



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, AUGUST 23, 2023

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

II. ROLL CALL

Jeffrey W. Smith, Chairman	PRESENT
Richard F. Sammons, Vice Chairman	PRESENT (Arrived at 9:01 a.m.)
John David Corey, Member	PRESENT
Betsy Shiverick, Member	PRESENT
Thomas Kirchoff, Member	PRESENT
Kenn Karakul, Member	PRESENT (Arrived at 9:01 a.m.)
Elizabeth Connaughton, Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT
Joshua L. Martin, Alternate Member	PRESENT
Katherine "KT" Catlin, Alternate Member	PRESENT

Staff Members present were:
Sarah Pardue, Design & Preservation Planner
Jordan Hodges, Design & Preservation Planner
Kelly Churney, Acting Town Clerk

III. PLEDGE OF ALLEGIANCE

Chairman Smith led the Pledge of Allegiance.

IV. APPROVAL OF MINUTES

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the minutes of the July 26, 2023, meeting as presented. Motion carried unanimously, 7-0.

V. APPROVAL OF THE AGENDA

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

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

Ms. Churney administered the oath and continued to do so throughout the meeting as necessary.

VII. **COMMENTS FROM THE ARCHITECTURAL REVIEW COMMISSION MEMBERS**

Ms. Catlin thanked staff for the method by which the Commission was receiving the public comments. She asked if the Planning and Zoning Commission could review the reoccurring issues that the Commissioners were seeing.

James Murphy, Assistant Director of Planning, Zoning and Building, stated the common occurrences that the Commission recommended and items that staff had seen over the past few years were being reviewed by the zoning consultant. He indicated that if the Commissioners had other items, to please alert staff.

Mr. Corey thought the CCR in the R-B Zoning District was a common denominator among the issues. He thought the calculation should be reviewed and discussed. Mr. Murphy agreed and thought the calculation was flawed from the beginning. He thought this was one of the big issues that allowed larger homes on smaller lots.

VIII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3-MINUTE LIMIT, PLEASE)**

There were no comments heard at this time.

IX. **PROJECT REVIEW**

A. **CONSENT AGENDA**

1. **ARC-22-095 2270 IBIS ISLE RD – EXTENSION OF TIME** The applicant, W Ibis Isle, LLC, has filed an application requesting an Extension of Time for a previously issued Architectural Commission Approval for the construction of a new two-story single-family residence with related hardscape and landscape improvements. (Originally approved at the June 29, 2022, ARCOM meeting)
2. **ARC-23-112 (ZON-23-078) 225 WORTH AVE (COMBO)** The applicant, 225 WORTH AVENUE HOLDINGS LLC, has filed an application requesting Architectural Commission review and approval for hardscape modifications in the rear (north) of the property, including a variance from landscape open space requirement. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.
3. **ARC-23-101 155 BRAZILIAN AVE.** The applicant, Lorraine Gerrity, has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications sitewide and existing fence repair.

Clerk's note: This item was withdrawn at Item V., Approval of the Agenda.

Motion made by Mr. Corey and seconded by Mr. Karakul to approve the consent agenda as presented. Motion carried unanimously, 7-0.

B. MAJOR PROJECTS-OLDBUSINESS

1. **ARC-23-039 (ZON-23-063) 599 S. COUNTY RD (COMBO)** The applicant, SAS Realty Enterprises LLC (Greg Simonian, President), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence and related landscape, hardscape and pool. The application shall be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments on the project.

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

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

Grace Walton, Environment Design Group, presented the landscape and hardscape modifications proposed for the site.

Mr. Corey thought the home would be a nice addition to the estate section. He wondered if the proposed gates were too vernacular. Mr. Portuondo showed the gate drawings and discussed the material for the gates. Mr. Corey expressed concern for the circulation of service vehicles. Mr. Corey stated he supported the project.

Mr. Kirchhoff thought the changes to the home were a big improvement. He stated he preferred the previous front door; however, he supported the project.

Mr. Sammons thought the porticos were a bit tight. He suggested dropping the roof pitch and using a Roman tile for the roof material. He thought the home was a bit large for the roofing material proposed. Mr. Portuondo explained his design.

Mr. Karakul supported Mr. Sammons's comments. However, he thought the project was well done. He supported the garage design. He wondered if the hardscape design was too busy. Mr. Portuondo explained the reason for his design. Mr. Karakul wondered if the hardscape design would spoil the architecture. Ms. Walton further explained the hardscape design.

Mr. Floersheimer agreed with Mr. Sammons's comment on the roof material. He asked about the square footage calculations and wondered if they were correct. Raul Lima, Portuondo Perotti Architects, explained the calculations. Mr. Floersheimer advised staff to review the calculations.

Ms. Shiverick thought the changes improved the design. She wondered if the mullion pattern should be studied. Mr. Portuondo explained the study he made of the windows and explained the reasons he chose the proposed. She also agreed with Mr. Kirchhoff and preferred the previous front door. She questioned the gray color of the shutters. Mr. Portuondo stated that the shutters were green. She also agreed with Mr. Karakul that the hardscape design was too busy.

Mr. Floersheimer asked if there was a variance requested for the height. Mr. Portuondo responded.

Mr. Smith stated that the oversized hardscape was not centered with the garage. He suggested moving the approach of the garage to the south so the garage would not be seen. He thought the changes were an improvement.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Mr. Karakul and seconded by Mr. Corey to approve the project as presented with the following conditions: the pitch of the roof shall be changed to a pitch of 4/12 or 5/12, the roof material shall be changed to a Roman tile, the location of the service driveway shall be moved to the south, the hardscape of the service driveway shall be simplified, and the two front-facing gates shall return to the Commission for approval. Motion carried unanimously, 7-0.

2. **ARC-23-063 (ZON-23-059) 1265 N LAKE WAY (COMBO)** The applicant, 1265 N Lake Way LLC (Maura Ziska, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape and landscape on a nonconforming lot. The application shall be reviewed by the Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

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

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

Todd MacLean, Todd MacLean Outdoors, stated that the landscape and hardscape plan for the site had not changed. He reviewed the plans.

Mr. Sammons liked the design better than the previous proposal. He suggested a redesign for the roof to come to a point, even if it needed a variance. He thought the roof was overly complicated as designed. He thought there was too much fenestration on the rear of the home. He thought the bump out on the home created a big cricket on the roof. He thought a big problem was the wood columns that were holding up concrete. He provided suggestions to introduce wood.

Ms. Catlin thought the home was much improved and had warmth. She requested that the truck logistic plan use N. County Road rather than N. Lake Way.

Mr. Corey thought the home was much improved and heading in the right direction. He suggested a restudy to look at the opportunities to break the long ridge facing west and the columns used to support the ridge. Mr. Corey asked to see the landscaping along the Lake Trail. Mr. Maclean responded and discussed

the materials to be used. Mr. Corey asked for a shade to be added on the west side next to the Lake Trail.

Mr. Karakul was in favor of the home and thought it would be a nice addition to the area. He thought just a few areas needed some restudy.

Mr. Floersheimer liked the home and the warmth of the wood. He asked about the material for the gate. Mr. Menard responded and discussed the color of the gate.

Mr. Kirchhoff thought the changes were superior to the previous proposal. He suggested that the shutters be changed to louvers rather than gray shutters. Mr. Menard responded and explained his design.

Ms. Shiverick liked the home and thought the Polynesian design could be taken further. She recommended looking at similar homes, particularly one on Blossom Way. She suggested moving a bit darker in the wood color. She asked about the color of the home. Mr. Menard stated the proposed body color was slightly gray and showed a sample. Ms. Shiverick recommended moving a bit lighter in the color for the body of the home.

Mr. Martin thought the home was a bit too formal. He questioned the run from east to west and wondered if it was appropriate for the style.

Mr. Smith thought the design was a vast improvement. He thought the design fit into the area. He questioned the width of the gate on the Lake Trail and provided a suggestion for a modification. He also provided a suggestion for the roof design.

Mr. Connaughton questioned the long run on the north side of the home and suggested it be broken up.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Mr. Karakul and seconded by Mr. Corey to defer the project to the September 27, 2023, meeting in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

3. **ARC-23-074 (ZON-23-061) 100 WORTH AVE (COMBO)**. The applicant, The Winthrop House, has filed an application requesting Architectural Commission review and approval for an exterior renovation to an existing seven-story residential building including the installation of new storefronts at the ground level, new stucco, repairs and paint finishes to all elevations, the removal of exterior brick finish materials along all façades, the installation of new metal balconies guardrails along all balconies, removal and replacement of balustrade parapet at rooftop, sitework including new surface material, removal of existing drive aisle and parking lanes, new landscaping, modifications to the existing porte-cochere, and new pedestrian gates and a new vehicular gate; and including a variance for the removal of on-site parking. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

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

David Miller and Associates, PA, presented the architectural modifications proposed for the existing condominium.

Mr. Floersheimer expressed a concern that the Commission had not seen the proposed images. Ms. Pardue responded and stated that the applicant had changed his presentation, but the plans provided to the Commission were appropriate.

Motion made by Mr. Corey and seconded by Mr. Sammons to allow the applicant to proceed with the presentation. Motion carried unanimously, 7-0.

Mr. Miller continued with his presentation. Mr. Miller provided color samples for the condominium.

Erika Gottsegen, Environment Design Group, presented the landscape and hardscape modifications proposed for the site.

Mr. Sammons thought the building needed improvement. He suggested increasing the size of the piers and reducing the size of the arches.

Ms. Catlin thought the changes to the ground level of the building were nice. She still thought the upper levels still needed relief by using texture.

Mr. Karakul thought the first floor still needed changes, especially to the entry piers.

Mr. Kirchhoff thought the bottom floor needed more structure. Mr. Kirchhoff asked about the colors proposed. Mr. Miller responded. Mr. Kirchhoff liked the railings proposed.

Ms. Shiverick asked if the cornice could be repaired rather than replaced; Mr. Miller confirmed it would be repaired. Ms. Shiverick asked if the balconies needed to be replaced. Mr. Miller explained why the replacement was necessary. Ms. Shiverick questioned the round pickets proposed for the balcony railings. Mr. Miller stated he would consider a square picket but wanted to use a very small picket. Ms. Shiverick asked about the temporary parking space on the first floor. Mr. Miller responded and described the general parking spaces on the lower level of the building. Ms. Shiverick asked about the need to replace the brick. Mr. Miller discussed the necessary replacement. She thought some of the character-defining elements had been stripped in the current proposal.

Mr. Floersheimer thought there was no movement, depth, or interest in the proposed changes. Mr. Miller was open to adding texture to the building.

Mr. Corey thought the project was moving in the right direction. He was in favor of the landscaping but wondered if more palms could be added on the east

side of the building. He was in favor of the round pickets and thought they worked well on the balconies. He was not in favor of the vehicular arch on the first floor. He was not in favor of the cast stone on the building and thought it should be removed. He suggested removing the vehicular arch.

Mr. Sammons provided suggestions for the first-floor design, particularly for the arches and to replace the brick.

Ms. Catlin thought different techniques could provide relief in the building.

Mr. Corey suggested a mesh material on the corner to create a visual mass.

Mr. Karakul suggested studying the corner of the building on Worth Avenue. He suggested making this portion of the building a signature design.

Motion made by Mr. Corey and seconded by Mr. Karakul to defer the project to the September 27, 2023, meeting in accordance with the comments of the Commissioners.

Mr. Smith called for public comment.

Mark Lisnow, 100 Worth Avenue, discussed the proposed project and indicated that a majority of the owners supported the project.

Terry Kafka, 100 Worth Avenue, agreed that the building needed some texture or design element to differentiate the building.

James Wilner, 100 Worth Avenue, disagreed with the suggestion that the railings needed to be removed. He also disagreed with the removal of the brick element.

Charles Koppel, 100 Worth Avenue, stated that the project had been in the works for many years, and most of the owners approved of the project.

Eli Wilson, 100 Worth Avenue, building manager, discussed the difficulty in obtaining approval from the owners. He discussed the need for the replacement of the brick. He discussed the reason for the design and the elimination of the brick.

Ms. Shiverick wondered if a crenelated column had been considered.

Motion restated by Mr. Corey and seconded by Ms. Shiverick to defer the project to the September 27, 2023, meeting in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

Clerk's note: The Commission took a short break at 11:09 a.m. The meeting resumed at 11:25 a.m. Mr. Karakul returned at 11:35 a.m.

4. **ARC-23-066 1421 N. LAKE WAY**The applicant, Reef Road LLC, has filed an application requesting Architectural Commission review and approval construction of a new two-story residence with associated landscape and hardscape.

Ms. Pardue provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the architectural modifications proposed for the new residence.

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

Mr. Sammons asked about the floor-to-floor height measurements. Mr. Janssen responded. Mr. Sammons recommended lowering the height slightly. Mr. Sammons was not in favor of the reduced size of the fenestration on the second floor compared to the fenestration on the first floor. He was in favor of the front façade with the change to the fenestration. He questioned the size of the wings compared to the middle portion of the home. He also questioned the middle portion of the roof compared to the wings.

Mr. Corey thought the window widths should be the same. He thought the design had improved from the last presentation. He thought the height of the home could be reduced. Mr. Corey was not in favor of the landscape design; he suggested loosening up the design. He did not believe the Canary Island Date Palms were not appropriate for the front of the home; he suggested shade trees.

Mr. Karakul was not in favor of the double hip roof on the accessory structure; he thought it looked too suburban. He agreed that the fenestration needed to be restudied.

Mr. Kirchhoff agreed with Mr. Sammons's assessment of the second-floor fenestration. Mr. Kirchhoff was not in favor of the double band on the home. He thought the front door surround was too formal for the design. He was not in favor of the proposed railings.

Ms. Shiverick wondered if the home was spread out too much on the lot; she recommended reducing the east-to-west stretch. Mr. Janssen responded and explained his design. Ms. Shiverick asked about the colors proposed. Mr. Janssen responded. Ms. Shiverick confirmed that the roof material would be a cedar shake, to which Mr. Janssen responded.

Mr. Smith asked about the double hip roof. He was not in favor of the dormer window as well as the double gable on the guest house. He also agreed that the front door surround was too ornate.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion restated by Mr. Sammons and seconded by Mr. Corey to defer the project to the September 27, 2023, meeting in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

5. **ARC-23-099274 MONTEREY RD.** The applicant, Morton Pierce, has filed an application requesting Architectural Commission review and approval for

the construction of a new two-story single-family residence with sitewide landscape and hardscape improvements.

Mr. Hodges provided staff comments on the project.

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

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

Dustin Mizell, Environment Design Group, presented the landscape and hardscape modifications proposed for the site. He spoke about his conversations with an arborist about the existing onsite trees.

Mr. Smith called for public comment.

Leigh Dunston, 282 Monterey Road, thought the proposed home was too massive for the lot. He questioned the ability to save one of the existing trees. Mr. Dunston asked Mr. Perry about the architect of record for the project. Mr. Perry responded.

Ms. Connaughton thought the roof changes were an improvement. She provided a suggestion for the proposed rafter tails. She questioned the front door fenestration details. She expressed concern for the existing trees and wondered if the house could be shifted to save the trees. Mr. Perry responded and agreed to shift the home to the east.

Mr. Kirchhoff agreed with the suggestion to change the rafter tails. He also agreed with the suggestion to move the home further east for the benefit of the tree. He agreed and was not supportive of the fan above the front door. He provided a suggestion for the kitchen design.

Mr. Karakul questioned the front access door and wondered if that could be changed to a window. He was not in favor of the round window next to the front door. He suggested adding more mystery around the service entrance door by adding landscaping to the area.

Mr. Sammons suggested lowering the balcony and the round window. He questioned the widths of the fenestration. He also recommended making the bays even in the design; he suggested widening the thinner bay in the front. He recommended the addition of an architrave on the rear of the home.

Ms. Shiverick suggested moving the entry on the side of the home to save the existing tree. A short discussion ensued about the possibilities to save the tree.

Mr. Corey thought the front left bay was too narrow. He stated he could not support the home. He felt that the design did not fit onto the street and the house was too wide. He did not believe the tree was going survive the construction unless it was moved.

Ms. Connaughton thought the front bays were not correctly proportioned.

Mr. Smith questioned the window design. He asked where the design had been reduced.

Motion made by Mr. Corey and seconded by Mr. Sammons to defer the project to the September 27, 2023, meeting in accordance with the comments of the Commissioners.

A discussion ensued about the motion and whether it was appropriate for the project.

Motion carried 4-3, with Mses. Shiverick, Connaughton, and Mr. Smith dissenting.

6. **ARC-23-088 (ZON-23-086) 292 ORANGE GROVE RD (COMBO)** The applicants, Stephen and Kerri Meyers, have filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with sitewide landscape and hardscape improvements, requiring (1) variance for Cubic Content Ratio (CCR). The Town Council shall review the application as it pertains to the zoning relief/approval.

Mr. Hodges provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the architectural modifications proposed for the new residence.

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

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Corey asked about the variance requested for height. Mr. Janssen responded. Mr. Corey thought the home was too large for the lot. He liked the garage design with the dormers. He provided suggestions to visually reduce the height of the home. He was in favor of the landscape design. He questioned the hardscape proposed. Mr. Janssen responded.

Mr. Sammons asked about the width of the two bays; he suggested making them even. He questioned the roof and gable design. He provided suggestions for the fenestration sizes.

Ms. Shiverick thought the home was too big. She agreed with Mr. Corey's suggestion to place the entry on N. Lake Way. Mr. Janssen responded.

Ms. Catlin liked the style of the home but thought it was too large for the lot. She thought there was too much hardscape for the front of the home.

Mr. Karakul thought the design was successful, with a one-story relief for the street.

Mr. Kirchhoff liked the façade on Orange Grove; however, he thought the plan needed to be massaged to be more elegant. He thought some refinement would translate to the front of the home. Mr. Janssen responded.

Ms. Connaughton provided recommendations for the wings and design. She discussed designing an entrance on N. Lake Way.

Mr. Smith was not in favor of the large addition in the rear of the home. He suggested flipping the home to place the mass of the home on N. Lake Way. He thought the masonry railing made the home appear much larger. He was not in favor of the dormer windows.

Motion made by Mr. Corey and seconded by Mr. Sammons to defer the project to the September 27, 2023, meeting in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

Clerk's note: The Commission took a lunch break at 1:00 p.m. The meeting resumed at 2:08 p.m.

7. **ARC-22-022 (ZON-22-021) 160 SEAVIEW AVE. (COMBO)** The applicant, Coral Beach Corporation (Angela Feldman, President) (160 Seaview Ave) and Seaview Holdings, Inc. (David Feldman, Director) (170 Seaview Ave), has filed an application requesting Architectural Commission review and approval of the construction of a new two-story guest house including variances from setback and point of measurement requirements on a unified site of 160 and 170 Seaview Avenue. Town Council will review the variance portion of the application.

Clerk's note: This item was deferred to the September 27, 2023, meeting at Item V., Approval of the Agenda.

-064 (ZON-23-054) 1473 N OCEAN BLVD (COMBO) The applicants, William C. Powers & Marianne Elaine Elmasri, have filed an application requesting Architectural Commission review and approval for renovations and additions to an existing one-story residence, requiring setback variances. This is a combination project that shall be reviewed by Town Council as it pertains to zoning relief/approval.

Clerk's note: This item was deferred to the September 27, 2023, meeting at Item V., Approval of the Agenda.

8. **ARC-23-033 1440 S. OCEAN BLVD.** The applicant, 1440 South Ocean Trust (Ronald Kochman, Trustee), has filed an application requesting Architectural Commission review and approval for a new 2-story residence over 10,000 square feet and accompanying hardscape, landscape, pool, site walls and gates.

Clerk's note: This item was deferred to the September 27, 2023, meeting at Item V., Approval of the Agenda.

9. **ARC-22-241 (ZON-23-002) 624 ISLAND DR (COMBO)** The applicant, Holly Ann Bartlett, as Trustee of the 1220 South Ocean Boulevard Trust dated May 23, 2013, has filed an application requesting Architectural Commission review and approval for the construction of a new rooftop

clerestory projection enclosing an existing open-air interior courtyard to an existing two-story residence including variances from building height, lot coverage and Cubic Content Ratio (CCR). This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Clerk's note: This item was deferred to the September 27, 2023, meeting at Item V., Approval of the Agenda.

C. MAJOR PROJECTS-NEWBUSINESS

1. **ARC-23-090 (ZON-23-068) 206 CARIBBEAN RD (COMBO)** The applicant, Walter Wick, has filed an application requesting Architectural Commission review and approval for construction of a new two-story residence with landscape, hardscape and pool on a nonconforming parcel. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the architectural plans proposed for the new residence. Mr. Janssen showed alternate views on the overhead projector.

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

Mr. Smith called for public comment.

Lisa Hedley Wick, the owner, discussed the reason for the proposed design.

Allison Reed, 1520 N. Ocean Blvd., stated she was an adjacent neighbor and thought the proposed home would loom over her home.

Mr. Corey thought the home fit the home on the lot. He thought the style and design were appropriate. He thought a possible change would be to move the two-story element as a focal point on the street side of the home. He questioned the Japanese Fern tree in the front of the home; he suggested using a different shade tree in this location.

Ms. Catlin agreed with Mr. Corey; she did not believe the home was oversized. She thought the landscaping plan worked with the design. She thought the style of the home fit into the neighborhood.

Mr. Martin thought the home was well done and pointed out that the landscape plan sufficiently screened the home from all neighbors. He completely supported the project.

Ms. Connaughton found the home a bit problematic and thought the mass of the home would fit better on the street rather than in the rear of the home. She suggested changing it and making the home a side yard home.

Mr. Kirchhoff agreed and thought the two-story element should be moved to the front of the street.

Mr. Smith stated that the home looked like it had a later addition, and it seemed like an afterthought.

Motion made by Mr. Corey and seconded by Mr. Karakul to defer the project to the September 27, 2023, meeting in accordance with the comments of the Commissioners.

Mr. Martin stated that from his experience, a successful side yard home needed to be platted as such.

Motion carried unanimously, 7-0.

2. **ARC-23-092 (ZON-23-070) 217 BAHAMA LN (COMBO)** The applicant, James and Sarah McCann, have filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence and associated landscape and hardscape on a lot substandard in lot depth in the R-B zoning district. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the architectural plans proposed for the new residence. Mr. Janssen showed alternate views on the overhead projector.

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

Mr. Smith called for public comment.

James Freney, 214 Jamaica Lane, objected to the proposal. He thought the home was out of scale and too large for the area.

Mr. Sammons thought the roof plan was chaotic. He recommended changing the direction of a portion of the home. He thought the home needed much restudy.

Mr. Floersheimer thought the house was stretched to the setback lines; he questioned the need for the second story. He agreed the roof plan looked very chaotic.

Mr. Kirchhoff liked the floor plan and the layout of the home. He was not in favor of the front door with the proposed roof. He did not like the trellis next to the chimney. He questioned the crickets in the roof as planned. He was also not in favor of the dormers on the main home.

Mr. Corey thought the home was interesting. He liked the details and thought they were whimsical. However, he did find the home too large for the street. Mr. Corey suggested possibly redesigning the home to a courtyard home. Mr. Janssen responded.

Ms. Shiverick liked the whimsical nature of the design. She thought the program could be attained with a more sensitive design.

Ms. Catlin was in favor of the style and lines of the design. She questioned whether the second floor fit onto the first floor of the home.

Mr. Karakul liked the home and found it interesting. He thought the north elevation needed some restudy and thought the roof plan could be simplified.

Ms. Connaughton thought the main floor of the home with the wrap-around loggia was successful. She thought portions of the west design could be cleaned up.

Mr. Martin agreed with Mr. Kirchhoff and thought the windows needed to be restudied on the north elevation.

Mr. Smith agreed with Mr. Sammons and thought the roof plan needed to be restudied. He also agreed with Mr. Freney's assessment of the home.

Motion made by Mr. Sammons and seconded by Mr. Corey to defer the project to the September 27, 2023, meeting in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

3. **ARC-23-093 (ZON-23-071) 220 ARABIAN RD (COMBO)** The applicant, 206 CARIBBEAN LLC (Robert Frisbie), has filed an application requesting Architectural Commission review and approval for construction of a new 2-story residence with landscape, hardscape, and pool on a nonconforming parcel. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments on the project.

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

Clerk's note: Mr. Martin declared a conflict of interest for the project and left the dais during the discussion of the project.

Roger Janssen, Dailey Janssen Architects, presented the architectural plans proposed for the new residence.

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

Mr. Smith called for public comment.

Fran Frisbie, daughter of the owner, stated that the family worked very hard with the neighbors and wanted to reiterate that they received supportive letters for the proposal.

Mr. Sammons questioned the thickness of the walls in the home. He also questioned the smaller windows on the east façade. He was in favor of the front façade. He provided a suggestion for the columns on the porch.

Mr. Corey thought the home was well-designed and should be approved. He was supportive of the landscape plan. He thought the front façade was handsome. He wondered if the A/C units could be better contained. He thought the driveway length was a bit long and wondered if it could be shrunk. Mr. Mizell explained the reason for the driveway.

Clerk's note: Mr. Sammons left the meeting at 3:30 p.m.

Ms. Catlin thought the home would complement the area. She supported the design.

Mr. Kirchhoff agreed with Mr. Corey and thought it looked very charming from the street. He thought the back of the home was a bit haphazard. He also thought the window in the stairway was a bit out of scale. He also recommended replacing the awning with a deck.

Ms. Shiverick asked if the second floor would be stucco or shiplap. Mr. Janssen responded that shiplap was proposed. Ms. Shiverick stated she would prefer the stucco; Ms. Frisbie agreed with the stucco. Ms. Shiverick thought the home fit in nicely.

Mr. Floersheimer thought the professional was very generous with the setbacks in this proposal.

Mr. Smith asked about the proposed planter on the front of the home. Mr. Janssen responded.

Mr. Kirchhoff asked about the rear yard and wondered if there was a wall. Mr. Janssen responded.

Motion made by Mr. Corey and seconded by Mr. Karakul to approve the project with the following conditions: the finish on the home shall be all smooth stucco, the planter on the front of the home shall be reduced to align with the home, the columns on the pool loggia shall be adjusted according to the recommendations by the Commission, the stair window shall be reduced by 15%, and the driveway shall be reduced to allow the relocation of a Seagrape tree in the front of the property. Motion carried unanimously, 7-0.

4. **ARC-23-107 (ZON-23-077) 162 E INLET DR (COMBO)** The applicants, David and Jill Shulman, have filed an application requesting Architectural Commission review and approval for the construction of enclosed additions and a rear awning requiring a variance to exceed maximum allowed Cubic Content Ratio (CCR), fenestration modifications, and rear yard landscape

and hardscape modifications, including the construction of a new pool. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments on the project.

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

M. Timothy Hanlon, attorney for the applicant, explained the requested variances and advocated for a positive recommendation to the Town Council.

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

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

Don Skowron, BGS Landscape Architecture & Engineering, presented the landscape and hardscape plans proposed for the site.

Mr. Floersheimer thought the project was good. He wondered about the landscape next to the pool. Mr. Skowron responded.

Mr. Corey wondered if a new roof would be added. Mr. Segraves stated that a new roof would not be added and explained the design. Mr. Corey asked if the greenspace would be increased, to which Mr. Skowron stated the calculation would not be increased.

Ms. Shiverick asked about the pergola in the rear of the home. Mr. Clavijo responded. Ms. Shiverick wondered if the pergola should run the entire length of the home. Mr. Clavijo thought the zoning code limited the possibility. Ms. Shiverick suggested adding trees to the concrete area in the rear of the home. Ms. Shiverick asked about the front door replacement and wondered if the door could be glass. Mr. Segraves agreed.

Mr. Kirchhoff thought the small pergola on the rear of the home looked insignificant; he suggested adding larger brackets.

Mr. Martin thought the existing rear of the home was much nicer. He recommended reducing the existing pool to add more green space. He also was in favor of the existing arched doors and windows over the proposed windows. He was not in favor of the proposed trellis work.

Mr. Corey agreed with Mr. Martin. He supported the replacement of the front door, but he preferred the rear of the home as existing. He stated he could not support the project and thought the design had a long way to go.

Motion made by Ms. Shiverick and seconded by Mr. Corey to defer the project to the September 27, 2023, meeting in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

Ms. Churney called for public comment. No one indicated a desire to speak.

5. **ARC-23-109 (ZON-23-084) 600 TARPON WAY (COMBO)**The applicants, Frank and Annie Falk, have filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence over 10,000 SF with sitewide landscape and hardscape improvements, requiring variances for mechanical equipment placement, building height plane, and site wall height, and a Special Exception for vehicular gate placement. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Kirchoff stated that his client requested a two-month deferral to the October 25, 2023, meeting.

Motion made by Ms. Shiverick and seconded by Mr. Corey to defer the project to the October 25, 2023, meeting at the request of the professional. Motion carried unanimously, 7-0.

6. **ARC-23-108 (ZON-23-080) 760 N OCEAN BLVD—PALM BEACH COUNTRY CLUB (COMBO)** The applicant, Palm Beach Country Club, Inc. (Robert Schlager, President), has filed an application requesting Architectural Commission review and approval for the installation of two pickle ball courts and fencing with acoustic panels, on a vacant portion of to the existing tennis court and Padel court area, including variances from side setback, minimum heights of court fencing and landscape screening. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Clerk's note: This item was withdrawn at Item V., Approval of the Agenda.

D. MINOR PROJECTS - OLD BUSINESS

1. **ARC-23-002 (ZON-23-015) 160 ROYAL PALM WAY – THE PALM HOUSE HOTEL (COMBO)** The applicant, LR PALM HOUSE, LLC., has filed an application requesting Architectural Commission review and approval for modifications to previously approved improvements at the site, including the relocation of mechanical equipment to the roof, the construction of new site walls, parapet alterations, and pool deck lighting, requiring a variance for rooftop air conditioning equipment height and requiring Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it relates to the zoning relief/approval.

Clerk's note: This item was deferred to the September 27, 2023, meeting at Item V., Approval of the Agenda.

E. MINOR PROJECTS-NEWBUSINESS

1. **ARC-23-078 160 KINGS RD.** The applicant, Gene & Mindy Aaron, has filed an application requesting Architectural Commission review and approval for overall site landscape and hardscape improvements, modification to vehicular gates and new generator.

Ms. Pardue provided staff comments on the project.

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

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

Mr. Floersheimer asked about the need for a vehicular gate. He also asked about the distance from the gate to the road. Mr. Mizell responded.

Mr. Corey confirmed that there was already a gate. Mr. Mizell responded.

Mr. Smith asked about the cornice detail on the columns. Mr. Mizell stated that was an error and they would not modify the columns. Mr. Smith thought the columns needed to be lowered if the gate was to be lowered.

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the project, with the condition that the pilasters shall be reduced to match the height of the gate. Motion carried 6-1, with Mr. Smith dissenting.

Ms. Churney called for public comment. No one indicated a desire to speak.

2. **ARC-23-084 286 ORANGE GROVE RD.** The applicant, Harry M. & Deirdre Harnett Shaw, has filed an application requesting Architectural Commission review and approval for a first-floor expansion of an existing two-story residence, redesign of front door, all new impact rated exterior doors and windows, minor hardscape reconfiguration, pool reconfiguration.

Ms. Pardue provided staff comments on the project.

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

Yiannis Varnava, Varnava Design Studio, presented the architectural modifications proposed for the residence.

Mr. Floersheimer asked if all artificial turf would be removed.

Todd Maclean, Todd Maclean Outdoors, agreed to remove all artificial turf.

Mr. Floersheimer thought there was a lot of glass on the south elevation; he expressed concern for the heat on that side of the property. Mr. Floersheimer recommended placing an awning between the two wings of the home at the south elevation. Mr. Varnava explained the reason for the design.

Mr. Karakul was in favor of the changes and thought they were stylish. He supported the project.

Mr. Catlin thought the rear of the home worked very well. He thought the front of the home needed some detail. Mr. Varnava responded.

Ms. Shiverick asked about the details of the new windows. Mr. Varnava discussed the changes. Ms. Shiverick thought the front door was not appropriate;

she provided a suggestion for a different door. She thought the awning was a bit flimsy; she wondered if a pergola could be added. Mr. Varnava responded.

Mr. Kirchhoff was in favor of the awning. He agreed that the front door was a bit contemporary; he provided an alternative to the proposal.

Mr. Corey supported the project but thought the front door should return with more charm.

Mr. Smith asked about the elevation and the rendered elevation of the front of the home. Mr. Varnava thought there was an error in the drawing.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the project, with the condition that a new front door design shall return to the September 27, 2023, meeting for approval. Motion carried unanimously. 7-0.

3. **ARC-23-103 308 ARABIAN RD.** The applicants, Conan and Brooke Laughlin, have filed an application requesting Architectural Commission review and approval for landscape and site modifications, including replacement of the existing driveway and the construction of a new spa and covered loggia with an outdoor fireplace in the rear yard.

Clerk's note: Mr. Floersheimer left the meeting at 4:26 p.m.

Ms. Pardue provided staff comments on the project.

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

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

Caroline Forrest, MHK Architecture, presented the plans for the proposed loggia and fireplace.

Mr. Smith asked about the fireplace without a chimney. Ms. Forrest responded.

Mr. Kirchhoff asked about the hardscape walkway. Mr. Meyer responded. Mr. Kirchhoff asked about the existing fireplace and if it would be demolished. Ms. Forrest responded and explained the plan to replace the fireplace. A discussion ensued about the design.

Ms. Shiverick recommended adding a peaked roof on the pergola to make it feel like folly.

Mr. Karakul was in favor of the project.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project to the September 27, 2023, meeting in accordance with the

comments of the Commissioners. Motion carried 5-2, with Ms. Connaughton and Mr. Karakul dissenting.

4. **ARC-23-110 (ZON-23-079) 2773 S OCEAN BLVD (COMBO)** The applicant, Carlyle House Condominium, has filed an application requesting Architectural Commission review and approval for demolition and redesign of the existing north and south parking areas with new hardscape, installation of two new pedestrian entrance canopies, new exterior proposed stair, gate and wall improvements, and modifications to existing modifications address identification monument signage in the public r-o-w swale, including variances from lot coverage, landscape open space and monument signage requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments on the project.

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

Clerk's note: Ms. Shiverick left the meeting at 4:40 p.m.

Don Skowron, BGS Landscape Architecture & Engineering, presented the landscape and hardscape plans proposed for the site.

Mr. Smith asked for clarification on the location of the parking entrances and the lobby. Mr. Skowron responded.

Sharon Sweet, Vice President for the Board of Directors of the Carlyle House Condominium, described the lobby and how the entrances to the lobby were disguised.

Mr. Karakul did not understand the proposed awning. He did not believe it related to the architecture. Ms. Sweet responded. He thought the awning detracted from the building.

Ms. Catlin agreed with Mr. Karakul. Ms. Catlin thought something was needed to attract visitors to the front of the building. She thought the landscaping would enhance the building.

Mr. Corey stated he would support the approval of the landscaping, with the return of the awnings for approval.

Motion made by Mr. Corey to approve the project as presented, with the condition that the entry structure shall return to the September 27, 2023, meeting for approval.

Mr. Kirchhoff asked about the entrance to the building, as well as a pedestrian entrance. Mr. Skowron responded. Mr. Kirchhoff thought a pedestrian entrance needed to be created. A discussion ensued about the possibility.

Motion seconded by Mr. Karakul. Motion carried unanimously, 7-0.

X. **UNSCHEDULED ITEMS**

A. **Public**

There were no comments heard at this time.

B. **Staff**

There were no comments heard at this time.

C. **Commission**

Mr. Corey commented on the Royal Poinciana Playhouse. He objected to the entire demolition of the building. He thought there was an opportunity to learn from the situation. He also thought an independent investigation should be conducted. He wondered if the project should stay with the Landmarks Preservation Commission, as well as if the variances should be reheard. He stated he was outraged at the incident.

Ms. Connaughton thought the demolition was downplayed. She also thought that more professionals in Town should be more preservation-minded.

Mr. Smith reminded the Commission that they no longer make recommendations on variances for commercial buildings.

XI. **NEXT MEETING DATE:** Wednesday, September 27, 2023

XII. **ADJOURNMENT**

Motion made by Mr. Corey and seconded by Mr. Karakul to adjourn the meeting at 5:02 p.m. Motion carried unanimously, 7-0.

The next meeting will be held on Wednesday, September 27, 2023, 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