



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, FEBRUARY 28, 2024

Please be advised that in keeping with a 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 once it has concluded may access the audio of that item via the Town's website at www.townofpalmbeach.com.

I. **CALL TO ORDER**

Chair Smith called the meeting to order at 8:59 a.m.

II. **ROLL CALL**

Jeffrey W. Smith, Chairman	PRESENT
Richard F. Sammons, Vice Chairman	PRESENT
John David Corey, Member	PRESENT
Betsy Shiverick, Member	PRESENT
Thomas Kirchhoff, Member	PRESENT
Kenn Karakul, Member	PRESENT
Elizabeth Connaughton, Member	PRESENT (Arrived at 9:02 a.m.)
Dan Floersheimer, Alternate Member	PRESENT
Joshua L. Martin, Alternate Member	ABSENT (Unexcused)
Katherine "KT" Catlin, Alternate Member	PRESENT

Staff Members present were:

Friederike Mittner, Design and Preservation Manager
Sarah Pardue, Design & Preservation Planner
Bradley Falco, Design & Preservation Planner
Kelly Churney, Acting Town Clerk
Town Attorney Joanne O'Connor

III. **PLEDGE OF ALLEGIANCE**

Chair Smith led the Pledge of Allegiance.

IV. **APPROVAL OF MINUTES**

A motion was made by Mr. Corey and seconded by Mr. Karakul to approve the minutes of the January 24, 2024, meeting as presented. The motion was carried unanimously, 7-0.

V. **APPROVAL OF THE AGENDA**

Ms. Pardue noted two modifications to the agenda. She stated that the staff removed ARC-24-023, 234 Brazilian Avenue, from the agenda as it would now be staff-approved. She also noted a deferral request for ARC-23-075, 389 S. Lake Drive, to be heard immediately following the consent agenda.

A motion was made by Mr. Corey and seconded by Mr. Floersheimer to approve the amended agenda. The motion was 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

Mr. Floersheimer commended the staff for all the completed staff approvals.

Ms. Catlin asked about the procedure for reviewing current applications to see if the applicant had any open permits. Ms. Pardue explained the procedure currently followed. Ms. Catlin wondered if there were any regulations for wrapping the porta-potty units. Ms. Pardue stated she would ask Public Works and get back to her with an answer. Ms. Catlin wondered if the Commission should weigh in on the look and regulations for construction screening.

Since this was his last meeting, Mr. Corey reviewed his experience on the board and thanked the Commission for his time with them.

Ms. Shiverick wondered if the Commission should review the construction screening and the process of that review. Mr. Falco stated that if the construction screening did not comply with the Code, it would be a Code Enforcement issue. Ms. Catlin discussed the issues she has seen with the recent screening around town.

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

John Grzebien, 300 S. Ocean Blvd, discussed an issue with his building and the construction of privacy walls. He said that during the past week, there was a Code Enforcement action against the building, and the residents were told to try to get it into compliance by a specific date. Mr. Grzebien was concerned that no one in his building received notice about the construction. He said the two walls that were constructed without a permit undermined the architectural integrity of the exterior of the building. He asked if CE-23-2209 could be noted and wondered if there was an opportunity for the Commission to review the plans. He said that the project was still under construction.

Mr. Corey asked if that project would have been approved by staff. Ms. Pardue said she thought there was an application but did not think a permit had been issued. She said staff would follow up after the meeting.

IX. PROJECT REVIEW

A. CONSENT AGENDA

1. **ARC-24-014 340 SEAVIEW AVE.** The applicant, Town of Palm Beach, has filed an application requesting Architectural Commission approval for the installation of an operable aluminum trellis on an existing porch terrace.
Clerk's note: This item was pulled from consent and discussed immediately.

2. **ARC-24-023 234 BRAZILIAN AVE.** The applicant, Thomas C. Weller Jr., has filed an application requesting Architectural Commission review and approval for installation of a generator enclosure and landscape screening at a single-family residence.

Clerk's note: This item was withdrawn from the agenda in Item V. Approval

of the Agenda.

3. **ARC-23-135 225 WELLS RD.** The applicant, LLPB Trust (Andrea Lenczner, Trustee), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool.
4. **ARC-23-162 (ZON-24-007) 223 SUNSET AVE (COMBO)** The applicants, 223 SUNSET HOLDINGS LLC has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new second-floor outdoor private residential terrace facing Sunset Avenue and a new accessibility ramp in the rear of the property, eliminating existing landscape open space requiring a variance. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

A motion was made by Mr. Corey and was seconded by Mr. Kirchhoff to approve the consent agenda, as amended, to include ARC-23-135, 225 Wells Road, and ARC-23-162, 223 Sunset Avenue only. The motion was carried unanimously, 7-0.

Clerk's note: The following consent item was pulled from consent and heard immediately.

1. **ARC-24-014 340 SEAVIEW AVE.** The applicant, Town of Palm Beach, has filed an application requesting Architectural Commission approval for the installation of an operable aluminum trellis on an existing porch terrace.

Ms. Pardue provided staff comments on the project.

Mr. Kirchhoff stated he pulled the item because it showed two different heights for the trellis.

Mark Bresnahan, Director of Recreation, stated that Nelo Freijomel, with Spina O'Rourke, was on his way and wondered if the item could be postponed until he arrived.

A motion was made by Ms. Connaughton and seconded by Mr. Corey to delay the presentation of the project until the architectural professional arrived. The motion was carried unanimously, 7-0.

The Commission heard the project at 247-251 Worth Avenue and then returned to this project.

Several members disclosed ex-parte communications.

Nelo Freijomel, with Spina O'Rourke, made the architectural presentation.

When asked why the trellis would align with the eve, Mr. Freijomel discussed the design of the trellis.

Mr. Corey wished they could have something more romantic than what was proposed. Mr. Freijomel discussed the options that were reviewed and why the proposal was chosen.

Mr. Kirchhoff asked about the alignment of the trellis with the existing columns. Mr. Freijomel responded.

Mr. Sammons thought a fabric awning would look better.

Mr. Smith discussed that the proposal had been approved by staff and the funds had been secured to purchase the item.

Ms. Catlin expressed a concern that this would be the only section of the open terrace that would be covered; she liked having a space that was open to the sun.

Ms. Shiverick thought a prefabricated trellis was the wrong choice for the building.

Ms. Connaughton wondered if the trellis was an appropriate height to block the sun.

A motion was made by Mr. Kirchhoff and seconded by Mr. Karakul to approve the project as presented. The motion failed 3-4, with Messrs. Sammons, Corey, and Mses. Shiverick and Connaughton dissenting.

Mr. Freijomel asked for further direction from the Commission. Mr. Freijomel said they could use a wood trellis similar to what Mr. Sammons mentioned as a fabric awning. He said that would provide some shade area, but it would not provide weather protection. He said it would be a slight decrease in functionality. In addition, he noted the height could be fine-tuned.

Mr. Bresnahan discussed the complaints from the visitors who need shade when watching sporting events. He also discussed the needs of the recreation center.

A motion was made by Mr. Corey and seconded by Ms. Shiverick to defer the project to the meeting on March 27, 2024. The motion was carried 4-3, with Messrs. Kirchhoff, Karakul, and Smith dissenting.

B. MAJOR PROJECTS-OLDBUSINESS

1. ARC-23-094 (ZON-23-072) 247-251 WORTH AVE (COMBO)

The applicant, Holbrook Real Estate LLC, has filed an application requesting Architectural Commission review and approval for a two-story addition to an existing one-story commercial building under the Special Allowances in accordance with the Worth Avenue Design Guidelines, including several variances from lot coverage, floor area square footage, commercial and residential use locations, parking requirements, landscape open space, and loading space requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

The architectural presentation was made by Roger Janssen with Dailey Janssen Architects.

Mr. Smith asked for the specific dimensions of the setbacks. Mr. Janssen responded with the measurements.

Mr. Smith called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, noted that at the Town Council meeting, she requested perspectives from further back, east along Worth Avenue. She thanked the applicant for providing those views. She said that the rendering showed that the third floor was visible. She suggested that attention be given to the size and shape of the windows and that additional landscaping be added on the third floor.

Mr. Corey asked about before and after renderings of the internal staircase. Mr. Janssen responded and showed the renderings to the Commission. Mr. Corey asked to see cross sections of the setbacks of the front elevation. Mr. Janssen discussed the measurements requested. Mr. Corey asked about the proposed doors on the front elevation; he preferred the single door on the third floor, which he thought balanced the space better.

Ms. Connaughton asked about the heights of the courtyard section compared to the front building section. To clarify the question, Mr. Janssen showed a cross-section of the two building sections. Ms. Connaughton expressed concern for the loss of light in the courtyard; she thought the space would appear cavernous.

Mr. Sammons agreed with the staircase design. He thought the verticality was satisfactory. He expressed concern about the horizontal windows on the east elevation. Mr. Janssen discussed the design. Mr. Sammons thought the windows should be vertical or not seen by the public.

Ms. Shiverick asked about the change from bronze to anodized aluminum; she wondered if everything would be white. Mr. Janssen confirmed they would be white. She agreed that the third floor should have additional landscaping to appear lush.

Mr. Kirchhoff thought the professional did everything the Commission had asked him to do. His only concern was the front elevation setbacks; he thought they should be set back another 3 feet. Mr. Karakul agreed and felt a little more relief was needed on the front elevation. Mr. Janssen agreed.

Mr. Corey asked about the doors on the second floor; he thought they looked bigger than the last presentation. Mr. Corey stated that the doors seemed wider than the original. Mr. Janssen said the doors were wider, and now all the fenestration was the same size. Mr. Corey provided suggestions about the fenestration. Mr. Corey asked about the landscaping on the north façade. Dustin

Mizell with Environment Design Group discussed the landscaping on the rear elevation and showed the Commission the plans.

A motion was made by Mr. Kirchhoff and seconded by Mr. Karakul to approve the project with the following conditions: the second floor on the front elevation shall be pushed back two feet, the windows on the third floor, east and west elevations shall be changed to a vertical orientation, the doors on the third floor, south elevation shall be a single door, and the landscaping on the third floor shall be enhanced. The motion was carried 5-2, with Mr. Corey and Ms. Connaughton dissenting.

2. **ARC-23-123 (ZON-23-105) 1186 N OCEAN WAY (COMBO)** The applicant, Martha Lee Johnson 2012 Exempt Trust (Stan Johnson), has filed an application requesting Architectural Commission review and approval for the design of a new two-story residence with sitewide landscape and hardscape improvements, requiring setback and separation distance variances for the location of the pool equipment and a variance to exceed allowable chimney height. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Greg Tankersley, with McAlpine, made the architectural presentation. The landscape and hardscape presentation were made by Cory Meyer with Nievera Williams Design.

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

Ms. Catlin did not dislike the home; however, she felt it was hard to evaluate it on the street without streetscapes or photographs of surrounding homes.

Mr. Corey thought the home fit it much better than other styles. He questioned the width of the center section of the second story. He felt the fenestration needed to be scaled down, and some proportions needed to be restudied. He favored the overhang as presented. He also liked the landscape plan and wondered if the Seagrape on the corner was too close to the site wall. Mr. Tankersley mentioned that the ridge was more prominent in the elevation renderings than it would be when the job was completed.

Mr. Sammons questioned the dormers and did not believe they were appropriate. He suggested varying the roof pitches on the home. He provided suggestions for the eaves and rafter tails. He agreed that the fenestration proportions needed to be studied. He thought the garage design was too suburban. He felt the design needed more refinement.

Mr. Kirchhoff questioned the double-hung windows and how the overhang connected to the home. He questioned the lack of gutters on the house. He provided suggestions for the roof pitch and a balcony on the west side of the home.

Ms. Connaughton liked the style of the home. She agreed with many of her fellow Commissioners' comments but favored the front roof line. She liked the large windows as proposed and thought they made the house more unique.

Ms. Shiverick agreed with Ms. Connaughton's comment about the windows; she supported them. She asked about the chimney design and the view from the rear. She liked the porch on the front elevation. She thought the proposed lanterns on the piers were too large; she recommended moving them to the sides of the piers. She agreed that the rear overhang needed a restudy.

Mr. Tankersley explained that primarily, the house was going to be stucco. He said the house would be white on white, and a coating on the concrete shingles would play up the horizontal and decrease the vertical pieces in between. In the porch section, Mr. Tankersley stated it would all be flush wood, painted white, which would be more charming. The dormers were not colonial devices. They were more primitive and would have flush wood on the sides.

Mr. Karakul liked the first proposal better but understood the redesign. He agreed that the roof pitches needed additional study. He supported the larger windows and thought the house would be distinctive. He did not have an issue with the dormers and thought the professional did a good job listening to and reacting to the commission's comments.

Mr. Sammons asked about the horizontal boards on the dormers; he explained the design issues with the proposal. He asked about the roof material proposed. Mr. Tankersley responded.

Mr. Floersheimer appreciated the removal of the variances. He did like the charm and quirkiness of the first design.

Mr. Corey provided a suggestion for a cedar shake roof material. Mr. Kirchhoff agreed.

Mr. Smith liked the first design as well but understood the redesign. He thought the home lost its excitement. He recommended a material that is like a wood cedar shake material. He did not object to the window design.

Ms. Shiverick asked about the reasons for the design change. Mr. Tankersley responded.

Mr. Kirchhoff provided a suggestion for the roof design on the connection from the main home to the garage.

A motion was made by Ms. Shiverick and was seconded by Mr. Karakul to approve the project with the following conditions: the garage roof pitch will be increased, the roof on the connection between the home and the garage shall be changed to a gable roof, the cantilever on the rear elevation shall be removed, the roof material shall be Boral concrete, the lanterns shall be reduced in size and will be moved to the sides of the piers. The motion was carried 4-3, with Ms. Connaughton, Messrs. Sammons, and Corey dissenting.

3. **ARC-23-145 (ZON-23-113) 123 CHILEAN AVE (COMBO)** The applicant, Robert & Perri Bishop, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence and one-story accessory cabana structure with final hardscape, landscape and swimming pool, requiring Special Exception approval to develop a nonconforming parcel and variances to reduce the required side setbacks and to exceed the maximum cubic content ratio (CCR) permitted. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

The architectural presentation was made by Patrick Segraves, SKA Architect + Planner. The landscape and hardscape presentation was made by Steve West, Parker Yannette Design Group.

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

Ms. Connaughton asked about the variances that were requested. Mr. Segraves explained the requests. She thought the setbacks were acceptable and supported the request.

Ms. Shiverick expressed concern that the home did not have enough unique features for the area. She wished the design reflected more of a bungalow or beach style. She was pleased with the color combination. Mr. Segraves responded.

Mr. Floersheimer agreed with Ms. Connaughton on the variance requests but questioned the CCR variance. He recommended scaling the roof down.

Attorney Maura Ziska commented on how the CCR variance was calculated. A discussion ensued on the CCR variance. Attorney O'Conner stated that the Commission should consider whether the variances impact the architecture.

Ms. Catlin favored the color selection. She thought the professional did a great job on a small lot.

Mr. Corey thought the size of the home was appropriate. He thought the gable roof was the issue in the design. He agreed with Ms. Shiverick on the home fitting in the area. He thought removing the gable would resolve many issues.

Ms. Kirchhoff agreed with Ms. Catlin. He thought the professional addressed the issues raised previously by the Commission. He supported the variance requests. He did not favor the style of the home.

Ms. Connaughton suggested eliminating the column that dies into the gable wall. She also thought the front door design proportions could be restudied.

Mr. Sammons suggested widening the gable on the front to enclose the column. He suggested removing the center column on the porch on the west elevation.

A motion was made by Mr. Sammons and seconded by Mr. Karakul to approve the project with the following conditions: the center column on the porch on the west elevation shall be removed, and the gable on the front elevation shall be widened to eliminate one of the columns. The motion was carried 5-2, with Ms. Shiverick and Mr. Corey dissenting.

A motion was made by Mr. Sammons and seconded by Ms. Connaughton that the implementation of the proposed variances will not cause a negative architectural impact to the subject property. The motion was carried unanimously, 7-0.

4. **ARC-23-052 (ZON-23-092) 300 COLONIAL LN (COMBO)** The applicants, Dragana & Richard Connaughton, have filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence requiring (2) variances from east side yard setback and (1) variance from mechanical equipment regulations and construction of a detached accessory structure requiring (2) setback variances, (1) lot coverage variance and (1) angle of vision variance, together with final hardscape, landscape, and swimming pool. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications. *Clerk's note: Ms. Connaughton declared a conflict of interest and left the dais during the discussion.*

The architectural presentation was made by Patrick O'Connell with Patrick Ryan O'Connell Architects. The landscape and hardscape presentation were made by Dustin Mizell with Environment Design Group.

Mr. Smith called for public comment.

Susan Leas, 292 Colonial Lane, expressed concern about the height of the home and the position of the mechanical equipment.

Ken Franklin, 1105 N. Lake Way, expressed concern about the height of the home and the position of the mechanical equipment.

Richard Connaughton, the owner, discussed the location of the mechanical equipment. He argued that the home contextually fits into the neighborhood.

Mr. Floersheimer thanked the team for removing the variances. He questioned a window on the second floor. He thought the changes were good and the corner lot was appropriate for the two-story home.

Mr. Corey thought the landscaping plan was very nice. He thought the home was fun and would work in its location. He thought the two-story home was fitting on the corner lot. He wondered if the mechanical equipment could be moved to the previous location of the slat house. He supported the design.

Mr. Sammons liked the alternate plans shown for the garage. He questioned the doors on the rear of the home; he thought they could be smaller. He thought the louvers could be taller on the south elevation.

Mr. Kirchhoff liked the changes that were made. He liked the revision to the garage shown on the alternate plans. He questioned some of the roof designs on the rear elevation. He agreed with the suggestion made by Mr. Sammons for the addition of louvers. He provided a suggestion for the columns on the rear of the home. He lamented the removal of the slat house.

Ms. Catlin thought the design was delightful. She was happy about the removal of the variances. She lamented the removal of the slat house.

Ms. Shiverick thought the project was very pleasant. She hoped the Bermudian features would come through in the design as she felt the features made the home special.

Mr. Karakul thought the home was attractive and sensitively designed. He questioned the tall doors and transoms.

A motion was made by Mr. Karakul and was seconded by Mr. Floersheimer to approve the project with the following conditions: the columns on the loggia shall be enlarged, the garage will be set back two feet, and the approval includes the alternate drawing option 2, north elevation garage rendering shown at the meeting. The motion was carried unanimously, 7-0.

5. **ARC-24-007 (ZON-24-017) 222 WORTH AVE (COMBO)** The applicants, Louis Vuitton America, has filed an application requesting Architectural Commission review and approval for exterior façade alterations, including a new ground floor storefront system, awnings, and new signage. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

The architectural presentation was made by Ludovica Douglas from Atmosphere.

Mr. Smith expressed concern about the security gate as designed. A discussion ensued about security doors.

Mr. Smith called for public comment.

Aimee Sunny, Preservation Foundation of Palm Beach, showed the Commission a photograph of the original historic storefront. She thought it would be helpful in the Commission's discussions.

Ms. Douglas respectfully asked that the removal of the knee wall be approved. She added that they would add the transoms.

Mr. Sammons thought the transoms and divisions of the windows were missing. He thought the addition of the columns was good and added they did not need to be perfectly spaced. He thought the addition of the transoms would complete the design. He felt the finials should be retained.

Ms. Shiverick thought the knee wall represented the history of the Town. She believed that the merchant needed to fit into the history of the street and adapt their design.

Ms. Catlin agreed with Ms. Shiverick and thought the historic look would not affect the business. She felt the historic features should be returned during the transitions. She liked Mr. Sammons' suggestion for adding doors for security.

Ms. Connaughton agreed with the previous comments. She agreed that the finials at the top of the building should be retained.

Mr. Kirchhoff was not sure the request would translate into the historic design with the transoms.

Mr. Karakul did not believe the awnings were scaled correctly and were not chic. He thought they could be more interesting.

Zeynep Ozandag, Director of Store Planning for Louis Vuitton, said that her design team could work to obtain the same symmetry in the historic drawings but questioned the lack of alignment they presented the first time. Mr. Sammons provided some direction on the symmetry. A short discussion ensued about the window design. Ms. Ozandag asked if the transoms and knee wall should be retained; the Commission confirmed the request.

Mr. Floersheimer asked about the items proposed to be hung in the windows. Ms. Ozandag responded and showed photographs of the material to be hung. A short discussion ensued about the proposed material.

A motion was made by Ms. Shiverick and seconded by Mr. Sammons to defer the project to the meeting on March 27, 2024. The motion was carried unanimously, 7-0.

Clerk's note: A lunch break was taken at 1:06 p.m. The meeting resumed at 2:05 p.m.

6. **ARC-23-144 216 TRADEWIND DR.** The applicant, 216 Tradewind Trust (Rep. Carl Sabatello), 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.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Attorney Jamie Crowley provided an overview of the changes since the last presentation. The architectural presentation was made by Rafael Portuondo,

Portuondo Perotti Architects. The landscape and hardscape presentation were made by Dustin Mizell with Environment Design Group.

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

Mr. Sammons thought the project was improved.

Ms. Connaughton thought the home was nice. She questioned the oval windows on the front elevation.

Ms. Catlin asked about an issue with the rendering.

Mr. Kirchhoff thought the house was nice.

Mr. Karakul agreed and thought the changes were good.

A motion was made by Mr. Karakul and seconded by Mr. Sammons to approve the project as presented. The motion was carried unanimously, 7-0.

7. **ARC-23-142 318 SEASPRAY AVE.** The applicants, Robert and Elizabeth Russell, have filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence with sitewide landscape and hardscape improvements.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

The architectural presentation was made by Dinwar Wadia, Wadia Associates. The landscape and hardscape presentation were made by Cory Meyer with Nievera Williams Design.

Mr. Smith called for public comment.

Anne Pepper, 333 Seaspray Avenue, complimented the architect for listening to the Commission's comment. She hoped the architect could address the front door and questioned if the courtyard was a little elaborate.

Mr. Sammons thought the project had improved. He felt the front door design was over-scaled and questioned the ironwork. He questioned the flat roof over the front door. He made recommendations for the design.

Ms. Shiverick thought the home looked better, and she favored it. She agreed with Mr. Sammons's comments on the front door. She recommended adding some adornment to the front door. She suggested using green seafoam rather than mahogany; she thought it would be softer and friendlier. She felt the tile strip should return to the windows.

Mr. Corey thought the project had come a long way. He thought it was a unique house. He did not believe the cupolas were needed in the design. He liked the landscaping on the front of the home. He supported the project.

Ms. Catlin agreed with the comments on the front door. She thought the color of the house should be something other than white.

Ms. Connaughton thought the home had improved. She wondered if the front façade had too much going on; she suggested eliminating the small windows over the front door.

Mr. Kirchhoff thought the home had dramatically improved. He agreed the front entry could be restudied. He preferred the previous entry on the rear of the house.

A motion was made by Mr. Corey and seconded by Ms. Shiverick to approve the project with a change in the mahogany windows to a seafoam green color and the following items to be restudied and to return to the meeting on March 27, 2024: the front entry design and the roof and trellis design on the front elevation. The motion was carried unanimously, 7-0.

ARC-23-166 1150 N OCEAN WAY The applicant, 1150 N Ocean Way LLC (Michael Burns, Authorized Member), has filed an application requesting Architectural Commission review and approval for the design of a new two-story single-family residence with sitewide landscape and hardscape improvements.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

The architectural presentation was made by Clemens Schaub, Clemens Bruns Schaub Architect & Associates. The landscape and hardscape presentation were made by Jeffrey Haviland, The Associates Studio LLC.

Mr. Smith called for public comment.

Carrie Murray, 200 La Puerta Way, expressed disappointment at the lack of changes since the last meeting. She reviewed her concerns with the proposed design.

Liza Pulitzer, 263 El Pueblo Way, advocated for the design and supported the project.

Mary Carlino, 210 La Puerta Way, agreed with Ms. Murray and expressed concern with the design.

Dave Carlino, 201 La Puerta Way, discussed his concern with the letter that the neighbors received from the owner's attorney.

Mr. Sammons acknowledged the large setback and the hedge between the property and that of the neighbor's property. Mr. Schaub discussed the changes he made to the property, which lowered the height of the roof. A discussion ensued about moving the home to the south and lowering the roof slightly. The professional showed an enlarged north yard section on the overhead projector.

Mr. Karakul wished that a portion of the two stories were moved to the south; he thought it would make the design more attractive. Mr. Schaub discussed the reasons for the design. Mr. Karakul thought the design was not interesting.

Mr. Corey thought the Commission asked for the mass in the design to be moved more to the south side of the property. He understood the neighbors' concerns that the mass was mostly near them.

Ms. Connaughton asked to see the neighborhood plan to understand where the one- and two-story masses aligned with the neighbors. She thought the details of the home would be amazing. However, she was conflicted about the design. She provided suggestions for the design.

Mr. Kirchhoff recommended shifting both second-story masses 90 degrees to shift the mass away from the north side and break the scale of the home.

Mr. Floersheimer agreed with Mr. Kirchhoff's suggestion. He also acknowledged the reduction that the architect had made to the home.

Ms. Catlin appreciated the changes made but thought the home was not contextual in the neighborhood. She thought the house was clearly out of scale for the neighborhood.

Mr. Smith thought the home seemed too massive for the area. He liked the suggestion made by Mr. Kirchhoff. He thought the changes could be successful.

A motion was made by Mr. Corey and seconded by Mr. Kirchhoff to defer the project to the meeting on March 27, 2024. The motion was carried unanimously, 7-0.

8. **ARC-24-003 232 LA PUERTA WAY** The applicant, La Puerta Project LLC (Peter Burt), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

The architectural presentation was made by Roger Janssen with Dailey Janssen Architects. The landscape and hardscape presentation were made by Cory Meyer with Nievera Williams Design.

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

Mr. Kirchhoff thought the changes were good. He added his support for the project.

A motion was made by Mr. Corey and seconded by Mr. Karakul to approve the project as presented. The motion was carried unanimously, 7-0.

9. **ARC-24-010 243 SEASPRAY AVE.** The applicant, 243 Seaspray LLC (Larry Meyer, Manager), has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

The architectural presentation was made by Rafael Portuondo, Portuondo Perotti Architects. The landscape and hardscape presentation were made by Dustin Mizell with Environment Design Group.

Mr. Smith called for public comment.

Maisie Grace, 247 Seaspray Avenue, expressed a concern about the colonnade on the rear elevation. She thought it was a bit overblown. She expressed her appreciation for Mr. Mizell and the changes that he made at her request. She wondered if the home was a bit too formal for the area. She expressed concern about the balcony that faced the west side, which would overlook her property.

Anne Pepper, 333 Seaspray Avenue, agreed with Ms. Grace's comments on the colonnade. She thought it was too large. She also questioned all the different pathways in the landscaping.

Mr. Portuondo recommended removing the arbor and installing an alley of trees.

Mr. Smith questioned the entryway to the front door with the proposed landscaping.

Mr. Sammons liked the arbor. He thought it was a brilliant house.

Allison Wright, 275 Seaspray Avenue, expressed concern about removing parking spaces at the front of the home.

Mr. Mizell discussed where the proposed parking spots would be on the street. A discussion ensued about the parking spots.

Mr. Kirchhoff thought the house was wonderful.

Ms. Catlin thought the truck logistics plan should be changed to traverse across the middle bridge.

Mr. Karakul thought the landscaping plan was a bit much for the neighborhood.

Mr. Corey thought the landscaping needed to be toned down. He also confirmed that some trees would be replaced.

Ms. Connaughton defended the proposed pergola. She liked the way the gardens had been addressed. She thought more landscaping should be in front of the

structure to help mask the second story. She recommended going back to the original plan. She also liked the trellis.

A motion was made by Mr. Kirchhoff and was seconded by Mr. Karakul to approve the project with the following conditions: the Coconut Palm on the right of way shall be replaced, and the trellis and decorative elements on the entryway shall be removed. The motion was carried unanimously, 7-0.

ARC-23-075 389 S LAKE DR. The applicant, Cooperative Apartments of Three Eighty-Nine Corporation, has filed an application requesting Architectural Commission review and approval for the permanent removal of the decorative concrete brise soleil architectural feature of an existing six-story residential building and other exterior building modifications including window opening enhancements and the addition of a new decorative metal grilles and associated improvements. Applicant requests a second deferral to the March 27, 2024, meeting.

Jamie Gavigan, the attorney representing the applicant, said because this is the second deferral, the town code requirement was for the deferral to be requested in person. He explained the reasons for another deferral request.

A motion was made by Mr. Corey and seconded by Mr. Karakul to defer the project to the meeting on March 27, 2024. The motion was carried unanimously, 7-0.

Clerk's note: Messrs. Floersheimer and Corey left at 4:03 and 4:05 p.m., respectively.

C. MAJOR PROJECTS-NEWBUSINESS

1. **ARC-24-008 (ZON-24-047) 264 DUNBAR RD (COMBO)** The applicant, 264 Dunbar LLC (Lee Fensterstock, Manager), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with final hardscape, landscape, and swimming pool, with a variance to exceed to equipment screening wall height. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

The architectural presentation was made by Michael Perry with MP Design & Architecture. The landscape and hardscape presentation were made by Cory Meyer with Nievera Williams Design.

Mr. Smith called for public comment.

Bill and Anne Metzger, 277 Esplanade Way, expressed their concerns about the proposal.

Mr. Kirchhoff thought it was a nice design, but he still had concerns. He questioned the pediment, the fenestration, the center section, the domed entry, the area on the west for the mechanical equipment, and the master balcony.

Ms. Connaughton asked the staff about the two curb cuts on Bradley Place. Mr. Falco responded and discussed his knowledge of the situation. She thought turning the garage into a carriage house would be more successful. She thought the pediment was problematic and questioned its details. She asked whether the home was too formal for the street and wondered if it was too large.

Mr. Sammons questioned the change in fenestration on the front elevation. He thought the front entry should have four columns. He questioned the cornice and the spring course. He asked about the roof section of the breezeway.

Ms. Catlin liked the home and its design style. She favored the copper accents. She believed the home appeared a bit large.

Ms. Shiverick wondered if the pool could be reorientated to attenuate the Bradley Place side of the home. Mr. Perry stated he would look at the suggestion.

Mr. Karakul asked about the color of the home. He thought the front of the house needed some restudy.

Mr. Smith agreed that the front elevation needed some refinement.

A motion was made by Mr. Karakul and seconded by Mr. Kirchhoff to defer the project to the meeting on March 27, 2024. The motion was carried unanimously, 7-0.

2. **ARC-24-015 (ZON-24-025) 153 AUSTRALIAN AVE (COMBO)** The applicant, Rabbi Zalman Levitin, has filed an application requesting Architectural Commission review and approval for construction of a new, two-story single-family residence with final hardscape, landscape, and swimming pool, with a variance required to forgo required garage parking. Town Council shall review the application as it pertains to zoning relief/approval.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

The architectural presentation was made by Roger Janssen, Dailey Janssen Architects. The landscape and hardscape presentation were made by Todd Maclean with Todd Maclean Outdoors.

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

Mr. Sammons thought the roof was too massive; he provided suggestions and asked the professional to remove the dormers. He questioned the size of the keystones and archivolt. He offered suggestions for the cornice on the balcony. He thought some details needed attention, but the house was simple.

Mr. Catlin asked about the requirement to screen the cars in the circular driveway. Mr. Falco confirmed that there was a requirement to screen the vehicles.

Ms. Shiverick thought the home was too simple, as was the landscaping.

Mr. Kirchhoff agreed with all the comments. He questioned the windows on the front façade.

A motion was made by Mr. Karakul and seconded by Mr. Sammons to defer the project to the meeting on March 27, 2024. The motion was carried unanimously, 7-0.

A motion was made by Mr. Kirchhoff and seconded by Ms. Catlin that the implementation of the proposed variance does not cause a negative architectural impact to the subject property. The motion was carried 6-1, with Ms. Shiverick dissenting.

3. **ARC-24-022 (ZON-24-034) 726 HI MOUNT RD(COMBO)** The applicant, Jaime Torres-Cruz with Fairfax and Sammons on behalf of owner Irimar Ocean Properties LLC, has filed an application requesting Architectural Commission review and approval for a one-story roofed approximately 400SF porch to be added to existing terrace extending into the south side yard setback, necessitating one (1) variance from the side setback requirements. This is a combination project that shall also be reviewed by the Town Council as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications. *Clerk's note: Mr. Sammons declared a conflict of interest and left the dais during the discussion.*

The architectural presentation was made by Jaime Torres with Fairfax and Sammons Architects.

Mr. Smith asked if this area was next to the bike trail, not affecting any neighbors. Mr. Torres provided confirmation.

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

Ms. Shiverick liked the possibility of the louvers going all the way around the balcony. She asked if the steel railings would be removed, and Mr. Torres said yes.

Ms. Catlin was torn on the project. She understood that the structures could not be seen from the lake trail. However, she believed the structures would be seen from the front of the house. She questioned some of the lake views that would be lost with the addition. She did not favor granting a variance for such a large home. Mr. Torres responded.

Mr. Kirchhoff asked about the hardship for the variance. He thought the existing house was already too large.

Mr. Karakul asked about the request. Mr. Torres responded.

Ms. Connaughton supported the variance request, especially since it was next to pedestrian access. She agreed with Ms. Shiverick's comment regarding the removal of the railings. She did not think the proposal was problematic, but she thought it was nice.

A motion was made by Ms. Shiverick and seconded by Ms. Connaughton to approve the project with the following conditions: the louvers shall continue all the way around, and the steel railings shall be eliminated. The motion was carried 4-2, with Ms. Catlin and Mr. Kirchhoff dissenting.

A motion was made by Ms. Connaughton and seconded by Mr. Karakul that the implementation of the proposed variance does not cause a negative architectural impact to the subject property. The motion was carried 4-2, with Ms. Catlin and Mr. Kirchhoff dissenting.

D. MINOR PROJECTS - OLD BUSINESS

1. **ARC-24-011301 PLANTATION RD.** The applicant, 301 Plantation LLC, has filed an application requesting Architectural Commission review and approval for exterior modifications to the previously approved façade and roof of a single-family residence.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex-parte communications. *Clerk's note: Mr. Sammons declared a conflict of interest and left the dais during the discussion.*

The architectural presentation was made by Jaime Torres with Fairfax and Sammons Architects.

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

Ms. Shiverick thought the changes were a good refinement of the home. She asked about the door over the garage, which had a different railing than the rest of the house. Mr. Torres showed an illustration and explained that it could be modified for a lighter look.

Ms. Catlin liked the changes and thought both options for the doors over the garage were acceptable.

Mr. Karakul liked the changes. He questioned the details of the casement windows and asked Mr. Torres to check them.

Mr. Kirchhoff agreed the new details were good, and he was pleased that the cabana was being returned the way it was. He asked if the professional had researched curved windows instead of straight windows over the garage.

Mr. Smith asked about the cabana. The greeting column in the center seemed too heavy. Mr. Torres said a lighter greeting column would be used, and he had a rendering. Mr. Smith liked the alternative much better.

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the project as presented, with option 1 for the French Door on the west elevation as shown in the meeting. The motion was carried unanimously, 6-0.

2. **ARC-24-012 212 WORTH AVE.** The applicant, Mauro Brothers on behalf of 212 Worth Avenue LLC, has filed an application requesting Architectural Commission review and approval for a minor project for the replacement of existing storefronts and windows with an aluminum product.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

The architectural presentation was made by Tony Mauro with Mauro Brothers.

Mr. Smith called for public comment.

Ms. Mittner stated that Aimee Sunny from the Preservation Foundation provided historic photographs and elevations that she asked to be shown to the Commission. Ms. Mittner showed the items to the Commissioners.

Ms. Connaughton thought the application was problematic, especially since the windows had already been ordered. She also stated that the drawings and photographs provided for them were not helpful in their decision-making process. She asked about the manufacturer of the windows, to which Mr. Mauro responded. She did not find the manufacturer acceptable.

Mr. Karakul stated that he thought the windows would be new, which was why he suggested the addition of mullions.

Mr. Mauro stated that his company applied for a permit last June and believed the staff would approve the application. He said he could add wood muntins to the windows.

Ms. Shiverick asked how much better wood muntins would look than aluminum. Mr. Mauro said the transoms above the storefront were all wood with two windows up above. Everything else is aluminum.

The commissioners were not in favor of applying wood muntins to the windows.

Mr. Sammons stated the building used to be cute, and the wood windows on the front were the only unique feature left. He recommended leaving the wood windows and repairing them. Mr. Sammons thought there were two options for the front façade: replace them in-kind or fix the existing windows. He thought shutters on the second floor would be okay.

A motion was made by Mr. Kirchhoff and seconded by Mr. Sammons to defer the project to the meeting on March 27, 2024, to allow the applicant to return with a more authentic design on the street façade. The motion was carried unanimously, 6-0. Clerk's note: Mr. Karakul left the room before the vote and did not participate.

3. **ARC-24-013 230 BRAZILIAN AVE.** The applicants, Jon & Patricia Baker, have filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications to an existing residence.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex-parte communications.

The landscape and hardscape presentation were made by Dustin Mizell with Environment Design Group.

Mr. Smith called for public comment.

Marisa Arredondo, 232 Brazilian Avenue, talked about the lack of privacy that she is still experiencing. She discussed her issues with the tree that has been installed.

Mr. Karakul wondered if Coconut palms could be added. Mr. Mizell discussed the issues with the soil.

Mr. Kirchhoff thought that taller landscaping was needed to block her sight lines. Mr. Mizell thought that Travelers' palms would be close to Arica palms. He stated he was looking for material to help to restore privacy on both sides.

Ms. Shiverick asked why the soil could not be replaced. Mr. Mizell responded. Ms. Shiverick thought he should try to replace the contaminated soil.

Mr. Smith stated that he had layers of Travelers' palms in his backyard that blocked his privacy. He wondered if that material could be used.

A motion was made by Mr. Sammons and seconded by Mr. Kirchhoff to approve the project on the condition that Travelers' palms are installed in a layered and staggered fashion to provide privacy. The motion was carried unanimously, 7-0.

E. MINOR PROJECTS-NEWBUSINESS

1. **ARC-24-006 249 SEABREEZE AVE.** The applicant, Joseph & Elizabeth Berger, has filed an application requesting Architectural Commission review and approval for new vehicular and pedestrian gates and modifications to previously approved landscape and hardscape, including driveway reductions and change in perimeter site walls as well as modifications to the previously approved design of the front door and balcony railings.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex-parte communications.

Attorney Jamie Crowley provided an overview of the application and the Code Enforcement case. The landscape and hardscape presentation were made by Dustin Mizell with Environment Design Group. John Lindgren, with Gunster Law Firm, discussed removing and replacing the muntins on the windows.

Mr. Kirchhoff asked about the drainage issue on the property. Mr. Crowley discussed the drainage issues and the solutions they took to solve the drainage until a final solution was finalized.

Mr. Sammons called for public comment.

Gary Patsley, 230 Clarke Avenue, discussed his concerns about the drainage. His property is directly north of the subject property.

Emily Clifford, 301 Seabreeze Avenue, objected to previously stated comments. The owner told her the mullions were not what they wanted for the home. She did not believe the mullions were damaged. She also said flooding happened all summer, including October and November. She expressed her concerns about the proposed project. She said the project had been approved twice, including a site wall, but it had still not been built. She wanted the seven-foot wall to be built as proposed.

Mr. Karakul asked why a wall was not built. Mr. Crowley explained.

Maisie Grace, 247 Seaspray Avenue, objected to the proposed gates. She also did not believe the wall should be approved at the staff level.

Maura Ziska, the attorney for Emily Clifford, asked the contractor to provide insurance. She stated that Ms. Clifford would like the wall to be built.

Mr. Karakul asked to see the proposed fence. Mr. Mizell showed a plan of the proposed fence.

Mr. Kirchhoff did not favor the railing on the balcony, front door, and fence as proposed.

Mr. Karakul asked why the railing did not conform to what was approved. Mr. Crowley said a new design was developed, and the owners liked it better.

Ms. Shiverick clarified the request by the professional.

Ms. Catlin did not support the pedestrian and vehicular gates as proposed. She thought the railing and door changes were too contemporary. She was not in favor of the black fence. She supported the curb and the driveway changes.

Mr. Kirchhoff stated he thought the applicant could return to the Commission with a different door and railing design if the owners were not in favor of the approved items.

Mr. Karakul asked about the drainage into the alley. Mr. Crowley stated that all the water would be retained on-site per Chad Gruber's plan. Ms. Ziska submitted an engineer's report stating that the water would not be retained on-site and that a wall should be built.

Ms. Connaughton thought the stucco concrete wall was more appropriate than the black fence. She also did not support the pedestrian and vehicular gates as proposed.

Mr. Sammons asked about the fence in the front yard. He was not in favor of the aluminum fence.

A motion was made by Ms. Shiverick and was seconded by Ms. Catlin to approve the change in the curb cut, the new landscaping, and the new exfiltration system only, with a recommendation to build a new 7-foot white masonry wall as it is more aesthetically pleasing and better for drainage, and the condition that the front door and the balcony railing will return to the commission for approval at the March 27, 2024, meeting. The motion was carried 5-1, with Mr. Karakul dissenting.

Joe Berger, 249 Seabreeze Avenue, discussed the previous approval of the door and balcony changes. He discussed the problems in building the wall.

2. **ARC-24-021 (ZON-24-033) 224 SANDPIPER DR (COMBO)** The applicant, 224 Sandpiper LLC, has filed an application requesting Architectural Commission review and approval for the construction of an outdoor terrace and installation of a retractable awning with variances for open space and setbacks. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex-parte communications. *Clerk's note: Mr. Sammons declared a conflict of interest and left the dais during the discussion.*

The architectural presentation was made by Jaime Torres, Fairfax, and Sammons Architects.

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

Mr. Karakul found the application acceptable.

A motion was made by Ms. Catlin and seconded by Ms. Connaughton to approve the project as presented, with the awning fabric option 2, as shown. The motion was carried unanimously, 5-0.

A motion was made by Ms. Catlin and seconded by Ms. Shiverick that the implementation of the proposed variance does not cause a negative architectural impact to the subject property. The motion was carried unanimously, 5-0.

X. **Unscheduled Items**

A. **Public**

No comments were heard at this time.

B. Staff

No comments were heard at this time.

C. Commission

Mr. Kirchhoff stated that the meeting would be his last; His term had expired, and he was not seeking reappointment.

XI. **NEXT MEETING DATE:** Wednesday, March 27, 2024

XII. **ADJOURNMENT**

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to adjourn the meeting at 6:31 p.m. The motion was carried unanimously, 7-0.

The next meeting will be held on Wednesday, March 27, 2024, 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