

TOWN OF PALM BEACH
ARCHITECTURAL COMMISSION

IN RE: ARCOM MEETING
ARC-24-0027
SOUTH LAKE TRAIL

EXCERPT TRANSCRIPT OF THE ARCHITECTURAL COMMISSION
PROCEEDINGS

VOLUME 1 (Pages 1 - 52)

DATE TAKEN: December 20, 2024
TIME: 9:00 a.m.
PLACE: TOWN OF PALM BEACH
360 South County Road
Palm Beach, Florida

BEFORE: THE TOWN COUNCIL FOR THE TOWN OF
PALM BEACH ARCOM MEETING

This cause came on to be heard at the time and
place aforesaid, when and where the following
proceedings were transcribed by:

Patricia A. Lanosa, RPR, FPR, CSR
Registered Professional Reporter

1 APPEARANCES:

2
3 Jeffrey W. Smith, Chairman
4 Kenn Karakul, Member
5 Elizabeth Connaughton, Member
6 K.T. Catlin, Member
7 Claudia Visconti, Member
8 Dan Floersheimer, Alternate Member
9 David Phoenix, Alternate Member
10 Maisie Grace, Alternate Member

11
12
13 Also present:

14 Randy Correll, Robert A.M. Stern Architects
15 Mario Nievera, Nievera Williams Design
16 Maura Ziska, Esquire
17 Nicole Betts
18 Leslie Wytrzes, 444 Seabreeze Avenue, Palm Beach
19 Anne Pepper, 333 Seaspray Avenue, Palm Beach
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21
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I N D E X

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Opening

4

By Mr. Correll

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By Mr. Nievera

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By Member Connaughton

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By Member Grace

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By Member Catlin

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By Member Phoenix

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By Member Visconti

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By Member Floersheimer

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SWORN TESTIMONY:

By Nicole Betts

36

By Leslie Wytrzes

38

By Anne Pepper

44

Motion Called

49

Certificate of Reporter

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1 Proceedings began at 9:00 a.m.:

2 (Thereupon, the following is an excerpt of
3 these proceedings:)

4 * * * * *

5 CHAIRMAN SMITH: The next item on the
6 agenda is AC24-027, 203 South Lake Trail.

7 UNIDENTIFIED SPEAKER: Yes. This
8 application proposes a new two-story
9 single-family residence, a new two-story
10 detached accessory guesthouse with final
11 hardscape, landscape and swimming pool
12 improvements. The property is located on the
13 Lake Worth Lagoon between Seaspray and
14 Seabreeze Avenues on a large parcel zoned R-A
15 estate residential.

16 The application was first presented at the
17 August 28th ARCOM meeting and deferred for
18 two months to address concerns regarding the
19 size, massing and architectural details of the
20 structures, the proposed number of structures,
21 the citing of ancillary features like the
22 generator building and proposed Padel court and
23 the number of vehicular curb cuts.

24 The applicant resubmitted revised plans
25 and presented at the October 23rd hearing

1 removing the Padel court, eliminating the
2 nonconforming utility building and reducing the
3 number of curb cuts.

4 The Commission deferred the application to
5 the November hearing for further study on the
6 height, architectural details, roof pitch,
7 fenestration on west facade and the landscape
8 plan including the Chinese garden.

9 The applicant requested an additional
10 deferral to the December hearing for further
11 study.

12 Significant changes were made for
13 resubmittal, including relocating the garages
14 and service area to the north side of the
15 parcel, eliminating the previously proposed
16 loggia, resizing the accessory guesthouse with
17 related modifications to the landscape and
18 hardscape plans. A picket fence has been
19 incorporated along Seaspray Avenue offering
20 views of the Chinese garden which now features
21 ponds, footbridges and a vehicle bridge. The
22 previously proposed curb cut along Seabreeze
23 Avenue has been eliminated and replaced with a
24 pedestrian gate and pathway.

25 Staff has received one letter of concern

1 from the Merriman household regarding the
2 resubmitted plans.

3 Only one motion will be required by the
4 Commission.

5 MR. CORRELL: Ms. Visconti, ex parte?

6 MEMBER VISCONTI: None.

7 UNIDENTIFIED SPEAKER: None.

8 UNIDENTIFIED SPEAKER: I read the letter
9 and I spoke with Mario regarding landscaping.

10 UNIDENTIFIED SPEAKER: I met with Mario
11 Nievera regarding the landscaping.

12 UNIDENTIFIED SPEAKER: I had a Zoom
13 meeting with Mario regarding the revised plans.
14 I also read the letter and drove through the
15 area.

16 UNIDENTIFIED SPEAKER: I read the letter
17 and I had an email exchange with Mario where I
18 asked him to increase the line of Pigeon Plums
19 along the north to hide the garage, to add a
20 specimen tree in the little pocket park to the
21 east and to rework the trees over the front
22 entrance and he agreed to all of those changes.

23 UNIDENTIFIED SPEAKER: I'm familiar with
24 this. I received an email from Mario. Our
25 schedules did not line up. I did not meet with

1 him and I read the letter.

2 UNIDENTIFIED SPEAKER: I went by the site
3 and I read one letter in opposition to the
4 project.

5 UNIDENTIFIED SPEAKER: I read the letter
6 too, Kelly, I'm amending my ex parte.

7 UNIDENTIFIED SPEAKER: We're making one
8 correction, so if the applicant can begin, it
9 will be there momentarily. It's not worth
10 delaying. It's downloading right now.

11 CHAIRMAN SMITH: Okay, please begin.

12 MR. CORRELL: Good morning, I'm Randy
13 Correll, Robert Stern Architects. I would like
14 to have a drawing up on the screen to present
15 to you.

16 After our last meeting in October, we were
17 notified by the town that the entry from
18 Seabreeze would not be allowed, which caused us
19 to rethink our site plan in a significant way
20 which we submitted early on before our official
21 submittal to you.

22 So essentially we flipped the plan of the
23 house north to south. We moved the garage,
24 which is at the southern end of the property to
25 the northern end of the property. And, which

1 you'll see in the a minute, the main body of
2 the house is now more to the center of the lot.
3 The swimming pool has shifted to the south.
4 The pool house that we -- the pool house, guest
5 house, which we originally had at the south end
6 of the pool is now along the lawn side of the
7 pool to the east.

8 (Discussion off the record.)

9 CHAIRMAN SMITH: Just to make it easier on
10 you, we have studied the plan so we're not
11 blind.

12 MR. CORRELL: Okay. And Mario will speak
13 about the landscaping, so why don't I focus on
14 the house itself, which there were comments
15 about the detailing, and scale, and so forth.

16 This is the view from the entry side,
17 which is essentially the same as what you saw
18 the last time, except the service wing has been
19 flipped from the south to the north.

20 The biggest changes are really on the west
21 side, where we've further articulated the
22 facade. We reduced amount of glazing. We made
23 the house more symmetric in that the end wings
24 of the library at the south end and the family
25 room at the north end are more balanced for

1 glazing articulation and also the porch itself.

2 The pool house, guesthouse you see here,
3 we actually did some revisions from what you
4 saw in the submission, which I wish we could
5 show you. But I'll speak to this rendering on
6 the screen. At the first floor behind -- at
7 the back of loggia we eliminated the television
8 and made that glazed as well, so the whole
9 inside wall is glass panels.

10 And then on the second floor, instead of
11 the four openings, we now have two sets of
12 French doors with a slightly recessed blind
13 arch. And then on the two wings, the high
14 panels, blank panels we made into windows.

15 What else can I show you here? Can you go
16 to the elevations?

17 (Discussion off the record.)

18 MR. CORRELL: On the screen now is a
19 comparison from the previous west elevation to
20 the revised west elevation and you can see that
21 the amount of glazing and enlarged glazed areas
22 have been eliminated.

23 We've further articulated the glazing
24 especially on these pavilions to the left and
25 right of the central loggia. The bay windows

1 have become three angles -- slightly angled bay
2 windows. And the second floor bedroom windows
3 have been separated from the lower bay, so it
4 doesn't read as one piece of glass.

5 The family room, which was fully glazed in
6 the previous scheme, is now flipped to the
7 other end of the house, we've articulated with
8 columns and three segmental-arched windows and
9 that I feel balances the porch at the library
10 at the opposite end of the house.

11 And this, the north end elevation, which
12 is now flipped, it was the library at the
13 bottom. The new proposed elevation is the
14 family room at the first floor, which
15 previously had a big porch with arches, which
16 doesn't make sense now that this is the north
17 end, and not by the pool, so we put a small
18 little bracketed overhang on that.

19 (Discussion off the record.)

20 MR. CORRELL: On the screen now is a
21 comparison between the previous site plan and
22 the new site plan, which I think you understand
23 so I'll go on.

24 These are the new set of renderings.
25 Again, the front elevation we reverted to blue

1 shutters from the gray shutters. I think
2 that's the only significant change. The west
3 elevation, which I'd spoken about.

4 Okay. So then this is -- the pool house
5 is submitted and then these are revisions we
6 have made since that revision, which I just
7 described to you.

8 This is now the south end of the house
9 which is the library on the first floor. The
10 primary suite on the second floor facing the
11 pool. We've added this bay window and
12 rethought the windows on this facade.

13 This is a view of the buildings together.
14 And then these are some Vignettes across the
15 rear facade. You see the family room, which I
16 just described. The loggia, which we have
17 changed from brick to stone. Because we didn't
18 have any other brick, so this stone relates to
19 the porches at either end of the house and
20 other details of the house.

21 There was some discussion about this
22 previously how the Volk had been slightly
23 recessed and ours had not. We have now
24 recessed the loggia slightly behind the
25 flanking pavilions. And, I'm sorry, you see

1 the -- also the bay window to the right of the
2 shallow bay window that we've added. And then
3 here's a detailed -- the library porch.

4 There was question about scale brought up
5 at our last meeting and the relation to a Volk
6 precedence. So there are a few key elements
7 were showing comparisons to Volk. First being
8 the entry porch comparing it to the Tarrant
9 house on North Ocean Boulevard. And here we
10 show our drawing compared to the original Volk
11 drawing with red data lines and you see our
12 porch column. Heights are identical. In fact,
13 the Volk has the eave and second floor window
14 heads are higher -- taller than our house.

15 Here is a comparison of the bay window
16 element at the back. On the left is our
17 proposal. The center is Windsong and you see
18 our heights of window heads first and second
19 floor align.

20 The original Volk house the living room --
21 the original Volk house on the site, the living
22 room was on the second floor, which meant that
23 the second floor ceilings were 11 feet and the
24 first floor were 10 feet, so that's the slight
25 discrepancy between our proposal and the

1 original.

2 Here's a comparison of the -- sorry -- of
3 our rendering of our loggia, with the original.
4 And, again, there is that slight height
5 difference between the two were a foot taller.
6 And here you can see the comparison of the
7 drawings.

8 There is also some discussion about the
9 pitch of that roof on the second floor porch.
10 There was a detail of Volk where he shows the
11 4 and 12 pitch which we are showing here.

12 We tweaked the material pallet a bit. We
13 went to a glazed Ludowici tile in a slight gray
14 color. We made the stucco, we'd like it to be
15 a little more off white. Again, we reverted to
16 the blue shutters, which on screen look very
17 green, and we specified it a specific kind of
18 grey-gee limestone for the stone details.

19 I did -- I think the last thing I want to
20 talk about was for the height, which was under
21 discussion last time. In this drawing you can
22 see a comparison. In the new proposal you'll
23 see a red line at the top which indicates the
24 previous height. We've lowered the first floor
25 elevation from 10 feet to 9 feet, which lowers

1 the overall height by a foot. And so at the
2 tallest point, which is the center of the
3 house, it will be 34 feet. The eave height at
4 24 feet, and the guesthouse ridge is at
5 28 feet.

6 I think the letter that you received from
7 Mr. Merriman, the neighbor, indicated that his
8 first floor is at 9 feet. So I think we're in
9 keeping with the neighborhood.

10 And that's concludes what I had to say.

11 (Discussion off the record.)

12 MR. NIEVERA: For the record,
13 Mario Nievera landscape architect for
14 203 South Lake Trail.

15 And I want to say thank you to all the
16 people I was able to review the drawings with
17 and I do appreciate your time and all of your
18 -- and even in the previous meeting it really
19 did give us an opportunity to really rethink
20 the site plan and the garden.

21 What really is the opportunity here is
22 what -- when we moved the garages to the north
23 end of the house to put the pool house as the
24 first building you run into.

25 We've opened up the walls of the

1 cul-da-sac, the railings on top, the stucco
2 walls, so you'll be able to see both the
3 gazebo, down the driveway and into what has now
4 become a very large garden. And we brought
5 back the pond in the original drawings for the
6 Chinese garden, it was a very large pond. We
7 brought the pond back, in which we created a
8 bridge to drive over and pathways that lead all
9 around the Chinese garden. More formal paths
10 that lead -- that separate the pool house and
11 the main house. And we surrounded court -- the
12 main house courtyard with a lot of trees and
13 vegetation.

14 And in the rear facade, broken that up as
15 well, you know, just so that we see -- just so
16 that breaks up the lines and the massing. As
17 previously spoken about, that Randy spoke about
18 this is the front facade, it's changed a little
19 since then.

20 Then the rear facade, this is where we've
21 added a lot of palm trees, a small scale to
22 accentuate the wings. The ligustrum trees to
23 bring down the canopy line so you see green at
24 eye level and just a lot of shrubs and Pygmy
25 dates. So that really changed the landscaping

1 a lot.

2 There was one comment to add Coconut Palms
3 or palm trees to break up the main wing, the
4 main massing and then separate the wings, we've
5 done that in the plan as well. As Randy
6 mentioned in the overall scheme, even the
7 landscaping here has separated the buildings
8 and created little small gardens -- or gardens
9 that are relation -- relative to -- to have
10 broken up the large massing of the lawn in the
11 back.

12 In the pool I've added Jasmine vine on the
13 two wings of the pool house. Citrus trees
14 surround the pool, as well as coconut palms.

15 I'm going to skip over those because
16 you've seen all of these.

17 You can see in the proposed west elevation
18 how much more interesting the landscaping is.
19 I think that is a combat to make it a variety
20 of gardens and spaces underneath the banyan
21 trees. I want to create secret walking paths
22 to shade gardens and native plantings.

23 This was the original gate that we
24 presented a while ago. Now when you look down
25 the driveway, it's a very long-line driveway

1 and the very end there is a coconut palm -- a
2 gumbo limbo -- a specified specimen gumbo limbo
3 at the very end of the driveway.

4 And last -- oh, sorry. Oops.

5 This is the cul-da-sac elevation below,
6 which is the open gate and then the railings on
7 top of the wall.

8 And then on the Seabreeze cul-da-sac all
9 we have is a wall very densely landscaped, but
10 we have an open gate that you can look through,
11 and there is a meandering path that goes around
12 the gumbo limbo tree that we placed there. And
13 again, we didn't want to have a wall, and just
14 a wall of landscaping on that side and we just
15 wanted to see -- be able to have the
16 opportunity to be able to see into the garden.

17 And that's concludes my presentation.

18 CHAIRMAN SMITH: Thank you.

19 Ms. Connaughton.

20 MEMBER CONNAUGHTON: Hi, thank you. I
21 think your -- I think the details you've added,
22 particularly on the west elevation, are a huge
23 improvement.

24 I think there is certain areas where it
25 can even be pushed a little bit more. I think

1 you kind of achieved that delicacy that Volk
2 kind of did, and it made the building look a
3 little bit less of a building and more of a
4 like a home, if that makes sense, less hotelie.

5 I think there's -- maybe you said the
6 family room details of, like, that filled in
7 loggia, I think that could be pushed a little
8 bit, too, or just a little bit more attention
9 to the detail.

10 Let's see. Anyways, for the most part, I
11 think that's been a huge improvement. The
12 family room was one thing I wanted to mention
13 where it was filled in like that.

14 And then the front entry elevation, the
15 entry element, I'm just a little confused
16 what's going on with the roof there.

17 Could you explain that to me, because I
18 think it's different and a different rendering?

19 MR. CORRELL: Yeah. Yeah, it's a
20 shallow-pitched, it would be a metal flat seam.

21 MEMBER CONNAUGHTON: It's like a shed
22 roof?

23 MR. CORRELL: Yeah.

24 MEMBER CONNAUGHTON: Because in some of
25 them it looks like it's --

1 MR. CORRELL: Yeah, I know we're a little
2 inconsistent.

3 MEMBER CONNAUGHTON: Yeah, I got it.

4 I know you did some comparisons here with
5 this full precedent that you have. The entry
6 element looks very high, but I don't know if
7 that was a thought that I've had from before as
8 well.

9 MR. CORRELL: Yeah. I mean, here's the
10 comparison. So as I said, the column
11 heights --

12 UNIDENTIFIED SPEAKER: Mr. Correll, can
13 you get closer to the mic?

14 MR. CORRELL: I'm sorry. The column
15 heights are the same. The Volk entablature was
16 a little thin and so we made it more
17 classically correct.

18 MEMBER CONNAUGHTON: Yeah, his columns
19 look more attenuated entablature, too, look.
20 Yeah, okay. The relationship with the front
21 door, too, it almost feels a little bit too
22 high compared with the front door. But maybe
23 somebody else can comment on that.

24 My other thing is the pool house, I kind
25 of miss you guys having more like one-story

1 elements on this large site just to spread the
2 program out a little bit more. But I think
3 it's -- I think the new site plan is nice as
4 well. I liked the old site plan, too, I
5 thought it was successful.

6 The pool house, I just -- something about
7 it feels like it's squished and tall. Maybe
8 that flanking elements and stuff, I feel like
9 it could use a little bit more thought similar
10 to how you did in the whole west facade. But
11 overall I think it's a good improvement. A
12 huge improvement, actually.

13 CHAIRMAN SMITH: Ms. Grace.

14 MEMBER GRACE: Yes. Thank you. I
15 appreciate all the efforts and changes that
16 you've made on the project. I do think they're
17 a big improvement. Although, I think there is
18 still a long way to go. I think that overall
19 the house still seems very large. I know you
20 said you took a foot off of it. But you said
21 that the house is, I think you said, 34-feet
22 tall. So I just don't feel like that's a big
23 enough change for what we're looking at in the
24 neighborhood.

25 When you look at the human-scale figure

1 that appears in the drawings, you know, in the
2 various places and the pages, it really stands
3 out just how large this house is.

4 And, you know, we just had a house
5 previously that Mario obviously must have
6 worked very hard with the owner on, and they
7 were able to reduce the size of the property
8 from the prior owner and it just really showed
9 the amount of effort that they went in in
10 detailing and trying to make something fit into
11 the neighborhood and to contribute more to the
12 neighborhood.

13 So I know that the owners have lived there
14 for a long time, and so I'm just wondering, you
15 know, how you've worked with them and what
16 their ideas are about, you know, going forward,
17 and how they plan to, you know, use the
18 property to make it fit in better with the
19 neighborhood? I mean, is there any particular
20 vision that you want to share that they have?

21 MR. CORRELL: Well, I would comment that
22 this house is, in fact, smaller than the house
23 that's there and certainly has a lot more open
24 space between it and the neighbors and the
25 street.

1 Also, I don't think it's a fair comparison
2 to that Ibis Island house, in that this is a
3 much different property and a much larger
4 property, and I think the house is a different
5 scale than the houses on Seabreeze and Seaspray
6 because it is a different scale of property,
7 and a different type of house it is in scale
8 with the other houses, I think, on
9 South Lake Trail.

10 MEMBER GRACE: Obviously it is a property
11 on South Lake Trail, so it's going to be
12 different. I feel like it's really too
13 different. It stands out too much. And I know
14 that we did receive this letter from the
15 neighbor to the north who says that he's very
16 concerned. I don't know if you met with him
17 about how your property -- how the house is
18 going to interface with it. He says that the
19 finished floor elevation is at 10 feet. Is
20 that accurate what he says in his letter?

21 MR. CORRELL: The revised is at 9 feet,
22 which is the same as his house.

23 MEMBER GRACE: Just because, obviously,
24 with your house being up at 34 feet, and you
25 have that option if you made the finished floor

1 at least another foot lower, that would be --
2 it would seem like an easy way that you could
3 reduce it. And I just feel like you have to
4 make more effort. I know you have a lot of
5 open space. And Ms. Connaughton mentioned the
6 pool house, maybe that could be single-story as
7 well. I don't know if you thought about, if
8 you could do any rearrangement and have other
9 single-story portions on the property just to
10 make it fit better. I'm just looking for ways
11 to have it fit in better with the neighborhood.

12 MR. CORRELL: The earlier schemes did have
13 more single-story properties which tended to
14 make the property look more filled in, you
15 know, than I think it does now. We have less
16 structures than we had on the earlier schemes.

17 MEMBER GRACE: You know the two, which
18 it's difficult, I appreciate that.

19 MR. CORRELL: I should note, too, that
20 Maura Ziska has spoken to the neighbor and I
21 believe has ...

22 MS. ZISKA: I spoke to Michael Merriman
23 either yesterday or the day before. He wasn't
24 aware of the 1-foot drop of the finished floor
25 elevation. And we talked about his house being

1 at the same finished floor elevation at 9. He
2 has a one-story house but, again, that house
3 can be redeveloped to a two-story house, but
4 it's the same sort of, even though it's lower,
5 it's the same on the lake.

6 And while I'm up here, I just -- everybody
7 always wants to say shorter, narrower, too
8 tall. This is a house that's proposed on the
9 lake on a very large estate. And if you're
10 going to have an estate house, this is the
11 place to have it. Once you start cutting down
12 a foot here, a foot here, it's compromising the
13 architecture. And, I mean, you have a world
14 class architect designing a beautiful house for
15 an owner in Palm Beach, you should just be
16 embracing this and not trying to cut corners
17 and try to make it smaller just to try to get a
18 pound of flesh.

19 MEMBER GRACE: I would definitely say, I'm
20 not suggesting that you cut any corners. I
21 know that you did reduce the glazing on the
22 west side. I just know that that could be
23 reduced even further because it still really
24 stands out the amount of glazing. I just feel
25 there is more changes that can be done and

1 still have an objective property.

2 MR. CORRELL: On the screen I brought up
3 the elevation along the Lake Trail. And you
4 can see -- well, obviously, Mr. Merriman has a
5 one-story house so it's very different. But
6 the house to the north has much more glazing
7 and taller -- actually a significantly taller
8 roof than our proposal has.

9 I also wanted to make a clarification,
10 sorry, that I wanted to make earlier. At the
11 last meeting it was said that our floor to
12 floor, second floor was 14 feet. In fact, it's
13 13 feet. In fact, I think Mr. Merriman refers
14 to us having 14-foot ceilings, which we do not
15 have 14-foot ceilings, we have a projected
16 11-foot ceiling on the first floor.

17 Thank you.

18 CHAIRMAN SMITH: Ms. Catlin.

19 MEMBER CATLIN: I actually think that this
20 is much better. I think it looks like it's
21 been there. You put in elements that have --
22 occur gracious and stately.

23 I think, Mario, you did a wonderful job
24 with the landscaping. I think it's engaging
25 and makes you want to walk around the property.

1 I think the letter we keep referring to is
2 speaking to issues that have been resolved with
3 regards to finished floor and second driveway
4 cuts, and clearly Maura has acknowledged they
5 have spoken to the neighbor since the letter.
6 And if that's the case -- you know, I'll defer
7 to the architects on the Commission with
8 regards to any specific details. But I think
9 overall, I think you've done what you've been
10 asked to do. I think you brought that house
11 down in scale. I think you re-designed the
12 site plan so that it has a lot more play in
13 terms of gardens and the way that it interacts
14 with the property.

15 I do agree with Maura, it's an estate
16 property. You can't bring it down to the scale
17 of the homes on the neighboring side streets
18 without compromising how it interacts with the
19 lake and the size of the property.

20 So I think that you're very much, you
21 know -- as I said, I'll defer to the architects
22 for any specific details. But it doesn't occur
23 to me that there is too much glazing. It
24 doesn't occur to me as too large at this point.
25 It does, you know, for me, just seem to now

1 present itself as having always been there and
2 gracious and stately.

3 CHAIRMAN SMITH: Mr. Karakul.

4 MEMBER KARAKUL: I agree. I think that
5 it's been refined and I think that it's been
6 refined well. I think it's a major property
7 sizewise and it is a reduction and was there,
8 and I think it's come into its own, a very
9 handsome addition, and I think it's ready to
10 move along. I think they really solved all the
11 issues. And I do agree it is a handsome
12 addition from the water as well.

13 CHAIRMAN SMITH: Mr. Phoenix.

14 MEMBER PHOENIX: Good morning. Thank you
15 for taking into the consideration the comments
16 from our previous meetings. Can you pull up
17 the rendering up again, of maybe the front or
18 the back, whichever you want to pick. Maybe
19 start with the front. That's in -- in the
20 meantime I think the landscaping is one of the
21 best parts of the revisions here. Oh, that was
22 one of my questions, where are the lanterns.
23 I'll check that one off. I didn't see them on
24 the rendering. That's revised. Okay. Got it.
25 Okay.

1 So I think to one of the commissioner's
2 comment, it's a big house, it's a big lot. I
3 think you've taken into consideration the curb
4 cut, the garden with the pavilion, the pagoda.
5 I just think the pool house to me still misses.
6 I think it's great. I love the blue. I think
7 that, you know, it's a very, you know, the way
8 you've oriented drive in, I think it's with the
9 trees. You know, I think that it's great. I
10 just think the pool house, if you can turn to
11 that page, that's my only -- one of the other
12 comments -- there you go -- yeah, I think it's
13 just kind of okay. I mean, everything else,
14 it's a beautiful property, it's going to look
15 beautiful from the lake trail. I think that
16 looks a little -- it's just -- I think it
17 should be, with your precedent pictures, I
18 think it should be a fouler, a little bit more
19 playful. This looks really stiff to me. Those
20 are my comments to there.

21 I also have questions on the windows. Are
22 they metal windows? Are these wood mahogany
23 windows? Painted?

24 MR. CORRELL: Painted.

25 MEMBER PHOENIX: Painted. Okay, great.

1 The lanterns we talked about. Blue shutters,
2 landscape windows. And then garage doors I
3 didn't see a detail on that. I'm assuming
4 they're painted wood, too --

5 MR. CORRELL: Yes.

6 MEMBER PHOENIX: -- with detail?

7 MR. CORRELL: Yeah.

8 MEMBER PHOENIX: Okay. All right. Those
9 are my comments on the guest -- the pool house
10 is the biggest comment.

11 CHAIRMAN SMITH: Ms. Visconti.

12 MEMBER VISCONTI: Thank you. I wanted to
13 call out your firm on the presentation the way
14 you guys did the diagrammatic studies to help
15 both us and the audience just see everything
16 that the redline is very well done to show us
17 the changes. I appreciate that.

18 I have the same comment as David on pool
19 house. I think something Volk is known for is
20 its follies. I think you have the opportunity
21 there to add that more bit of whimsy. I'm not
22 saying it should be super whimsical. But the
23 way you've introduced some of the copper
24 rooflines over your bay windows, if some of
25 that could be introduced onto the pool house,

1 perhaps rather than having such a north
2 diagonal pool house with such a central -- just
3 very rectangular facade with the two
4 rectangular wings, perhaps there is an
5 opportunity there to add some kind of curves
6 and things.

7 I appreciate the blue shutters. I think
8 that helps it bring it back to the sea streets.
9 I think something else that would help is, I
10 really like the texture of the stone that
11 you've added. I think that's a big
12 improvement. But do you happen to have a piece
13 of that stone here?

14 MR. CORRELL: I do not.

15 MEMBER VISCONTI: I just think maybe the
16 pallet of the stone could go a little more on
17 the warm tones, just to be more in keeping with
18 the sea streets. So perhaps you can bring back
19 the stone maybe at staff level, with a warmer,
20 something more Florida. It feels a little
21 northern, and I think it's going to be a little
22 gray for the streets -- of the sea streets.

23 But I do think overall, hopefully you and
24 your client are much happier. I think this is
25 one of those houses that, you know, ARCOM

1 pushes you guys and you come back with a much
2 better product. I think you definitely have
3 achieved that.

4 I do think, you know, perhaps you can move
5 forward with the house and come back to us with
6 a revised pool house, because it wouldn't stop
7 you from moving forward on the main house.

8 CHAIRMAN SMITH: Ms. Connaughton.

9 MEMBER CONNAUGHTON: No, I was just going
10 to say the same thing. I think the pool house
11 definitely needs some studying. And like the
12 mechanical room doesn't need, like, a transom
13 window, however tall it is, you know what I
14 mean. I just totally agree about the whimsy
15 that Mr. Phoenix and Ms. Visconti said.

16 CHAIRMAN SMITH: Mr. Floersheimer.

17 MEMBER FLOERSHEIMER: Thank you, I agree
18 with many of my fellow commissioner's comments.
19 I wouldn't reiterate those. There is no way
20 about it, it's a big house. I mean, it's
21 17,700 square feet. Like my commissioners
22 said, it is a big lot.

23 Mario, do you have a revised landscape
24 plan with the things that we discussed?
25 Because the plans that I saw on the screen seem

1 to be the same that were in the packet?

2 MR. NIEVERA: Yes.

3 MS. ZISKA: Yes, it's not downloaded yet
4 in the downloads. There is three files in
5 there, but there is only two. This is one,
6 two, and three. Those are the only ones that
7 we have.

8 MR. NIEVERA: All the way to the bottom.
9 Yes.

10 MEMBER FLOERSHEIMER: I saw the pigeoned
11 area. There is the specimen tree.

12 MR. NIEVERA: You probably can't tell it's
13 rendered here, but in the plant there are two
14 clusias here (indicating). The gumbo limbo is
15 labeled on the actual planting plan.

16 MEMBER FLOERSHEIMER: I see the Pigeon
17 Plums now extend all the way across the
18 driveway --

19 MR. NIEVERA: Yes.

20 MEMBER FLOERSHEIMER: -- on the north?

21 MR. NIEVERA: Correct.

22 MEMBER FLOERSHEIMER: And the palms on the
23 west?

24 MR. NIEVERA: So that was at -- do we have
25 the rendering? Sorry.

1 MEMBER FLOERSHEIMER: I saw them on the
2 other rendering.

3 MR. NIEVERA: We have to show it on the
4 ov- --

5 MEMBER FLOERSHEIMER: On the overhead?

6 MR. NIEVERA: Yes.

7 UNIDENTIFIED SPEAKER: Similar to the
8 scale on the east side?

9 MR. NIEVERA: Yes.

10 MEMBER FLOERSHEIMER: Yeah, I think that's
11 an improvement to the property. So thank you
12 for those adjustments.

13 CHAIRMAN SMITH: I've got a couple of
14 questions for you. Number one, I think you've
15 turned it around, it's very, very nice. Thank
16 you. Except I do agree with my other
17 commissioners, the word that I use, the pool
18 house seems to be a missed opportunity. Folks
19 known for wonderful -- you know, this just
20 looks like the house just dropped off its tail.
21 Instead of, you know, having a whimsical kind
22 of fun pool house. And maybe someone did say,
23 maybe break up the massing by doing two
24 one-stories on each side of the pool.
25 Something. But it's just very -- it just -- it

1 just looks like the house.

2 I think the scale is fine. I think, this
3 is estate zoning. If you look at the site
4 plan, can you pull up the one with the
5 neighbors. I think you've been very respectful
6 of green space. That one that you showed.

7 MR. NIEVERA: Maybe the first one.

8 CHAIRMAN SMITH: No, the next. Not that
9 one. Not that one.

10 MR. NIEVERA: It would be the first one.

11 CHAIRMAN SMITH: Yeah, but it went the
12 other way, because it included -- yeah, but
13 whatever. Just footwise you have so much green
14 space. If you look at the Fireman property, it
15 sets so much further to the west of the lake.
16 So walking by your house it sits proudly back,
17 even further back from the Fireman's. So I
18 think you've been very respectful. The only
19 way anyone is going to see this house is from
20 the lake. I mean, they're not going to be able
21 to see it down the driveway. And I think the
22 driveway, without the problems with the
23 neighbors -- and I heard it turned out to be
24 the town -- I think that was a real positive
25 thing that happened. You know how --

1 MR. NIEVERA: Actually, we do too. Our
2 client and the design team are happy with this.

3 CHAIRMAN SMITH: It makes the house so
4 much more exciting. My one concern is, if we
5 look at 834 --

6 MR. NIEVERA: Here we go.

7 CHAIRMAN SMITH: Yeah, because this is
8 kind of important. Is that a copper roof that
9 you're proposing over the --

10 MR. NIEVERA: Yes, sir.

11 CHAIRMAN SMITH: -- entrance?

12 MR. NIEVERA: Yes.

13 CHAIRMAN SMITH: I don't know. I think it
14 looks fine on the Terrent house. And I
15 remember that house. But I think being a
16 strong -- the copper color, or whatever, I
17 think is going to be just too much chopping the
18 facade in half. I'm just wondering if you
19 should just do a white roof there or just don't
20 even do a roof and make it an entablature?

21 MR. NIEVERA: Yeah, I tend to agree with
22 you on that.

23 CHAIRMAN SMITH: Because, I mean, this is
24 the most important moment of arrival. I think
25 that -- I would hate to see a copper roof

1 there, whether you paint it white or whatever.
2 You barely read it on that Terrent house
3 because it's white.

4 MR. NIEVERA: Yes.

5 CHAIRMAN SMITH: And I remember that house
6 and I don't remember that roof. That's funny.
7 I think you've done a great job.

8 Do I have any other little comment? I
9 think I'll let you go. The red lines were
10 great comparing them to the two houses. It
11 really solved any questions that anyone would
12 have. It took a while, but I think bravo. But
13 I would like you to come up with a better idea
14 for your pool house.

15 MR. NIEVERA: Okay.

16 CHAIRMAN SMITH: Does anyone from the
17 public want to speak regarding this project?

18 Please state your name and address for the
19 record?

20 MS. NICOLE BETTS: Nicole Betts, 409
21 Seabreeze Avenue.

22 Good morning. Once again, my name is
23 Nicole Betts. I live at 409 Seabreeze Avenue.

24 I would like to comment on advocacy of
25 203 South Lake trail as it relates to my

1 neighborhood, often referred to as a
2 sea street, a charming historic neighborhood
3 here in Palm Beach. Although the applicant's
4 parcel is estate size, it's not located in an
5 estate neighborhood.

6 As I was walking my Westie Warren the
7 other day, thinking of this advocacy and the
8 proposed plans, I started to envision how it
9 would fit into our neighborhood and at this
10 point it doesn't. Its enormous scale and added
11 height would loom over the neighborhood and the
12 lake trail. And it doesn't blend in. Not like
13 the two lake trail homes across from it on the
14 north side of the pedestrian access to the lake
15 trail and Seabreeze on Lake Trail Circle. It
16 ignores the scale and historical integrity of
17 our street.

18 And that brings me to my second comment.
19 Why do they need a pedestrian gate on
20 Seabreeze. The only place it leads to is a
21 service area. There is no such gates on our
22 street. Yes, we have several gates on
23 Seabreeze, including at my home, but they all
24 lead to a front door; not a service area, as we
25 have none on Seabreeze. This includes the

1 aforementioned two lake trail homes across from
2 the applicant.

3 I'm not against the applicant's right to
4 build what they would like. With that said, I
5 believe that ARCOM was established to ensure
6 that homes built in historic areas such as
7 ours, are built with regard to scale,
8 historical integrity and context. The homes
9 are built with a sympathetic eye that blends
10 into the surrounding area, not dwarfing the
11 neighborhood and creating problems with an
12 unnecessary gate at the end of Seabreeze.

13 I love the beauty and historical character
14 of the sea streets which add so much to the
15 beauty and charm of Palm Beach. I believe that
16 was why ARCOM was established to keep it that
17 way.

18 Thank you so much.

19 CHAIRMAN SMITH: Thank you. Any other
20 comments?

21 UNIDENTIFIED SPEAKER: Can I ask the
22 applicant a question? Oh, sorry, someone else
23 --

24 UNIDENTIFIED SPEAKER: It's public.

25 MS. LESLIE WYTRZES: Hi. I'm Leslie

1 Wytrzes. I live at 444 Seabreeze Avenue which
2 abuts the property that we're talking about.
3 We've lived there almost 20 years and I have to
4 say that I actually like the design of the
5 house and I'll be looking at it outside my
6 master bedroom window.

7 I -- first of all, the architects and the
8 Jordans, no one has contacted me. We're
9 friends with the Jordans, spend time at their
10 home. But I don't know who to contact to ask
11 my questions.

12 My first question is: Is the generator
13 building being removed? Or is the building
14 staying and the generator is being moved?

15 UNIDENTIFIED SPEAKER: The building
16 (undiscernible) --

17 MS. LESLIE WYTRZES: That whole building?
18 Thank you. That's fantastic.

19 And I also want to thank you for
20 eliminating that curb cut. But I do have
21 another question, and that is the pedestrian
22 gate. Is that going to my driveway? Coming
23 out to my driveway? Where is it located? I
24 can't find it on the plan?

25 MR. NIEVERA: It's centered on the

1 cul-de-sac. It's right there (indicating).

2 MS. LESLIE WYTRZES: I want to remind
3 everyone, our property used to be the
4 guesthouse to that property, but it was
5 subdivided. We're -- anyway, the Jordans, you
6 know, have been great, great neighbors. And
7 the biggest thing for me was eliminating that
8 curb cut.

9 But the pedestrian gate, I don't see a
10 reason for it. I took photos of all the gates
11 that the Jordans have now. And I -- there are
12 lots of gates. I had to chase an Amazon truck
13 down the street yesterday because they were
14 headed for the lake trail trying to make a
15 delivery to the Jordans. There is a sign that
16 says deliveries should all be made off of
17 Seaspray not Seabreeze. I'm worried that I'm
18 going to have packages in my driveway being
19 left at that gate, if there's another gate
20 there.

21 You know, we look across the street at two
22 other homes on South Lake Trail. They don't
23 have any barriers to their house. They're
24 beautiful homes and the only gate they have is
25 access to the lake trail on the Intracoastal

1 side. They don't even have privets or hedges
2 in the front of their houses. Most of our
3 houses are open to the world. Our house is.
4 And, anyway, that's the deal we have now.

5 So did you -- can you just show me exactly
6 where that pedestrian gate is going to go?

7 MR. NIEVERA: The cursor is right there
8 (indicating).

9 MS. LESLIE WYTRZES: And show it in
10 relationship to my house, because ...

11 MR. NIEVERA: Your house is right here.
12 The driveway.

13 MS. LESLIE WYTRZES: 444?

14 MR. NIEVERA: Correct. The gate is right
15 here (indicating).

16 MS. LESLIE WYTRZES: Will there be a
17 garden where the generator building was?

18 MR. NIEVERA: Yes.

19 MS. LESLIE WYTRZES: Thank you. This is
20 so wonderful. Okay. So that's right by my
21 driveway. The driveway there.

22 CHAIRMAN SMITH: Your driveway is on the
23 other side of your property.

24 MS. LESLIE WYTRZES: Yeah.

25 CHAIRMAN SMITH: Your driveway is on the

1 east side and this is the west property.

2 MS. LESLIE WYTRZES: No -- yeah, we have a
3 driveway.

4 VICE CHAIRMAN SAMMONS: Yeah, over there.

5 MS. LESLIE WYTRZES: The other side.

6 CHAIRMAN SMITH: There is a driveway on
7 the west side?

8 MS. LESLIE WYTRZES: Yeah, on the west
9 side.

10 CHAIRMAN SMITH: You have two driveway
11 cuts?

12 MS. LESLIE WYTRZES: Yeah, that was there
13 when we moved in.

14 MEMBER FLOERSHEIMER: You would prefer a
15 solid wall?

16 MS. LESLIE WYTRZES: Pardon me?

17 MEMBER FLOERSHEIMER: You would prefer a
18 solid wall with landscape?

19 CHAIRMAN SMITH: I think if the owner of
20 this wants to take a walk --

21 MEMBER FLOERSHEIMER: I know, but still I
22 didn't understand --

23 (Simultaneous talking.)

24 CHAIRMAN SMITH: -- talk about being
25 friendly --

1 MEMBER FLOERSHEIMER: -- approaching a
2 neighbor.

3 CHAIRMAN SMITH: -- and go see a
4 neighbor.

5 MS. LESLIE WYTRZES: If the owner what?

6 CHAIRMAN SMITH: Would like to take a walk
7 on the street, I think they should be allowed
8 to.

9 MS. LESLIE WYTRZES: Well, they can go out
10 the other gate and walk around.

11 So what happens now is that everyone
12 that -- the overflow of the Jordan's house,
13 especially when they have parties, they all
14 park on Seabreeze. And we're the only street
15 in Palm Beach that does not have restrictions.
16 So everyone parks there that goes to the Four
17 Arts, goes to the Rec Center, goes to the
18 Jordan's house. Now this will make it very
19 easy because they'll have a gate right there.

20 CHAIRMAN SMITH: I am sorry, I have to cut
21 you off. I gave you three minutes and I
22 already gave you five and a half.

23 MS. LESLIE WYTRZES: Thank you for
24 answering my questions.

25 UNIDENTIFIED SPEAKER: Can I make a

1 question to the applicant?

2 So the concern about the gate and some of
3 the things I've been thinking about is, where
4 would garbage collection be? Would that be the
5 back of the house? The driveway abuts onto
6 Seabreeze. Would garbage collection be from
7 Seabreeze or Seaspray?

8 MR. NIEVERA: Seaspray because the truck
9 -- the little garbage truck will go up and pick
10 it up.

11 CHAIRMAN SMITH: It will go up through the
12 property?

13 MR. NIEVERA: Yeah.

14 CHAIRMAN SMITH: So the same thing for
15 packages and landscape trucks?

16 MR. NIEVERA: Everybody.

17 CHAIRMAN SMITH: And all your landscape
18 debris --

19 MR. NIEVERA: Correct.

20 CHAIRMAN SMITH: -- would be housed on the
21 property?

22 MR. NIEVERA: It would be taken away.

23 CHAIRMAN SMITH: Okay. Thank you.

24 MR. NIEVERA: Privately taken away. Not
25 leave it in the street.

1 CHAIRMAN SMITH: Not leave it in the
2 street for town pickup?

3 MR. NIEVERA: Correct.

4 UNIDENTIFIED SPEAKER: And commissioners,
5 I just want to make sure that we heard all the
6 public comments and close that portion of the
7 hearing before we move back to commissioner
8 questions.

9 If there is anybody else that needs to be
10 sworn in that plans on speaking today and has
11 not been sworn in, please stand and raise your
12 right hand.

13 ANNE PEPPER
14 having been sworn and testified as follows:

15 THE WITNESS: I do.

16 MS. ANNE PEPPER: Anne Pepper, 333
17 Seaspray Avenue.

18 I would like to say from a Seaspray point
19 of view we are very happy to be able to see
20 into the Chinese garden and that it has been
21 improved.

22 However, I would like to reiterate this
23 continues to be, as one of the commissioner's
24 said, a rather hotel-esk structure, in what is
25 not in an R-A, R-AA, R-AAA neighborhood. And

1 even if -- when you showed on the map -- I mean
2 on one of the plans, the Fireman's house, the
3 Fireman's house green space is greater with a
4 smaller house and a more, in its way, refined,
5 and elegant, and less in your face. And so
6 13 feet high ceilings, and I just feel like as
7 Ms. Grace said --

8 MR. NIEVERA: It's not 13 feet high
9 ceilings.

10 MS. ANNE PEPPER: Isn't that what you just
11 said? Where did I hear the 13 feet?

12 CHAIRMAN SMITH: Floor to floor.

13 MS. ANNE PEPPER: Floor to floor. Okay,
14 sorry.

15 So I would say I do agree totally about
16 the guesthouse, it absolutely lacks charm. I
17 think the Balosia with the stone makes it
18 heavy. And I question the whole two-story
19 guesthouse. It just seems so, the Jordans had
20 pieces made for a great sense of privacy for
21 the Jordans, and also a great sense of privacy
22 and a lack of being in your face for the rest
23 of the neighbors who continually use the bike
24 trail and pass by this property.

25 And I think any reduction in hype would be

1 wonderful for the people on the Lake Trail.
2 And although the landscaping has greatly
3 improved masked the house to some degree, there
4 was this wonderful sense that a place with this
5 big piece of ground place was like an estate
6 because they created a great deal of space
7 around them and that to me is what an estate
8 is. An estate isn't just how big is my house
9 and a big dollar sign, but how much space I
10 have to breath in my own private space.

11 So I would really love it if they would,
12 A, fix the guesthouse, make it much more
13 charming. All the elements that make John
14 Volk's architecture so classical and so in
15 human scale continues to sort of be lost the
16 minute that people get a huge amount of land.

17 So that's my point of view. Thank you.

18 CHAIRMAN SMITH: Thank you. Anyone else
19 in the audience? Okay. We can close that
20 portion of the project. Ms. Connaughton.

21 MEMBER CONNAUGHTON: I just wanted to ask
22 the applicant. You had said the house, the
23 current proposal is smaller than what's
24 existing. Can you elaborate on that for the
25 neighbors? Is it the cubic content? Is it

1 square footage. Can you explain both.

2 MR. NIEVERA: Square footage and coverage,
3 I believe. Could you -- you could answer.

4 MS. ZISKA: Yeah, I mean, our square
5 footage is smaller and then also the green
6 space is more.

7 MEMBER CONNAUGHTON: Is that just -- the
8 7,800 square feet, is that -- I'm sorry, if
9 this is a stupid question -- is that just the
10 first floor?

11 MS. ZISKA: The footprint.

12 MEMBER CONNAUGHTON: The house is very
13 large. The footprint.

14 MS. ZISKA: The footprint, correct.

15 MEMBER CONNAUGHTON: Okay. So the other
16 one's foot print on the lot is 1,100?

17 MS. ZISKA: Correct.

18 MR. NIEVERA: 12,000.

19 MEMBER CONNAUGHTON: 1,200?

20 MS. ZISKA: 12,000.

21 MEMBER CONNAUGHTON: I guess the footprint
22 in my opinion doesn't matter very much. I'm
23 curious cubic content and square footage.
24 Because the footprint is just a diagram,
25 essentially.

1 MR. NIEVERA: That's in the archive.

2 MEMBER CONNAUGHTON: I think it would be
3 helpful for the neighbors to actually
4 understand the scale compared to what's there
5 now.

6 MS. ZISKA: This is not in the RV zoning
7 district and there is no cubic content ratio.
8 So we don't have that calculation.

9 MEMBER CONNAUGHTON: So square
10 footagewise, is it --

11 UNIDENTIFIED SPEAKER: I do have it. The
12 current home is 21,878 square feet and the
13 proposed is 17,000.

14 MEMBER CONNAUGHTON: Okay. Just so the
15 neighbors are aware. That's a complaint that
16 they've had.

17 CHAIRMAN SMITH: Okay, Ms. Visconti.

18 MEMBER VISCONTI: Would the applicant be
19 willing to just have, I don't know, maybe a
20 sign there, there's a delivery sign, just so
21 that delivery is in service, personnel use the
22 main entry, and that we keep the gate for
23 pedestrian use only.

24 MR. NIEVERA: Yes.

25 MEMBER VISCONTI: I think that would

1 appease the neighbors. And it sounds like
2 you're all friendly. If you wanted to come
3 over, at least it's a shorter walk. I don't
4 think it's impeding on the driveway.

5 I think there is a charm in the pedestrian
6 gate rather than a wall, it looks a little
7 foreboding and unfriendly. I think having that
8 gate is a little more welcoming to your street.
9 And once you see it in place it's going to look
10 a little more charming than you think.

11 So I would like to make a motion to
12 approve the main house, with restudy of the
13 pool house to come back to us, as well as
14 perhaps a restudy of the stone, in keeping with
15 the sea streets. And also, just for the
16 record, that the gate -- that the pedestrian
17 gate will only be used for pedestrians and no
18 deliveries or service people will use that
19 gate.

20 CHAIRMAN SMITH: I will second that.

21 Motion made and seconded.

22 All in favor?

23 "Aye."

24 CHAIRMAN SMITH: Opposed?

25 MEMBER CONNAUGHTON: I mean, Claudia, we

1 can't control what other people do.

2 MEMBER VISCONTI: Right, we just, like --

3 MEMBER CONNAUGHTON: We will agree to put
4 a sign that says delivery will be on --

5 MEMBER VISCONTI: Right. Exactly.

6 MEMBER CONNAUGHTON: I just want to be --
7 just to clarify, because there is landscape,
8 hardscape, the motion should be:

9 To be approved as presented except for the
10 pool house and the stone to come back next
11 month.

12 MEMBER VISCONTI: Landscape and hardscape
13 approved.

14 MEMBER CONNAUGHTON: Because that was not
15 included in your motion, that landscape and
16 hardscape are approved as presented.

17 MEMBER VISCONTI: And those elements will
18 return to the January 29th, 2025, meeting?

19 MEMBER CONNAUGHTON: Correct.

20 CHAIRMAN SMITH: Yes? Okay. Thank you.

21 Let's take a 15-minute break and reconvene
22 at 10:45.

23 (Excerpt proceedings concluded at
24 10:30 a.m.)

25 * * * * *

CERTIFICATE

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, PATRICIA A. LANOSA, Registered
Professional Reporter, certify that I was
authorized to and did transcribe the foregoing
proceedings and that the transcript is a true
and complete record.

Dated this 30th day of December, 2024.

Patricia Lanosa

PATRICIA A. LANOSA, RPR, FPR, CSR
Registered Professional Reporter

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