landscape improvements.

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

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modifications proposed for the property.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey inquired about the previous staff approval. Ms. Van Onna responded. Mr. Corey inquired about the fence on the east side of the property. Mr. Mizell responded. Mr. Corey thought the landscape and hardscape plans were acceptable. Mr. Corey expressed objections to the glass balcony.

Ms. Shiverick agreed with Mr. Corey's comment on the glass balcony. Ms. Grace also agreed.

Mr. Floersheimer inquired about the artificial turf in the rear yard. Mr. Mizell responded. Mr. Floersheimer inquired about the rear setbacks. Mr. Mizell responded.

Mr. Corey inquired about the material to be used. Mr. Mizell responded. Mr. Corey thought the samples needed to be included in the proposal. Mr. Corey thought the hardscape plan would need to return to the Commission.

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the project as presented with the professional to return at the May 26, 2021 meeting with a sample of the cast stone and the gravel material.

Mr. Bergman discussed the staff approvals that occurred in May 2019.

Motion carried unanimously, 6-0.

Ms. Van Onna stated upon further research, she did not believe the balcony had been staff approved. Mr. Small asked staff to address the issue.

2. A-025-2021 Modifications

Address: 2500 S. Ocean Blvd.

Applicant: 2500 South Ocean Blvd. Condominium Assoc. (Zoran Grbich)

Professional: Dustin Mizell/Environment Design Group

Project Description: Revisions to the front entry gate landscape & paving design.

Interior asphalt driveway & parking to be replaced with pavers. Associated

hardscape & landscape improvements. ***** This project requires an administrative site plan review*****

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

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modifications proposed for the property.

Mr. Small called for public comment.

Mark Sanchez, 2500 S. Ocean Blvd., stated he was the board president of the condominium and added that the association was looking forward to making the proposed changes.

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey inquired about the continuation of the sidewalk. Mr. Mizell responded.

Many of the Commissioners supported the project.

Mr. Floersheimer inquired about the new pavers and questioned if a divided line on the road would be added. Mr. Mizell responded.

Motion made by Mr. Corey and seconded by Ms. Catlin that the proposed project at 2500 S. Ocean Blvd. has met the criteria for approval listed in Sec. 18-205 of the Town's code of ordinances and to approve the project as presented. Motion carried unanimously, 6-0.

3. A-035-2021 Landscape/Hardscape

Address: 190 N. County Rd.

Applicant: Temple Emanuel of Palm Beach, Inc. (Steven Horowitz, President)

Professional: Chuck Yannette/Parker Yannette Design Group, Inc.

Project Description: Landscape enhancements along north side of building to include replacing 6 Black Olive trees with 6 native Royal Palms and 2 Medjool Date Palms as well as shrub replacements.

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

Mr. Yannette presented the landscape and hardscape modifications proposed for the property.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey thought the olive trees should be replaced with a similar tree, such as a Mahogany. He thought the existing trees framed the building well. He stated he could not support a Royal Palm as a replacement material.

Ms. Grace agreed and thought a similar tree shape to the Black Olive tree should be used as a replacement.

Ms. Shiverick thought the Black Olive trees provided shade for the area. She was not in favor of the palms proposed. She thought there was a better alternative. She suggested repurposing the Black Olives if they were replaced.

Ms. Catlin thought a softer tree with a canopy would be a better choice. Mr. Floersheimer agreed.

Mr. Small agreed and preferred the use of a shade tree.

Motion made by Ms. Shiverick and seconded by Mr. Floersheimer to the defer the project for one month, to the May 26, 2021 meeting, for a restudy of the project in accordance with the comments of the Commissioners. Motion carried 6-0.

4. A-037-2021 Modifications

Address: 1214 N. Ocean Blvd.

Applicant: John & Diane Sculley

Professional: Dustin Mizell/Environment Design Group

Project Description: Modification of the existing driveway by reducing curb cuts from two to one, removal of synthetic turf and change of paving material. New Pergola structure (not visible from the street). Associated landscape and hardscape modifications.

Please note: This project was deferred to the May 26, 2021 meeting at the Approval of the Agenda, Item VI.

5. A-042-2021 Modifications

Address: 222 Mockingbird Trail

Applicant: Steven Helms

Professional: General Garage Door Company Inc.

Project Description: Install 16 x 7'6" clopay model BD2NU Bridgeport extended design garage door – Dade County approved and #8366 W Operators

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

Sue Kubiak, General Garage Door Company Inc., presented the proposed new garage door for the existing residence.

Mr. Small inquired if the windows would be included in the garage door. Ms. Kubiak stated the garage door was proposed not to have windows.

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

Mr. Small called for staff comment. Ms. Van Onna provided staff comments.

Mr. Corey inquired about the material for the front door. Ms. Kubiak responded. Mr. Corey inquired about the material for the existing garage door. Ms. Kubiak responded. Mr. Corey inquired about the material proposed for the new garage door. Ms. Kubiak responded. Mr. Corey thought the material for the garage door should be a better material.

Ms. Grace was not in favor of the front door proposed. She requested to see a door that would add charm and warmth.

Ms. Shiverick expressed concern that the dark door proposed would be too dark. She also questioned the quality of the door proposed. Ms. Kubiak responded and discussed the look of the proposed door. Ms. Shiverick inquired if the owner would consider a real wood door. Ms. Kubiak responded and stated a problem with a wood material was shrinkage. Ms. Shiverick suggested a steel door with wood cladding, possibly painted in an off white color.

Mr. Floersheimer stated he had nothing to add on the subject; however on a different note, the neighbor at 225 Mockingbird Trail has their entire front lawn covered in artificial turf.

Mr. Small stated he was in favor of Ms. Shiverick's suggestions for the door and thought the color should possibly match the front door.

Motion made by Ms. Shiverick to approve the project with a wood clad garage door, painted in an off white color.

Mr. Small inquired if the applicant would accept the off white color. Ms. Kubiak stated the owner would accept the off white color as suggested.

Ms. Grace seconded the motion. The motion carried 6-0.

Please note: Mr. Corey left the meeting at 12:04 p.m. Ms. Grace left the meeting at 12:06 p.m.

VIII. **OTHER**

1. **Continued Discussion of Story Pole Regulations**

Mr. Bergman stated he drafted changes to Chapter 18-207, on site plans. He discussed the two changes that he added to this chapter. He stated the changes were for the Commission's discussion and consideration. Once they felt the language was correct, he added he would take the amended language, place it into ordinance form and ask the Town Council's approval.

Mr. Floersheimer suggested changing the language "may be required" to "required." Mr. Bergman explained the reasons he used the proposed language.

Ms. Shiverick inquired if a neighbor could request the story poles. Mr. Bergman responded.

IX. **UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)**

1. **Public**

There were no comments heard at this time.

2. Staff

Mr. Bergman stated that Thomas Kirchhoff declared a conflict for the project at 1090 N. Lake Way at the March 24, 2021 meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Bergman stated that Thomas Kirchhoff declared a conflict for the project at 102 Flagler Dr. at the March 24, 2021 meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Bergman stated that Thomas Kirchhoff declared a conflict for the project at 147 Dunbar Rd. at the March 24, 2021 meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Bergman stated that Jeffrey Smith declared a continuing conflict for the project at 114 Seaspray Avenue at the March 24, 2021 meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Bergman stated that Jeffrey Smith declared a conflict for the project at 1960 S. Ocean Blvd. at the March 24, 2021 meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Bergman stated that Betsy Shiverick declared a continuing conflict for the project at 202 Onondaga Avenue at the March 25, 2021 meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Bergman stated that Betsy Shiverick declared a conflict for the project at 830 S. Ocean Blvd. at the March 24, 2021 meeting and had correctly completed the 8B form in accordance with State Law.

3. Commission

Ms. Catlin expressed concern for the large trucks that use N. Lake Way to traverse to the north end. Mr. Bergman stated he recommended presenting the issue to the Town Council.

Ms. Shiverick inquired about the Town Council's response on demolitions in ARCOM. Mr. Small stated the item was still a pending item with the Town Council.

Mr. Bergman stated that the Town Council did not want to create or change an ordinance for the issue relating to demolitions. However, they did decide to dedicate more money to preservation.

Ms. Van Onna stated that more properties would be studied each year.

X. **ADJOURNMENT**

Motion made by Ms. Catlin and seconded by Mr. Floersheimer to adjourn the meeting at 12:17 p.m. on Thursday, April 29, 2021. Motion carried unanimously.

The next meeting will be held virtually on Wednesday, May 26, 2021 at 9:00 a.m. via the Zoom platform.

Respectfully Submitted,

Michael B. Small, Chairman
ARCHITECTURAL COMMISSION

kmc