



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, MARCH 23, 2022

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

II. **ROLL CALL**

John David Corey, Vice Chairman	PRESENT
Maisie Grace, Member	PRESENT
Betsy Shiverick, Member	PRESENT
Jeffrey W. Smith, Member	PRESENT
Thomas Kirchhoff, Member	PRESENT
Richard F. Sammons, Member	PRESENT
Kenn Karakul, Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT
Elizabeth Connaughton, Alternate Member	PRESENT
Joshua L. Martin, Alternate Member	PRESENT (left 4:47 p.m.)

Staff Members present were:

Wayne Bergman, Director of Planning, Zoning and Building
James G. Murphy, Assistant Director of Planning, Zoning and Building
Sarah Pardue, Historic Preservation Planner
Jordan Hodges, Planner II
Kelly Churney, Deputy Town Clerk
John Randolph, Town Attorney

Mr. Bergman thanked the Architectural Commission Members for their attendance in the orientation held by staff. He welcomed all new and reappointed members. He continued with information on how staff was working to make the meetings more meaningful and efficient.

Town Attorney Randolph provided an update to the memorandum provided to the Commission and written by him from the 1980's.

III. **ELECTION OF OFFICERS**

Ms. Pardue called for nominations for Chair. Ms. Shiverick nominated Richard Sammons for Chair and Mr. Smith seconded the nomination. Mr. Kirchhoff nominated Jeffrey Smith for Chair and Mr. Karakul seconded the nomination. Ms. Grace nominated John David Corey for Chair and Mr. Corey seconded the nominations. There were no other nominations for Chair at this time. **After a ballot vote, Mr. Smith was elected as Chair.**

Ms. Pardue called for nominations for Vice Chair. Ms. Grace nominated John David Corey for Vice Chair and Mr. Corey seconded the nomination. Ms. Shiverick nominated Richard Sammons for Vice Chair and Mr. Smith seconded the nomination. There were no other nominations for Vice Chair at this time. **After a ballot vote, Mr. Sammons was elected as Vice Chair.**

IV. **PLEDGE OF ALLEGIANCE**

Chairman Smith led the Pledge of Allegiance.

V. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 23, 2021 MEETING**

Motion made by Ms. Shiverick and seconded by Mr. Karakul to approve the minutes from the February 23, 2022 meeting as amended. Motion carried unanimously, 7-0.

VI. **APPROVAL OF THE AGENDA**

Mr. Smith asked for a motion to approve the agenda with the following changes listed on the agenda modification sheet:

Deferral of B-072-2021, 224 La Puerta Way to the April 27, 2022 Meeting
Deferral of ARC-22-001 (ZON-22-033)108 El Mirasol to the April 27, 2022 Meeting
Deferral of ARC-21-038 (ZON-21-002) 218 Royal Palm Way to the April 27, 2022 Meeting
Move ARC-21-077 991 N. Lake Way to the Consent Agenda
Deferral of ARC-21-101, 425 Chilean Avenue to the April 27, 2022 Meeting
Deferral of ARC-22-020, 120 Clarendon Ave. to the April 27, 2022 Meeting
Deferral of ARC-22-026, 170 N. Ocean Blvd. to the April 27, 2022 Meeting
Move ARC-21-039 (ZON-21-003), 380 S. County Rd. to Major Projects/Old Business
Deferral of ARC-22-040 (ZON-22-037), 60/70 Blossom Way to the April 27, 2022 Meeting
Withdrawal of ARC-21-062, 327 Barton Ave.

Motion made by Ms. Grace and seconded by Mr. Corey to approve the agenda as amended. Motion carried unanimously. 7-0.

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **ARC-22-050 201 OCEAN TER (minor project)** The applicant, Scott and Kimberly Goodwin has filed an application requesting Architectural Commission review and approval for the installation of a new gate and front door alteration.

2. **ARC-22-052 160 CHILEAN AVE (minor project)** The applicant, Lisa Paolozzi, has filed an application requesting Architectural Commission review and approval for exterior design modifications to the roof design of a previously approved one-story residence.
3. **ARC-21-077 991 N LAKE WAY** The applicant, Michael Rapp, has filed an application requesting Architectural Commission review and approval for exterior modifications to a previously approved two-story residence, including the demolition of portions of the existing structure and the construction of a new detached accessory structure, architectural changes and modifications to the site plan and landscaping.

Please note: This item was pulled from consent and was not approved with the consent agenda.

Motion made by Mr. Corey and seconded by Ms. Grace to approve the consent agenda as amended. Motion carried unanimously, 7-0. Please note: This approval did not include the following projects: ARC-21-077, 991 N. Lake Way.

B. DEMOLITIONS AND TIME EXTENSIONS

None.

C. MAJOR PROJECTS – OLD BUSINESS

At this time in the agenda, the Commission heard ARC-21-039 (ZON-21-003) 380 S. County Road out of order as it was moved during the Approval of the Agenda.

1. **ARC-21-039 (ZON-21-003) 380 SOUTH COUNTY RD. (COMBO)** The applicant, 380 S County LLC (Phillip Norcross, Manager) has filed an application requesting Architectural Commission review and approval for the construction of new one- and two-story additions to an existing two-story building including variances from setbacks, rooftop mechanical equipment height, and to reduce the existing parking in order to expand an existing food and beverage serving lounge and office use. The variance portion of the application shall be reviewed by Town Council. The application will require special exception and site plan reviewed by Town Council.

Mr. Murphy provided staff comments on the project.

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

Maura Ziska, attorney for the applicant, explained the changes to the project since the last meeting. She advocated for a positive recommendation to the Town Council.

Nelo Freijomel, Spina O'Rourke + Partners, presented the architectural modifications proposed for the existing, commercial building.

Mr. Floersheimer inquired about the zoning requests for the property and wondered if the Town Council should be ruling on the changes prior to the review by the Commission. Mr. Randolph stated he believed the Commission had sufficient material in front of them to make this decision. Mr. Floersheimer inquired about a discrepancy in the fenestration. Mr. Freijomel explained the error.

Mr. Sammons asked to see a rendering of the building that did not include the awning. Mr. Freijomel did not have one. Mr. Sammons inquired about the Nano wall behind the awning. Mr. Freijomel responded and discussed the functionality of that space.

Mr. Karakul inquired about the choice of the wood columns in the loggia area and wondered if it was consistent with the style of the building. Mr. Freijomel responded and reviewed the intention in the design. Mr. Karakul recommended using metal columns. Mr. Freijomel agreed with the recommendation.

Mr. Corey agreed with Mr. Sammons's assessment of the Nano wall and believed the façade should be reviewed without the awning. Mr. Corey thought the awning could be a metal feature. Mr. Corey inquired about the mechanical equipment on the roof. Mr. Freijomel responded.

Ms. Shiverick inquired about the nine existing parking spaces under cover. Mr. Freijomel responded. Ms. Shiverick agreed with Mr. Floersheimer that it would be nice to understand the future function of the space before a decision was made. She added that she was in favor of the covered dining on the south side and thought it was attractive.

George Norcross, owner, discussed the changes that had been made since the last meeting.

Mr. Kirchhoff thought the changes were an improvement, particularly in the southwest corner. He thought the Nano wall was acceptable. He thought the awning should be installed on a metal column structure. He recommended adding landscaping on north side of the building, next to the street.

Ms. Grace preferred the outdoor seating without the loggia. She thought it would be better to maintain the building as it currently existed, except for moving the garbage to an interior space.

Mr. Floersheimer inquired about the future parking for the establishment. Mr. Norcross responded. Mr. Floersheimer inquired about the color proposed for the awnings.

Mr. Smith thought the changes improved the project. He agreed that the awning should be changed to a solid color, rather than striped. He also agreed that the awning should be supported by metal rather than wood columns.

Mr. Norcross responded to some of the comments from the Commissioners.

Dustin Mizell, Environment Design Group, requested to move two pleached trees at the south entry to the north side by the dumpster. He proposed to replace the trees with Foxtail palms.

Mr. Corey was in favor of the green buttonwood trees and preferred them to the Foxtail palms. Mr. Corey inquired about the windows on the south elevation. Mr. Freijomel responded.

Mr. Sammons expressed concern for the east side alignment of the windows in the Nano wall. Mr. Sammons also recommended changing the second story windows.

Mr. Smith called for public comment.

Frank Lynch, attorney for residents who live in a condominium to the northwest of the project, expressed concern for the requested variances. He explained his clients' objections.

Mr. Murphy discussed the elimination of the variance, which he believed was due to the removal of the scrubber. He asked the professional to explain the removal of the scrubber and the new ventilation system. Ms. Ziska responded and discussed the removal of the scrubber. Mr. Freijomel explained the proposed exhaust for the building.

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

Motion made by Mr. Sammons and seconded by Mr. Kirchhoff to approve the project with the following conditions: a metal structure shall be used rather than wood structure for the awning and additional landscaping shall be added to the north side of the building. Motion carried 4-3, with Mses. Grace, Shiverick and Mr. Corey dissenting.

2. **B-072-2021 224 LA PUERTA WAY (COMBO –VARIANCES)**

Applicant: Mr. & Mrs. Gray

Professional: David J. Gengler/Gengler Architects, Inc.

Project Description: A major renovation of an existing single-story single-family home which includes a two-story addition on the front of the home, a second floor

addition over a portion of the existing first floor, and a two-story loggia addition on the rear of the home.

ZONING INFORMATION: The applicant is requesting four variances in order to build a two-story addition which includes a 315 square foot one-story addition to the garage, a 184 square foot addition for a covered terrace on the first floor, and a 930 square foot second floor addition for two bedrooms, including a 130 square foot covered balcony, and two bathrooms. The requested variances are as follows: Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 12.5 foot minimum side yard setback required for the garage addition in the R-B Zoning District. Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 15 foot minimum side yard setback for a second story addition and covered balcony in the R-8 Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 10.5 foot minimum side yard setback required for a bay window on the first floor in the R-B Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 13 foot minimum side yard setback required for a bay window on the second floor in the R-B Zoning District.

At the August 25, 2021 meeting a motion carried to defer the project to the September 29, 2021 meeting with a clear direction for a restudy of the entire project. A motion carried at the September meeting to defer the project to the October 27, 2021 meeting. A motion carried at the October meeting to defer the project to the November 19, 2021 meeting. A motion carried at the November meeting to defer the project to the December 17, 2021 meeting. A motion carried at the December meeting to defer the project to the March 23, 2022 meeting.

Please note: This project was deferred to the April 27, 2022 meeting at the Approval of the Agenda, Item VI.

3. **ARC-21-080 757 ISLAND DR.** The applicant, 757 Island Drive LLC, has filed an application requesting Architectural Commission review and approval of a new two-story residence designed in the Are Moderne style containing 13,000 SF and with new landscaping and hardscape.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members.
Please note: Mr. Sammons declared a conflict of interest and left the room during the discussion of the project. Mr. Floersheimer voted in his absence.

Daniel Menard, LaBerge & Menard, presented the architectural modifications proposed for the new residence.

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

Ms. Shiverick thanked the professional for the changes. She believed the west side massing was still too heavy. She wondered if some changes could be made at the west side entrance; she recommended adding some openness on the west wing. Mr. Menard reviewed Ms. Shiverick's recommendations. She thought some reductions could still be made on the south fenestration. She recommended adding horizontal mullions in the fenestration.

Mr. Corey agreed with the comments from Ms. Shiverick. He liked the changes on the east side of the home. He thought the element that contained the two guest rooms over the garage appeared very boxy. Mr. Corey asked about the color for the proposed windows. Mr. Menard responded that the glass would be clear. Mr. Corey recommended a refinement to the north façade.

Mr. Floersheimer thought the changes were successful. He asked about the grass proposed for the garden. Mr. Menard responded. Mr. Floersheimer inquired about a discrepancy in the fenestration plan. He recommended reducing the fenestration but overall thought the project was good.

Ms. Grace agreed the changes were good. She liked the suggestion for a northwest corridor to be added. She thought there should be a reduction in hardscape, especially in the driveway. She also agreed that some reduction should be made in the fenestration. She questioned the addition of mullions in all windows but thought some windows could use the mullions.

Mr. Karakul agreed that the west wing with the garage needed some study. He provided suggestions for the design in this particular area. Mr. Menard responded.

Mr. Kirchhoff was not in favor of the changes. He thought the house was too boxy and choppy; he thought the home was reading was out of scale. He liked the change on the east side; he also agreed with the comments made about the north side.

Mr. Corey provided suggestion to add a view corridor next to the garage.

Mr. Connaughton provided suggestions for the fenestration.

Mr. Smith thought the east side changes were good but felt the north side changes needed some work. He thought the project was very nice.

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

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project for one month, to the April 27, 2022 meeting, to address the comments of the Commissioners. Motion carried unanimously, 7-0.

4. **ARC-22-001 (ZON-22-033) 108 EL MIRASOL (COMBO)** The applicant, ANK Palm Beach LLC (Anand “Andy” Khubani, Managing Member), has filed an application requesting Architectural Commission review and approval of a new two story residence designed in Contemporary Classicism style containing 15,446 SF and a 6,750 SF below grade basement/parking garage, and landscaping. Town Council to review the variance portion of the application.

Please note: This project was deferred to the April 27, 2022 meeting at the Approval of the Agenda, Item VI.

5. **ARC-22-030 230 VIA LAS BRISAS** The applicant, 230 Via Las Brisas LLC, has filed an application requesting Architectural Commission review and approval of a new two-story residence designed in a Classical style with landscape and hardscape improvements.

Mr. Hodges provided staff comments on the project.

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

Patrick Segraves, SKA Architect + Planner, presented the architectural modifications proposed for the new residence.

Carol Perez, AGT Land, presented the landscape and hardscape changes proposed for the site.

Mr. Corey did not believe there had been significant changes since the last presentation. He pointed out the positive aspects of the design, however his concern was the house would not fit into the neighborhood. Mr. Segraves discussed how the homes in the neighborhood had been changing.

Ms. Shiverick thought the house fit in fairly well in the neighborhood. She suggested increasing the banding and possibly changing the texture on the banding.

Mr. Floersheimer understood Mr. Corey’s comments and wondered if a barrel tile roof would help make the home more consistent. He inquired if a vehicular gate was proposed. Mr. Segraves stated that the applicant would be fine with or without a gate.

Ms. Grace also felt there had not been significant changes. She was not in favor of the arched windows which she did not believe were appropriate. She suggested finding a different window that would fit into the neighborhood.

Mr. Kirchhoff thought the alternate plan proposed was more fitting. He agreed that the banding should be increased. He questioned the many different sized doors.

Mr. Sammons provided suggestions for the banding, fenestration, front portico, the entablature, the alignment of the columns on the rear of the building, roof material and material for the windows. He questioned the quality of the proposed home.

Mr. Karakul suggested possibly pulling the garage forward so it would leave the front façade a bit more exposed.

Mr. Martin suggested that in lots of width 100 feet or less, the garage should only be in the second or third layer of the lot.

Mr. Smith wondered if the owner would consider a flat clay tile material for the roof. Mr. Corey agreed with the roof recommendation.

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

Motion made by Mr. Corey and seconded by Mr. Sammons to defer the project to the April 27, 2022 meeting with direction for the professional to restudy the design, especially the fenestration, front entablature, mid-course banding, roof color and material and consider opening up the front façade by possibly moving the home back on the site. Motion carried unanimously, 7-0.

Please note: There was a short break at 10:58 a.m. The meeting resumed at 11:09 a.m.

6. **B-063-2021, 280 VIA MARILA**

Applicant: CJN P Holdings LLC (Daniel Pergola, Managing Member)
Professional: MP Design & Architecture, Inc. Project Description: Demolition of an existing two-story structure. Proposal of a new two-story residence with rear facing two-car garage, new pool, hardscape, and landscape.

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion carried to defer the project to the July 28, 2021 meeting to address the comments of the commissioners. A motion carried to defer the project to the September 29, 2021 meeting with a clear understanding that a complete redesign of the home was highly requested. A motion carried at the September meeting to defer the project to the November 19, 2021 meeting for a restudy in accordance with the comments from the Commissioners, particularly with the scale and mass of the proposed home. A motion carried at the November meeting to defer the project to the December 17, 2021 meeting. A motion carried at the December meeting to defer the project to the February 23, 2022 meeting.

Ms. Pardue provided staff comments on the project.

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

Robert Pilla, Wadia Associates, presented the architectural modifications proposed for the new residence.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modification for the site.

Mr. Kirchhoff thought the house was nice; he thought the shed roof over the front door was a bit small. He recommended changing the second-floor windows to double hung rather than the casements proposed. He also questioned the proposed design of the railing. He recommended painting the eaves a white color.

Ms. Grace questioned the protruding sections in the front of the house. She wondered if the mass of those sections could be reduced.

Mr. Sammons thought the middle section of the home appeared pinched. He recommended using sash windows on the second floor rather than casements. He recommended increasing the transom over the front door.

Mr. Karakul agreed with Mr. Sammons's comments. He was not in favor of the gate design. Mr. Pilla responded.

Ms. Shiverick questioned the color choices. Mr. Pilla responded.

Mr. Corey thought the site plan and massing worked well. He thought the height of the home was slightly too tall. Mr. Corey questioned the roof choice and recommended using a white roof. Mr. Pilla responded.

Ms. Grace liked the roof height in the inspiration photograph. She liked Mr. Sammons' s suggestion to open the center section of the home. She also liked the suggestion for the concrete roof.

Mr. Smith liked the inspiration photograph with the white-on-white color scheme. He suggested moving in that direction. He did not believe the bay window on the rear of the building was successful.

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

Motion made by Mr. Corey and seconded by Mr. Karakul to defer the project for one month, to the April 27, 2022 meeting, in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

7. **ARC-21-038 (ZON-21-002) 218 ROYAL PALM WAY (COMBO)** The applicant, 218 Holdings LLC (Susan Hudson, Manager) has filed an application requesting Architectural Commission review and approval for the expansion of a

third floor to an existing three-story building including variances from the parking, generator and wall height, and setback requirements. Town Council shall review the variance portion of the application. The application will require special exception and site plan reviewed by Town Council.

Please note: This project was deferred to the April 27, 2022 meeting at the Approval of the Agenda, Item VI.

8. **ARC-21-040 (ZON-21-006) 164 SEASPRAY AVE (COMBO) – VARIANCES.** The applicant, Hayati Banastey, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story home designed in the Classical Style and related site improvements, including variances for side yard setbacks as they pertain to the new residence on a nonconforming lot. Town Council shall review the variance portion of the application. The application will require special exception and site plan reviewed by Town Council.

Mr. Murphy provided staff comments on the project.

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

Daniel Clavijo, SKA Architect + Planner, presented the architectural modifications proposed for the new residence.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modification for the site.

Ms. Grace thought the reduction in the house size was positive. She did not see that any charm or character had been added to the home. She thought the home resembled a townhome and wondered if the proposed would fit into the area with the other landmarked homes. Mr. Segraves responded.

Ms. Shiverick agreed with Ms. Grace's assessment of the project. She did not believe the home fit into the neighborhood. She recommended looking at the other homes on the street for inspiration.

Mr. Corey thought the second story porch worked. He recommended trying to add more of a connection from the street to the home. He thought the house was moving in the right direction. He provided some design suggestions for the home.

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

Ms. Grace inquired about the number of deferrals and wondered if a denial was appropriate.

Motion made by Ms. Shiverick and seconded by Ms. Grace to deny the project, based on Section 18-205 (a) 1 and 4. Motion failed 3-4, with Messrs. Kirchhoff, Corey, Karakul and Smith dissenting.

Motion made by Mr. Corey and seconded by Mr. Kirchhoff to defer the project to the April 27, 2022 meeting in accordance of the comments from the Commissioners. Motion carried 5-2, with Mses. Grace and Shiverick dissenting.

9. **ARC-21-064 120 SEAGATE RD.** The applicant, Tracey Hirt, has filed an application requesting Architectural Commission review and approval for modifications to an existing two-story residence including the addition of new front entry, the enclosure of a second-floor terrace and ground floor patio, the construction of a new one-story addition totaling approximately 600SF in area, a new pool, spa and pool deck, new landscaping, and other exterior modifications.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Messrs. Smith, Karakul and Ms. Shiverick.

Travis Radak, Radakovich Architecture, presented the architectural modifications proposed for the existing residence.

Mr. Corey asked about the header heights for the doors and windows. Mr. Radak responded. Mr. Corey thought the header heights on the first floor were too high; he also took issue with the transoms. Mr. Radak responded. Mr. Corey thought the design would be superior if the guesthouse was reduced and moved away from the main house.

Mr. Floersheimer inquired if the professional considered reducing the number of doors on the east facade. Mr. Radak responded and explained the design.

Ms. Grace liked the openness of the existing home. She wondered if the professional considered the guest house as an independent structure. Ms. Radak responded. Ms. Grace inquired about the decorative finish on the second floor. Mr. Radak responded and explained the design.

Mr. Sammons thought the existing house was a bit confusing. He expressed concern about the roof terrace patio and thought it could be changed to an awning. Mr. Sammons provided some design suggestions for the fenestration and cornice. Mr. Radak responded.

Ms. Shiverick wondered if the owner would consider a different color other than the blue proposed. Mr. Radak thought the owner would consider a change.

Mr. Kirchhoff thought there were too many window types proposed; he suggested that the windows should be similar and match in design. Mr. Kirchhoff also thought the guesthouse should be separated by a breezeway and recommended using the same roof height.

Mr. Karakul thought the front landscaping did not contribute or enhance the design and was very imbalanced.

Mr. Corey suggested starting from the existing design and making changes from the beginning. Mr. Radak responded.

Mr. Smith thought there was work to still be done on the design.

Mr. Floersheimer appreciated that the owner was keeping the existing home.

Motion made by Mr. Corey and seconded by Mr. Karakul to defer the project to the April 27, 2021 meeting in accordance with the comments from the Commissioners. Motion carried unanimously, 7-0.

10. **ARC-21-077 991 N LAKE WAY** The applicant, Michael Rapp, has filed an application requesting Architectural Commission review and approval for exterior modifications to a previously approved two-story residence, including the demolition of portions of the existing structure and the construction of a new detached accessory structure, architectural changes and modifications to the site plan and landscaping.

Mr. Smith called for staff comment. Ms. Pardue provided staff comments.

Call for disclosure of ex parte communication: Disclosure by Ms. Shiverick and Mr. Karakul.

Megan Ford, Tralongo & Taylor, presented the architectural modifications proposed for the existing residence.

Mr. Sammons thought the changes were an improvement. He thought the front door was too minimal in its design. He provided a suggestion to improve the front door design, with the addition of a frieze and cornice. Ms. Ford responded.

Mr. Corey thought the rear design was very nicely designed and a big improvement.

Mr. Kirchhoff complimented the professional on the changes to the rear of the home. He believed the design was now perfect.

Motion made by Mr. Kirchhoff and seconded by Mr. Corey to approve the project as presented. Motion carried unanimously, 7-0.

Please note: A lunch break was taken at 12:34 p.m. The meeting resumed at 1:32 p.m.

11. **ARC-21-101 425 CHILEAN AVE.** The applicant, Lorraine Charman, has filed an application requesting Architectural Commission review and approval for the modification of a previously approved landscape plan to include the removal of two trees to be replaced with hedge material.

Ms. Pardue and Mr. Murphy provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members.
Please note: Mr. Kirchhoff declared a conflict of interest and left the room during the project.

Frank Lynch, attorney for the owner, explained the issue with the current driveway circulation. He discussed the removal of two trees that had been previously approved. He asked the Commission to review the issues at hand and to assist in a design solution.

Lorraine Charman, owner, discussed the issues she experienced when exiting her driveway.

Ms. Shiverick thought the home was flawed in its initial design. Ms. Charman explained the renovation to the previous home and her intent with the design. Ms. Shiverick thought a circular driveway would be the best solution for this issue. Ms. Charman indicated she was opposed to a circular driveway due to the existing landscaping design.

Mr. Corey thanked the owner for the discussion and thought Ms. Shiverick's ideas were a good solution.

Ms. Grace agreed and thought Ms. Shiverick had a good solution. She also thought there were many nice options for green driveways.

Mr. Floersheimer inquired if the sculpture was still located in the driveway and if it was lit at night. Ms. Charman responded.

Mr. Murphy asked Mr. Lynch to submit new plans to staff so that the project could move forward.

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

Please note: This project was opened for discussion only and deferred to the April 27, 2022 meeting at the Approval of the Agenda, Item VI.

12. **ARC-22-005 225 EL PUEBLO WAY** The applicant, 225 El Pueblo Way LLC, has filed an application requesting Architectural Commission review and approval for the demolition of an existing one-story residence and the construction of a new 5,006 SF two-story residence designed in a Regency-inspired style.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: There was no disclosures at this time.

Kevin Asbacher, Asbacher Architecture, Inc., presented the architectural modifications proposed for the new residence.

Mr. Sammons inquired about the material for the quoins. Mr. Asbacher responded. Mr. Sammons thought the bay window on the front façade needed to be enlarged. He also thought the columns on the rear were not properly aligned.

Mr. Corey thought the project was nice and would fit into the neighborhood.

Ms. Shiverick thought the color for the front door and shutters was a bit dark. Ms. Asbacher stated he was happy to change the colors.

Ms. Grace was in favor of a white front door and green shutters.

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

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

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the project as presented with the condition that staff will approve the green color for the shutters and the white color for the front door. Motion carried unanimously, 7-0. 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.

13. **ARC-22-006 215 ARABIAN RD.** The applicant, 215 Arabian LLC, has filed an application requesting Architectural Commission review and approval for new construction of a 7,400 SF two story residence designed in the Regency style, detached cabana, swimming pool and associated hardscape and landscape.

Mr. Hodges provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Mr. Corey.

Kevin Asbacher, Asbacher Architecture, Inc., presented the architectural modifications proposed for the new residence.

Gabriela Albornoz, Fernando Wong Outdoor Living Design, presented the landscape and hardscape modifications proposed for the site.

Ms. Grace expressed concern that the house was too formal for the neighborhood. She appreciated the reduction of mass in the front; however, she still felt the front entry was too heavy. She wondered if a different color for the body of the house would help the home fit into the neighborhood.

Mr. Corey thought the site plan of the home worked well and he liked the front façade of the home. He expressed concern that the home did not fit into the neighborhood. He thought the design was too formal and would dominate the area. He thought the landscaping should have more rhythm and flow.

Ms. Shiverick agreed with Mr. Corey and wondered if the style would fit into the neighborhood. She thought a more casual style would be better suited in the area.

Mr. Kirchhoff thought the home was too formal. He preferred to see more green space and acknowledged the additional space in the cabana that consumed more of the lot. He was in favor of the reduction of the second story above the master wing. He also thought the front entry was too heavy.

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

Motion made by Ms. Grace and seconded by Mr. Corey to defer the project to the April 27, 2022 meeting in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

14. **ARC-22-020 120 CLARENDON AVE.** The applicant, 120 Clarendon Ave LLC, has filed an application requesting Architectural Commission review and approval for the second story addition and renovation of existing detached cabana.

Please note: This project was deferred to the April 27, 2022 meeting at the Approval of the Agenda, Item VI.

15. **ARC-22-026 170 N OCEAN BLVD.** The applicant, The Condominium Association of Ocean Towers, Inc., has filed an application requesting

Architectural Commission review and approval for the installation of a metal railing along the entirety of an existing rooftop penthouse terrace/balcony.

Please note: This project was deferred to the April 27, 2022 meeting at the Approval of the Agenda, Item VI.

16. **ARC-22-040 (ZON-22-037) 60-70 BLOSSOM WAY (COMBO)** The applicant, Blossom Way Holdings LLC and Providencia Partners LLC (Maura Ziska, Authorized Representative), has filed an application requesting Architectural Commission review and approval for construction of a combined 50,000+ sq. ft two-story main house and two-story guest house with associated hardscape, landscape and site improvements. Town Council will perform Site Plan Review for the installation of a generator.

Please note: This project was deferred to the April 27, 2022 meeting at the Approval of the Agenda, Item VI.

17. **ARC-22-038 (ZON-22-027) 225 INDIAN ROAD (COMBO)** The applicant, White Oak, LLC, a Wyoming LLC, as Trustee for 225 Trust u/a/d 12/13/2019 (Dennis Walsh, Trust Officer), has filed an application requesting Architectural Commission review and approval for a driveway hardscape addition and a 226 sq. ft. loggia expansion with staircase to access the existing 2nd floor open terrace including variances from the setback requirements. The variance portion of the application will be reviewed by Town Council.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Messrs. Kirchhoff and Smith. *Please note: Alternate Member Martin left the room during the discussion of this item.*

Roger Janssen, Dailey Janssen Architects, presented the architectural modifications for the project.

Steve West, Parker Yannette Design Group, presented the landscape and hardscape modifications for the project.

Ms. Grace thought the curvilinear staircase was a better solution. She inquired why the staircase could not be moved to the north side of the home. Mr. Janssen responded.

Mr. Corey stated he had trouble supporting the variance. He thought the staircase could be relocated to many different locations. He thought the proposed staircase would prohibit the landscaping buffers in this area.

Ms. Shiverick asked for an explanation of the design intent. Mr. Janssen responded and explained the design.

Mr. Sammons thought the proposed stair was too big. He thought it needed to be tightened up. Mr. Janssen responded and explained the design. Mr. Sammons was not in favor of the stair and thought the staircase could be more gracefully designed. A short discussion ensued on a design solution.

Mr. Karakul thought the staircase was fine.

Ms. Grace did not have any issues with the staircase. She questioned why the owner did not have a unity of title.

Mr. Smith agreed with Mr. Corey and could not support the variance.

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

Motion made by Mr. Corey and seconded by Mr. Kirchhoff that implementation of the proposed variance will cause negative architectural impact on the subject property and can be designed in an architecturally suitable manner, which conforms to the Town of Palm Beach Code of Ordinances without the need for a variance. Motion carried 5-2, with Mr. Karakul and Ms. Shiverick dissenting.

A second motion made by Mr. Corey and seconded by Ms. Shiverick to approve the project as presented with the exception of the additional terrace and staircase, which were not included in the approval. Motion carried unanimously, 7-0.

18. **ARC-22-031 2285 IBIS ISLE RD.** The applicant, Global 1 Investment Group LLC, has filed an application requesting Architectural Commission review and approval for the renovation and major additions to an existing one-story residence.

Mr. Hodges provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Ms. Shiverick.

Pat Segraves, SKA Architect + Planner, presented the architectural modifications for the proposed fenestration.

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

Motion made by Ms. Shiverick and seconded by Mr. Sammons to approve the project as presented. Motion carried unanimously, 7-0.

D. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-053 1020 N LAKE WAY** The applicant, Three Palm Trees LLC (Mr. and Mrs. Warren Kanders), has filed an application requesting Architectural Commission review and approval of a new two-story residence designed in a Neo-Classical architectural style containing approximately 9,352 SF of enclosed area, with related landscape and hardscape improvements and the renovation of an existing pool.

Mr. Hodges provided staff comments on the project.

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

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

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

Mr. Floersheimer liked the concept of the single curb cut but wondered if it was practical; he preferred a side loaded garage. Mr. Perry responded. Mr. Floersheimer also thought the front entry gate was too tall. Mr. Floersheimer questioned the window over the front entry. Mr. Floersheimer suggested adding muntins to the doors on the south elevation.

Ms. Grace liked the Neo-Classical style proposed. She wondered if the proportions on the different sections of the home were correct. She recommended eliminating the front gate. She was in favor of the west façade.

Mr. Corey thought a Neo-Classical design could work in the area. However, he thought the proposed was too big. He provided some design suggestions for the front façade. He thought the landscaping was bombastic and too formal for the area.

Ms. Shiverick shared Mr. Corey's concern for the style. She thought the pediment was too heavy and the gate was too high. She recommended eliminating the front wall and recommended studying a side loaded garage. She questioned the windows over the front door and thought the entire home was too large.

Mr. Sammons questioned the front entrance and cornice design. He was in favor of splitting up the garage element but thought they were too small next to the house. He thought the design needed more refinement.

Mr. Kirchhoff recommended restudying the front entry circulation as he believed it was unsuccessful in its design. He thought more landscaping should be added to disguise the garages. He also questioned the pergola design. He recommended looking for inspiration in homes from the 1930's in Los Angeles or Beverly Hills, CA.

Mr. Karakul agreed with other Commissioners. He recommended pulling the house back from the lake.

Mr. Smith preferred a change to the garage elements so that they did not face the street. He questioned the design of the pilasters. He also thought the home was too big.

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

Motion made by Mr. Corey and seconded by Mr. Karakul to defer the home to the April 27, 2022 meeting in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

2. **ARC-22-056 (ZON-22-061) 250 SANDPIPER DR (COMBO)** The applicant, Judith Guest, has filed an application requesting Architectural Commission review and approval for the substantial renovation and alterations to an existing nonconforming two-story residence including variance for nonconforming 2-story east side-yard setback. Changes include revisions to the fenestration, roof and entry portico, new hardscape and landscape design, and a new rear loggia, pool and pergola. Town Council will review the variance portion of the application.

Mr. Murphy provided staff comments on the project.

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

M. Timothy Hanlon, attorney for the owner, provided an overview and description of the project. He explained the zoning request for the project and advocated for a positive recommendation to the Town Council.

Achille Guest, owner, explained his intentions with the renovation of the existing home.

Kyle Fant, Bartholemew + Partners, 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. Corey inquired about the design and the reason for the variance. Mr. Fant responded. Mr. Corey stated he would support the variance. Mr. Corey thought the design was successful.

Ms. Grace agreed with Mr. Corey. She thought the project was very attractive. Ms. Grace inquired about the 50% rule. Mr. Murphy provided further explanation on the 50% rule.

Ms. Shiverick thought the project was fabulous. She was in favor of the materials and color choices.

Mr. Sammons thought the design style choice was smart. He provided specific recommendations to increase the front gable. He also provided a recommendation for the roof material.

Mr. Karakul agreed with the other Commissioners.

Mr. Floersheimer agreed that the project was good. Mr. Floersheimer inquired about the stairs on the east side of the property and the distance from the steps to the property line. Mr. Fant responded. Mr. Floersheimer inquired about the Ficus hedge on the east during construction. Mr. Mizell responded.

Mr. Smith inquired about a two-story home in the current zoning district. He inquired if a deed restriction was necessary. Messrs. Murphy and Randolph responded.

Mr. Smith called for public comment.

John Dyson, Sandpiper Drive and representing many neighbors in the neighborhood, expressed concern for allowing two story homes in the neighborhood; he asked that staff change the description of the home to a split-level home.

Bill Shankman, 248 Sandpiper Drive, urged the Commission to change the terminology to a split-level home. He objected to the second story windows in the bedroom on the east side of the home as well as the mechanical equipment on the east side of the home. Mr. Shankman also expressed his objections to the shared hedge between his property and the subject property.

Mr. Mizell responded about the comments regarding the hedge.

Motion made by Ms. Shiverick and seconded by Mr. Corey that implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion carried unanimously, 7-0.

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

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

Mr. Murphy asked for clarification for the approved location for the mechanical equipment. Mr. Corey responded that it was approved according to the plan.

Mr. Fant stated that the owners were in favor of keeping the equipment close to the existing location if the neighbors to the west were in favor of this as well.

Motion amended by Mr. Corey and seconded by Mr. Sammons to approve the project as presented with the condition that the mechanical equipment shall remain on the west side of the property and to allow the professional the option to widen the front gable. Motion carried unanimously, 7-0. 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.

3. **ARC-22-058 (ZON-22-038) 220 BRAZILIAN AVE (COMBO)** The applicant, I220 PB LLC (Guy Rabideau), has filed an application requesting Architectural Commission review and approval for the installation of generators and AC equipment within both side yards (east and west) for a duplex site. The variance portion of the application will be reviewed by Town Council.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by several members. *Mr. Sammons and Ms. Connaughton declared a conflict of interest for the project and left the room during the discussion. Mr. Floersheimer voted in the absence of Mr. Sammons.*

David Klein, attorney for the applicant, explained the reason for the application, and advocated for a positive recommendation for the variances to the Town Council.

Patrick O'Connell, Patrick Ryan O'Connell Architect, LLC., presented the architectural plans for the proposed generators and mechanical equipment.

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

Ms. Grace inquired about the initial design for the mechanical equipment and asked if the equipment would be hidden. Mr. O'Connell responded. Ms. Grace noticed that there was more space next to the garage and wondered if the equipment could be moved next to the garage. Mr. O'Connell responded and indicated a variance would still be required. Ms. Grace asked if there were any other areas on the property where the equipment could be placed. Mr. O'Connell stated any movement of the equipment would still require the same variance that they were requesting.

Mr. Corey inquired if the plans shown for the mechanical yard were previously approved. Mr. O'Connell responded. Mr. Corey inquired if the equipment was already purchased. Mr. O'Connell responded. Mr. Corey suggested purchasing smaller equipment and added he could not support the variances.

Mr. Floersheimer stated he was surprised to see how large the mechanical equipment area was upon his site visit. He thought the professional should restudy the solutions for this issue. Mr. Floersheimer stated he could not support the variances.

Ms. Shiverick inquired if the mechanical area was built twice as large as approved. Mr. O'Connell stated it was built as approved.

Mr. Floersheimer inquired about the proposed plantings around the equipment area. Mr. Mizell responded. A short discussion ensued about the plantings.

Mr. Smith expressed concern about the number of plantings to be included inside the equipment yard. Mr. Smith also expressed concern for the lack of screening as well as the size of the equipment yard.

Mr. Klein restated and explained the issues at hand. A short discussion ensued.

Mr. Kirchhoff inquired if the equipment could be moved to where the fountain was proposed. Mr. O'Connell responded. Mr. Kirchhoff recommended breaking down the equipment yard into two yards.

Mr. Floersheimer agreed with Mr. Kirchhoff's solution to break down the equipment yard. He also recommended using one generator for both units. He thought the project needed a restudy.

Mr. Smith called for public comment.

Dragana Connaughton, Condominium President for 226 Brazilian Avenue, expressed her objections for the proposed mechanical yard. She requested that the equipment be moved eastward toward the residence or to the rear near the parking lot.

Motion made by Mr. Corey and seconded by Ms. Grace to defer the project to the April 27, 2022 meeting to allow the professional to restudy the project for a solution.

Mr. O'Connell suggested that they could move the air conditioning units to the corner of the property. Mr. Corey requested that Mr. O'Connell study the suggestion and return with plans.

Motion carried unanimously, 7-0.

4. **ARC-22-059 2284 IBIS ISLE RD.** The applicant, 2284 Ibis Isle LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new approximately 1500 SF second floor addition to an existing single-story residence.

Mr. Hodges provided staff comments for the project.

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

Patrick Segraves, SKA Architect + Planner, presented the architectural modifications proposed for the addition. Mr. Segraves added that the owner intended to keep the existing landscaping.

Ms. Shiverick was in favor of the double hung windows and the side lights on the front door. She also was in favor of the proposed shutters. She recommended adding an espalier on the front door. She was in favor of the addition.

Ms. Grace was in favor of the changes in the handout. She questioned the proposed railing style. She asked staff about the 50% rule as indicated in the staff memo. Mr. Hodges responded.

Mr. Segraves stated he had considered the 50% rule and felt they would be able to meet the requirement. Mr. Murphy expanded on the explanation for the 50% rule.

Mr. Sammons recommended increasing the windows on the second floor as well as the bay windows on the first floor, front façade. He thought the changes were a vast improvement to the front façade.

Mr. Corey thought the project was good. He wondered if there was a way to clean up the west façade. Mr. Segraves responded.

Mr. Kirchhoff inquired about adding a second story and wondered how it would structurally work. Mr. Segraves responded. Mr. Kirchhoff inquired if it would exceed the 50% rule. Mr. Murphy responded.

Mr. Karakul inquired about the depth of the cantilevered balconies on the home. Mr. Segraves responded. Mr. Karakul inquired about the material for the railings. Mr. Segraves stated they would be a white aluminum.

Motion made by Mr. Corey and seconded by Ms. Grace to approve the project as presented with the double hung windows as shown on the alternate plans and the condition that the professional shall consider increasing the bay windows and the windows on the second floor, front façade. Motion carried unanimously, 7-0.

ARC-22-060 (ZON-22-048) 224 SOUTHLAND RD (COMBO) The applicant, MR. & MRS. FROST, has filed an application requesting Architectural Commission review and approval for the construction of a new approximately 750 SF one-story addition and renovation and alterations to an existing two-story residence including a variance to expand an existing nonconforming setback. Town Council will review the variance portion of the application.

Mr. Hodges provided staff comments on the project.

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

Mr. Smith 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.

Patrick Segraves, SKA Architect + Planner, provided an overview of the project.

Daniel Clavijo, SKA Architect + Planner, presented the architectural modifications proposed for the addition.

Please note: Mr. Martin left the meeting at 4:47 p.m.

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

Ms. Grace thought the addition was attractive and stated she could support the project.

Ms. Shiverick asked for confirmation that the roof material and door would be white. Mr. Clavijo responded.

Mr. Sammons did not see the need to increase the height of the roof at the front door. He thought it should be brought down in scale and lined up with the existing eaves.

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 unanimously, 7-0.

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the project as presented with the condition that the roofline over the front entry is lowered to match the eaves and roofline of the main body of the home. Motion carried unanimously, 7-0. 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. Smith called for public comment. There were no comments heard at this time.

5. **ARC-22-061 (ZON-22-040) 1950 S OCEAN BLVD (COMBO)** The applicant, Earl Mack, has filed an application requesting Architectural Commission review and approval for renovation and construction of an approximately 145 SF addition to an existing one-story cabana structure in the required side (south) yard including a variance to reduce the required setback. The variance portion of the application will be reviewed by Town Council.

Ms. Pardue provided staff comments on this project.

Call for disclosure of ex parte communication: Disclosure by several members. *Please note: Mr. Kirchhoff declared a conflict of interest for this project and left the room during the discussion. Mr. Floersheimer voted in his absence.*

Patrick Segraves, SKA Architect + Planner, presented the architectural plans for the proposed addition.

Ms. Grace inquired if there was another way to accommodate the owner's needs without building in the setback. Mr. Segraves responded.

Mr. Floersheimer also wondered if there was another location on the property for the cabana but added if the neighbors did not object, he was fine with the request. Mr. Segraves stated that the neighbors were supportive of the request.

Mr. Sammons wondered if the ridge of the addition would be above the existing ridge. Mr. Segraves responded.

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

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 unanimously, 7-0.

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the project as presented. Motion carried unanimously, 7-0. 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.

6. **ARC-22-067 (ZON-22-039) 107 DOLPHIN RD (COMBO)** The applicant, Irwin Ackerman, has filed an application requesting Architectural Commission review and approval for the construction of a new 184 SF beach cabana in the BA zoning district including variances from lot area requirements and setback requirements. The application will require Special Exception with Site Plan Review and Variances by Town Council.

Ms. Pardue provided staff comments on the project.

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

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

Roger Janssen, Dailey Janssen Architects, presented the architectural plans for the proposed beach cabana.

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

Mr. Floersheimer thought the design was simple and appropriately sited.

Ms. Grace inquired about the variance request. Ms. Ziska responded and explained the hardship for the variance. Ms. Grace discussed the importance of the ocean view. She also preferred a more open cabana. Ms. Ziska responded. A short discussion ensued on this topic.

Ms. Connaughton liked that the roof in that mimicked the main house. She wondered why the design did not have an overhang on the east and west sides of the cabana. Mr. Murphy responded.

Mr. Kirchhoff liked the project. He asked if the cabana could be more open in its design. Mr. Janssen responded.

Mr. Sammons was not in favor of the colonial shutters; he recommended using Bahamian shutters instead.

Ms. Shiverick asked if the professional considered using board and batten on the sides of the cabana so that it matched the main home. Mr. Janssen thought that was an interesting suggestion.

Mr. Corey asked to see photographs of surrounding cabanas. Mr. Janssen showed the Commission some photographs. Mr. Corey suggested making the cabana more transparent.

Mr. Murphy indicated that the home was initially up for landmark designation, but it had been removed from consideration.

A discussion ensued about a potential motion.

Motion made by Ms. Shiverick and seconded by Mr. Corey to approve the project as presented with the condition that the siding shall be vertical board and batten. Motion carried unanimously, 7-0.

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

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 Ms. Grace dissenting.

E. MINOR PROJECTS – OLD BUSINESS

1. **ARC-22-035 726 HI MOUNT RD.** The applicant, Irimar Ocean Properties LLC, has filed an application requesting Architectural Commission review and approval for modifications to a previously approved two-story single-family residence currently under construction.

Please note: This item was originally approved at the 01/26/22 ARCOM meeting. A motion for reconsideration was made and approved at the 02/23/22 ARCOM meeting and placed on this agenda for review.

Mr. Hodges provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Ms. Shiverick and Mr. Floersheimer. *Please note: Mr. Sammons declared a conflict of interest and left the room during the discussion. Mr. Floersheimer voted in his absence.*

Jaime Torres, Fairfax and Sammons, presented the architectural plans for the reconsideration of the metal roof over the pergola.

Ms. Shiverick thought the roof material was a nice choice. She thought the renderings were helpful in making the decision.

Mr. Corey asked for clarification of the roof material and color. Mr. Torres responded. Mr. Corey stated he preferred a white roof.

Motion made by Ms. Grace and seconded by Ms. Shiverick to approve the project as presented. Motion carried 6-1, with Mr. Corey dissenting.

2. **ARC-21-062 327 BARTON AVE (minor project)** The applicant, Brian and Laura Carr, has filed an application requesting Architectural Commission review and approval of modifications to an existing landscape and hardscape plan as well as a driveway opening increase of 2 feet.

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

F. ITEMS PULLED FROM CONSENT

Item ARC-21-077 991 N LAKE WAY was pulled from consent and heard earlier in the agenda.

G. MINOR PROJECTS – NEW BUSINESS

None.

VIII. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public

There were no comments heard at this time.

2. Staff

Ms. Churney stated that Richard Sammons declared a conflict for a project at 625 Crest Road at the February 23, 2022 meeting and had correctly completed the 8B form in accordance with State Law.

3. Commission

There were no comments heard at this time.

IX. NEXT MEETING DATE: Wednesday, April 27, 2022

X. ADJOURNMENT

Motion made by Ms. Shiverick and seconded by Mr. Floersheimer to adjourn the meeting at 5:30 p.m. on Wednesday, March 23, 2022. Motion carried unanimously, 7-0.

The next meeting will be held on Wednesday, April 27, 2022 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully Submitted,

Jeffrey W. Smith, Chairman
ARCHITECTURAL COMMISSION

kmc