



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, SEPTEMBER 25, 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 9:02 a.m.

II. **ROLL CALL**

Jeffrey W. Smith, Chairman	PRESENT
Richard F. Sammons, Vice Chairman	PRESENT (Arrived at 9:17 a.m.)
Betsy Shiverick, Member	PRESENT
Kenn Karakul, Member	PRESENT
Elizabeth Connaughton, Member	PRESENT
Katherine "KT" Catlin	PRESENT
Claudia Visconti, Member	ABSENT (Unexcused)
Dan Floersheimer, Alternate Member	ABSENT (Unexcused)
David Phoenix, Alternate Member	PRESENT
Maisie Grace, Alternate Member	PRESENT

Clerk's note: Mr. Phoenix voted in the absence of Ms. Visconti.

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
Assistant Town Attorney Lainey Fransisco

III. **PLEDGE OF ALLEGIANCE**

Chair Smith led the Pledge of Allegiance.

IV. **APPROVAL OF MINUTES**

A. Minutes of the Architectural Review Commission Meeting of August 28, 2024

A motion was made by Mr. Karakul and seconded by Ms. Catlin to approve the minutes of the August 28, 2024, meeting as presented. The motion was carried unanimously, 7-0.

V. **APPROVAL OF THE AGENDA**

Ms. Pardue introduced two deferral requests: ARC-24-0076, 1260 N. Lake Way, requested a deferral to the meeting on October 23, 2024, and ARC-23-155, 160 Seaview Avenue, requested a deferral to the meeting on November 22, 2024. She stated that Peter Papadopoulos was present to speak about the deferral request for 160 Seaview Avenue.

Peter Papadopoulos of Smith and Moore Architects provided reasons for the deferral request for 160 Seaview Avenue.

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to approve the amended agenda, to include the deferrals for 1260 N. Lake Way and 160 Seaview Avenue. 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**

Ms. Grace thought the staff memorandums were excellent and helpful.

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

No one indicated a desire to speak at this time.

IX. **PROJECT REVIEW**

A. TIME EXTENSIONS

1. **EXTPLAN-24-0009 1421 N LAKE WAY—EXTENSION OF TIME** The applicant, Reed Road LLC, has filed an application requesting a One-Year Extension of Time for a previously issued Architectural Commission approval for construction of a new two-story residence with sitewide landscape and hardscape. (ORIGINALLY ARC-23-066 AND APPROVED AT THE SEPTEMBER 27, 2023, MEETING)

Ms. Pardue provided staff comments on the project.

Ms. Catlin and Mr. Phoenix disclosed ex-parte communications.

Roger Janssen of Dailey Janssen Architects made the request for the extension of time.

Ms. Grace asked about the requirements on which the commission should base their decision for the time extension request. Assistant Town Attorney Francisco responded and provided guidelines.

A motion was made by Ms. Shiverick and seconded by Ms. Catlin to approve the time extension as requested. The motion was carried unanimously, 7-0.

B. MAJOR PROJECTS-OLD BUSINESS

1. **ARC-23-155 160 SEAVIEW AVE.** The applicant, Coral Beach Corporation (Angela Feldman, President) & Seaview Holdings, Inc (David Feldman, Director), has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story guest wing and detached cabana structure with associated hardscape and landscape and swimming pool improvements. *[This item has been deferred to the November 22, 2024, meeting.]*

Clerk's note: This item was deferred to the meeting on November 22, 2024, at Item V. Approval of the Agenda.

C. MAJOR PROJECTS-NEW BUSINESS

1. **ARC-24-0061 (ZON-24-0038) 222 SEASPRAY AVE (COMBO)** The applicant, PBI Amalgamated Trust, has filed an application requesting Architectural Commission review and approval for a second-floor addition over the rear portion of the primary structure requiring a setback variance, a new pergola between the primary and accessory structure, new hip roof on the accessory structure, and window and door modifications on both structures. Town Council shall review the application as it pertains to zoning relief/approval.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Attorney Maura Ziska introduced the project, explained the variance requests and advocated for a positive recommendation to the Town Council. Yianni Varnava of Varnava Design Studio made the architectural presentation.

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

Ms. Connaughton asked about the variances requested. Ms. Ziska further explained. Ms. Connaughton did not favor the hip roof on the accessory structure and touched on the fenestration openings. She supported the variance request for the second story.

Ms. Shiverick thought the project was nice. She understood Ms. Connaughton's comments on the fenestration layout; she recommended restudying the proposed window placement.

Ms. Grace was happy that the owners were retaining the home. However, she preferred the existing fenestration layout. She agreed with Ms. Connaughton about the roof on the accessory structure.

Mr. Phoenix thought the house kept the neighborhood style and asked about the rafter details. Mr. Varnava responded. He supported the variance request.

Ms. Catlin had the same question about the front windows; she wondered if there was a solution. Mr. Varnava provided his thoughts. Ms. Shiverick provided a recommendation for the window layout.

Mr. Smith stated that when he encountered a similar situation, he left the window opening but closed it up from the inside space so the wall could be used for furniture placement. He provided recommendations for the window layout.

Ms. Grace thought the house was very attractive as it existed and was hesitant to approve it without the commission seeing the new layout.

Ms. Connaughton was not in favor of changing the window placement.

Ms. Sammons stated that the windows could remain as is. He requested a restudy of the pergola, hoping it could be more imaginative.

A motion was made by Mr. Karakul and seconded by Ms. Shiverick to approve the project with the following conditions: the three separate windows on the front façade and east facade will retain the existing layout, the roof design on the accessory structure will be retained, and the pergola details will be restudied. The motion was carried unanimously, 7-0.

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

2. **ARC-24-0071 224 VIA MARILA** The applicant, Adrian Tauro, has filed an application requesting Architectural Commission review and approval for the construction of a new, two-story single-family residence and attached accessory structure with final hardscape, landscape, and swimming pool.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Daniel Menard of LaBerge and Menard indicated that he was working with Jason Cutajar Architectural Design on the project and made the architectural presentation. Cory Meyer of Nievera Williams Design made the landscape and hardscape presentation.

Mr. Sammons did not believe the style was appropriate for the area, and the windows had no shading. He pointed out the black roof and lack of shade trees, which he did not believe was appropriate in the climate. He also thought the home was too big and was built up to the setbacks. He was not in favor of the proposed materials as well.

Ms. Connaughton agreed with Mr. Sammons. While she thought the home's design and landscaping were nice, they were inappropriate for the area. She thought the entire project was out of place. She provided recommendations for the home's roof pitch.

Ms. Shiverick agreed with the other commissioners' comments. She thought the style was inappropriate, the landscaping was too formal for the north end, and the architectural style should reflect the past. She also questioned the two-story garage.

Ms. Grace pointed out that the neighborhood photographs demonstrated the homes in the area, and the proposed home did not fit in. She pointed out that the building envelope had been maximized, which was also not representative of the neighborhood.

Ms. Catlin agreed with the other commissioners' comments. She thought the home was too tall and formal and lacked warmth.

Mr. Smith stated that the streetscape view demonstrated that this would be the tallest home in the neighborhood. He thought the gables did not help the height.

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

Mr. Cutajar of Jason Cutajar Architectural Design discussed the home's style and pointed out that he designed a similar house for Chilean Avenue.

A motion was made by Ms. Connaughton and seconded by Ms. Catlin to defer the project to the meeting on November 22, 2024. The motion was carried unanimously, 7-0.

3. **ARC-24-0074 117 DOLPHIN RD.** The applicant, Marla Wiegman Fusz 2021 Family Trust (Marla Fusz, Trustee), 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.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Roger Janssen of Dailey Janssen Architects made the architectural presentation.

Mr. Phoenix asked about the pergola and the color proposed for the front door and the gutters. Mr. Janssen responded.

Ms. Grace thought the street had charming homes and pointed out that the proposed home was maximized on cubic content. She thought the home was too large and questioned the proposed style. Mr. Janssen explained why he thought the design style was appropriate for the location.

Ms. Connaughton asked about the roof pitch and recommended removing the decorative vents. She also thought the stucco detailing on the front of the garage was too much and provided some recommendations, including using narrower doors at the north elevation.

Mr. Sammons asked about the lack of scale figures in the drawings. He thought the house was out of scale; he recommended reducing it by 20 percent. He questioned the design of the pergola and the chamfers. He provided recommendations for the fenestration but repeated that he was worried about the scale of the home.

Ms. Shiverick thought the applied elements were too much for the design; she recommended simplifying them. She was not in favor of the sconces. She recommended considering a different color for the home.

Ms. Catlin acknowledged that the house was not big but occupied much of the site. She liked Ms. Connaughton's suggestion to unclutter the front façade.

Ms. Grace thought the fenestration configurations had variations; she asked that those be restudied and unified. She commented that there was a lot of hardscape and questioned the fountain.

Ms. Connaughton thought the front door appeared top-heavy, so she recommended narrowing the opening and gable. She also agreed with Mr. Sammons' comments about the scale of the design.

Mr. Smith did not favor the small window in the gable over the garage. He also did not like the number of pergolas and the different roofs, as seen on the north elevation.

Andres Paradelo of Paradelo Burgess Design Studios made the landscape and hardscape presentation. He spoke about the existing trees and the reason they were being eliminated.

Ms. Connaughton thought the landscape design was sparse; she wished more shade trees were proposed.

Mr. Sammons asked about the height of the front site wall, thinking it was too big and out of scale. He asked why the existing trees were being removed, to which Mr. Paradelo responded.

Ms. Shiverick recommended removing some of the middle trees and leaving the end trees. She asked about the fountain element and details. Mr. Paradelo showed the plans for the fountain. She did not believe a fountain was appropriate for the area and was superfluous.

Ms. Grace asked about the proposed height for the palm trees, to which Mr. Paradelo responded with the height. She recommended increasing the scale of the trees. She added that the proposed plan looked too sparse in the front.

Mr. Phoenix did not favor the proposed fountain and asked about the reason for the front site wall. Mr. Paradelo responded. He thought the proposed landscaping in the front was too sparse and recommended keeping some of the existing trees.

Ms. Catlin thought the landscaping was unacceptable. She thought the plan needed to be lush and more beefed up.

Ms. Connaughton suggested restudying the piers on the front site wall; she thought they needed to be increased.

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

A motion was made by Ms. Catlin and seconded by Mr. Phoenix to defer the project to the meeting on November 22, 2024. The motion was carried unanimously, 7-0.

Clerk's note: A short break was taken at 10:40 a.m. The meeting resumed at 10:51 a.m.

D. MINOR PROJECTS - OLD BUSINESS

1. **ARC-24-0032 (ZON-24-0028) 272 VIA MARILA (COMBO)** The applicant, Melissa Wight, has filed an application requesting Architectural Commission review and approval for a new vehicular gate, which requires one (1) variance to reduce the minimum driveway area in front of the vehicular gate. 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.

Dustin Mizell of Environment Design Group made the presentation for the proposed gate.

Ms. Grace wondered if the homeowner's security should be considered in the design. Town Attorney Francisco responded. Ms. Grace asked if the staff memorandum applied to the current design, to which Ms. Mittner responded. Ms. Grace thought the gate's character did not fit into the street. She wondered if a gate met the security needs.

Ms. Shiverick sympathized with the homeowner and appreciated the changes; however, she felt the design still looked too industrial and thought an approval would set a precedent for the north end. She recommended cameras and an alarm system for security. Ms. Catlin agreed with Ms. Shiverick.

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

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to deny the project based on Section 18-205(a)(1) in the Town's Code. The motion was carried 4-3, with Messrs. Sammons, Karakul, and Ms. Connaughton dissenting.

2. **ARC-24-0029 (ZON-24-0023) 242 PARK AVE (COMBO)** The applicant, Rhonda Nasser, has filed an application requesting Architectural Commission review and approval for modifications to the first-floor fenestration and the addition of a swimming pool, requiring variances for pool setback, pool equipment setbacks, and pool equipment screening. The 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.

Daniel Clavijo, the applicant's architect, made the architectural presentation.

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

Mr. Sammons and Ms. Connaughton supported the project.

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

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

3. **ARC-24-0050 130 CLARENDON AVE** The applicant, Mr. & Mrs. Harry Slatkin (MP Design & Architecture), has filed an application requesting Architectural Commission review and approval for the enclosure of an existing pool pavilion to construct a two-story accessory structure.

Ms. Pardue provided staff comments on the project.

There was no disclosure of ex-parte communications.

Michael Perry of MP Design and Architecture made the architectural presentation.

Mr. Sammons liked the plan but questioned the proposed arches; he recommended changing the top arches to square.

Ms. Connaughton agreed with Mr. Sammons's recommendation. She wondered if the two side elements could move toward the middle element. Mr. Perry responded and described the design. She thought the guesthouse was too tall and wondered if the height could be reduced. Mr. Perry responded. Ms. Connaughton wondered if the length could be reduced; Mr. Perry thought he could remove a foot.

Mr. Karakul liked the design but did not favor the octagons and wondered if it fit with the main house.

Ms. Shiverick thought the new rendition lost its folly feeling; she preferred the previous plan, which she thought was more whimsical.

Mr. Phoenix agreed with Mr. Sammons's recommendation to change the top windows. He thought the two octagon elements should be more pronounced.

Mr. Smith thought it looked monolithic, so he recommended dropping the octagons down a bit in height. Mr. Perry agreed with the changes. Mr. Smith thought the top windows should have shutters, and Mr. Perry confirmed that the windows would have shutters.

Mr. Sammons thought the middle section of the guest home should be taller than the wings. He also recommended adding a few downspouts and a balcony on the second floor.

Mr. Phoenix agreed with Mr. Sammons' recommendations for downspouts, a balcony, and lowering the wings.

Ms. Connaughton liked the design that showed the octagonal elements more expressed.

A motion was made by Mr. Karakul and seconded by Mr. Sammons to approve the project with the following conditions: the height of the

center section of the guest home shall be increased, the addition of a balcony and French doors overlooking the pool shall be studied and approved at the staff level in coordination with the chair. The motion was carried 6-1, with Ms. Shiverick dissenting.

4. **ARC-24-0001 640 ISLAND DR.** The applicant, 640 FLORIDA LAND TRUST BALLERANO HAMES A JR TR, has filed an application requesting Architectural Commission review and approval for modifications to an existing vehicular and pedestrian gate design. *[This item has been withdrawn by the applicant.]*

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

E. MINOR PROJECTS-NEW BUSINESS

1. **ARC-24-0035 245 SEMINOLE AVE.** The applicant, LIFL LLC (Nievera Williams Design), has filed an application requesting Architectural Commission review and approval for a new driveway configuration with associated landscape and hardscape.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex-parte communications.

Cory Meyer of Nievera Williams Design made the landscape and hardscape presentation.

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

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

2. **ARC-24-0059 568 ISLAND DR.** The applicants, Sonja and Martin Brand, owners of 568 ISLAND DRIVE LLC, have filed an application requesting Architectural Commission review and approval for roof replacement from flat tile to flat glass and solar tile.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Owners Martin and Sonja Brand made the architectural presentation.

Mr. Sammons wondered how the corners of the roof would look with the Tesla project. Ms. Brand responded. Mr. Sammons cautioned with all the connections in a salt environment and wondered about the lifespan.

Ms. Grace thought it was nice that the home was being restored; she wondered about the reflectiveness of the roof tiles. Mr. Brand responded.

Ms. Connaughton thanked the owners for trying to reduce their carbon footprint. She was a little concerned about the aesthetics, though, and wondered if adding solar panels on the flat part of the roof would have the same effect.

Mr. Phoenix thanked the owners for restoring the home. He expressed concern about the thinness and the shininess of the material.

Ms. Catlin wondered if all the tiles would be solar. Mr. Brand explained the design and outlined the solar tiles. Ms. Catlin did not have the same concerns as other members.

Ms. Shiverick thought that, given the owners' efforts, the commission may want to take a chance on the roof material. She did not believe the tile was shiny. She confirmed that the tiles were not panels, to which Mr. Brand provided confirmation.

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

A motion was made by Mr. Karakul and seconded by Mr. Sammons to approve the project as presented. The motion carried 5-2, with Ms. Connaughton and Mr. Phoenix dissenting.

3. **ARC-24-0060 910 S OCEAN BLVD.** The applicant, 910 S Ocean LLC (Portuondo Perotti Architects), has filed an application requesting Architectural Commission review and approval for modifications to an interior courtyard and balcony railings.

Ms. Pardue provided staff comments on the project.

There was no disclosure of ex-parte communications.

Rafael Portuondo of Portuondo Perotti Architects made the architectural presentation.

Mr. Sammons thought the scale of the modifications to the courtyard was too small.

Ms. Grace thought the existing balcony railings had more movement, and the proposal was too busy. She liked the breakfast nook idea but thought the element needed some more study.

Ms. Catlin asked about the end railings and was worried there would be three different railings. She thought they should match. Mr. Portuondo stated they would all match.

Mr. Karakul thought the new railings were acceptable. He thought the bay window could be a nice feature but agreed it should be a stronger design.

Mr. Smith thought the redesigned railings were far superior. He thought the breakfast nook element looked strange between the doors but acknowledged it would not be seen from the street.

Mr. Phoenix supported the new railings. He agreed the nook needed to be enlarged and provided suggestions.

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

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the proposed railings and to defer the kitchen element to the meeting on October 23, 2024. The motion was carried unanimously, 7-0.

4. **ARC-24-0063 147 DUNBAR RD.** The applicant, Pappas Susan G Trust (SMI Landscape Architecture), has filed an application requesting Architectural Commission review and approval for the installation of two (2) vehicular gates and a pedestrian gate.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex-parte communications.

Peter Coyle of SMI Landscape Architecture made the landscape and hardscape presentation.

Mr. Sammons asked about the large curb cuts; he thought they should be reduced. He thought the site wall was comprised of more gates than the wall and wondered about the need for the gate. Mr. Coyle responded.

Ms. Catlin agreed that the curb cuts should be reduced. She thought the solid panel at the bottom of the gate should be reduced to a panel like the one on the front door.

Ms. Shiverick thought there were more gates than the walls, which was too much. She did not understand the need for the gates and could not support the request.

Ms. Connaughton stated that she could not support the gates. She thought the proposed gates were too foreboding and the proportions were incorrect.

The commission discussed a potential motion.

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

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to deny the project based on Section 18-205 (a)(1) in the Town's Code. The motion was carried unanimously, 7-0.

5. **ARC-24-0064 221 EL DORADO LN.** The applicant, Jesse & Katherine Belcher (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape improvements with the addition of a new pool and fountain.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex-parte communications.

Dustin Mizell of Environment Design Group made the landscape and hardscape presentation.

Mr. Smith asked about the dining table and paving in the front yard space. Mr. Mizell stated that there was no paving in the front yard.

Ms. Shiverick wondered about the dining table on the front lawn.

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

A motion was made by Ms. Connaughton and seconded by Ms. Catlin, to approve the project as presented, with the condition that no table and chairs be placed in the front yard. The motion was carried unanimously, 7-0.

6. **ARC-24-0065 135 GULFSTREAM RD.** The applicant, Fernando Wong, on behalf of Walter and Diane Ryan, has filed an application requesting Architectural Commission review and approval for landscape and hardscape modifications.

Ms. Mittner provided staff comments on the project.

Several members disclosed ex-parte communications.

Jacqueline Bayliss of Fernando Wong Outdoor Living Design made the landscape and hardscape presentation.

Mr. Sammons asked about the existing Ficus, to which Ms. Bayliss further described the changes. Mr. Sammons thought the design should be crafted around the tree.

Ms. Grace asked about the other Ficus tree that would remain. She thought the neighbors' request should be considered to save the tree.

Ms. Connaughton agreed that the Ficus tree should be saved.

Ms. Shiverick asked about the location of the fencing and gate and wondered if the gate could be more decorative. Ms. Bayliss further explained the design.

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

A motion was made by Ms. Catlin and seconded by Mr. Karakul to approve the project as presented with the Ficus in the front southwest corner of the property to be retained. The motion was carried unanimously, 7-0.

7. **ARC-24-0066 324 PLANTATION RD.** The applicant, Wendy Schriber Trust (Environment Design Group), has filed an application requesting Architectural Commission review and approval for the construction of a pergola structure and site wall with associated landscape and hardscape.

Ms. Pardue provided staff comments on the project.

Mses. Grace and Catlin disclosed ex-parte communications.

Dustin Mizell of Environment Design Group made the landscape and hardscape presentation.

When considering accessory structures, Ms. Shiverick thought it would have been helpful to see the main home. She thought the pergola's design was generic.

Mr. Sammons thought the pergola should be a nicer structure than what was proposed. He stated he could not support the proposed structure.

Ms. Connaughton provided some design suggestions for the pergola. She asked to see more details on the structure.

Mr. Smith thought the proposed pergola design should be inspired.

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

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to approve the project with the pergola element to return to the meeting on October 23, 2024. The motion was carried unanimously, 7-0.

8. **ARC-24-0068 2291 IBIS ISLE RD.** The applicant, 2291 Ibis Isle Road East LLC (Environment Design Group), has filed an application requesting Architectural Commission review and approval for sitewide landscape and hardscape modification and the installation of a pergola and terrace.

Ms. Pardue provided staff comments on the project.

Several members disclosed ex-parte communications.

Dustin Mizell of Environment Design Group made the landscape and hardscape presentation.

Ms. Grace did not favor the gates and did not believe there was a need for a gate. She asked about the letter from the neighbor and wondered if the information was accurate. Ms. Pardue stated she would have to investigate the claims after the meeting; however, she added that the commission should only consider what the applicant was proposing.

Town Attorney Francisco stated that the staff would investigate the issue, but the Code Enforcement Board would hear any issues about the property.

Mr. Smith noted that the proposal met the Town's code. Ms. Pardue confirmed.

Ms. Catlin was concerned about the pergola and wondered if it would become an entertainment area, especially since it was on the property line.

Ms. Connaughton found no issues with the proposed items and did not believe the accessory structures should be forced to the middle of the lot.

Ms. Shiverick wondered if the barbecue should be near the kitchen; she recommended moving it closer. Mr. Mizell responded. She did not believe the gates were friendly to neighbors.

Ms. Catlin asked if the barbecue would be built into the pergola. Mr. Mizell responded. Ms. Catlin agreed with Ms. Shiverick about the barbecue's location and gates.

Ms. Grace asked about the plants and the heights at which they would be installed. Mr. Mizell responded and provided an alternative photograph of the south area.

Mr. Smith called for public comment.

Lawrence Kaplan, 2299 Ibis Isle Road, outlined his concerns, including the potential for smells and noises. He also expressed concerns about the encroachments into the setbacks. He added that he supported the gate request because headlights would shine directly into the home.

Ms. Shiverick wondered if the pergola could be relocated by the dock. Mr. Mizell responded.

Ms. Connaughton understood the sound issue but thought the sound would travel more easily if the equipment was moved away from the wall. Mr. Kaplan further discussed his concerns about the noise issues.

Mr. Mizell further explained the reasons for the location of the pergola.

A motion was made by Ms. Shiverick and seconded by Ms. Connaughton to approve the living wall, the pergola with the elimination of the barbecue, to consider relocating the barbecue to the north side of the home near the kitchen with the gate not included in the approval. The motion was carried unanimously, 7-0.

9. **ARC-24-0072 127 EL BRAVO WAY** The applicant, 127 El Bravo Trust U/A/D 12/30/2020 (Guy Rabideau, Trustee), has filed an application requesting Architectural Commission review and approval for modifications to the design of a previously approved new two-story single-family residence, including minor landscape and hardscape adjustments.

Mr. Falco provided staff comments on the project.

Several members disclosed ex-parte communications.

Roger Janssen of Dailey Janssen Architects made the architectural presentation for the proposed modifications.

Ms. Grace thought the changes were attractive and supported them.

Mr. Sammons thought the tower's details were nicer on the previous proposal. He recommended changing the shape. Mr. Janssen stated he could keep the rafter tails if the commission asked him to.

Ms. Catlin preferred the original tower but liked the remainder of the changes. Mr. Phoenix agreed.

Mr. Phoenix liked the shutters.

Ms. Shiverick asked about the height of the piers. Mr. Janssen responded.

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

A motion was made by Ms. Catlin and seconded by Ms. Shiverick to approve the project with the condition that the original tower element design remained. The motion was carried unanimously, 7-0.

10. **ARC-24-0073 (ZON-24-0037) 353 EL BRILLO WAY (COMBO)** The applicants, Eduard De Guardiola & Melissa G. Bridgers, have filed an application requesting Architectural Commission review and approval for a closet addition requiring variances for a setback encroachment

and lot coverage overage. 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.

Roger Jannsen of Dailey Janssen Architects made the architectural presentation for the proposed modifications.

Ms. Connaughton asked to see a floor plan and about the equipment next to the master bedroom. Mr. Janssen responded. Ms. Connaughton questioned the location of the addition.

Attorney Maura Ziska discussed the variance request and advocated for a positive recommendation to the Town Council.

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

A motion was made by Ms. Shiverick and seconded by Mr. Karakul to approve the project as presented. The motion carried 4-3, with Mses. Catlin, Connaughton, and Mr. Smith dissenting.

A motion was made by Ms. Shiverick and seconded by Mr. Karakul that the implementation of the proposed variance will not cause a negative architectural impact to the subject property. The motion carried 5-2, with Mses. Catlin and Connaughton dissenting.

11. **ARC-24-0076 1260 N LAKE WAY** The applicant, Sabatello Construction of Florida Inc. (Paul Sabatello, Director / Vice President), has filed an application requesting Architectural Commission review and approval for the installation of S-Tile roof material on a previously approved new two-story single-family residence, in lieu of the approved true barrel tile material.

Clerk's note: This item was deferred to the meeting on October 23, 2024, at Item V. Approval of the Agenda

12. **ARC-24-0078 230 BRAZILIAN AVE.** The applicant, Jon & Patricia Baker, has filed an application requesting Architectural Commission review and approval for landscape modifications to a previously approved landscape plan for an existing residence.

Ms. Mittner provided staff comments on the project.

There were no disclosures of ex-parte communications.

Dustin Mizell of Environment Design Group made the landscape and hardscape presentation.

Mr. Karakul asked if the tree would be replaced, to which Mr. Mizell stated it would not be replaced with a palm tree.

Ms. Connaughton wondered if the tree could be replaced with a different specimen. Mr. Mizell responded that the Traveler's trees would sufficiently screen the neighbor's window.

Ms. Catlin stated her concerns were the same about screening for the neighbor. Mr. Mizell responded and stated that they had been working with the neighbor and that he would make sure they were happy.

Ms. Connaughton inquired about replacing the tree with a palm. Mr. Mizell discussed why the new tree would not succeed in the same location.

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

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

13. **ARC-24-0075 110 ATLANTIC AVE.** The applicant, MP Design & Architecture, Inc., on behalf of Twin Hearts Palm Beach Realty Trust, has filed an application requesting Architectural Commission review and approval for exterior architectural modifications, including two new canvas awnings on the front elevation. *[This item has been deferred to the October 23, 2024, meeting.]*

Clerk's note: This item was deferred to the meeting on October 23, 2024, at Item V. Approval of the Agenda.

X. **UNSCHEDULED ITEMS**

There were no other items discussed at this time.

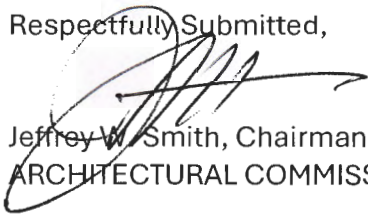
- XI. **NEXT MEETING DATE:** October 23, 2024, at 9:00 a.m.

XII. **ADJOURNMENT**

A motion was made by Ms. Catlin and seconded by Mr. Karakul to adjourn the meeting at 1:21 p.m. The motion was carried unanimously, 7-0.

The next meeting will be held on Wednesday, October 23, 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

CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria outlined in Article III. ARCHITECTURAL REVIEW, Section 18-205 (a) criteria for a building permit.

Application Number: ARC-24-0063
Address: 147 Dunbar
Applicant: Pappas Susan G Trust
Architect: SMI Landscape Architecture
Project Description: two vehicular gates and a pedestrian gate.

The Architectural Review Commission has denied the above request for the following reasons:



1. The plan for the proposed building or structure is not in conformity with good taste and design and, in general, does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.
2. The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
3. The proposed building or structure is, in its exterior design and appearance, of inferior quality, such as to cause the nature of the local environment to materially depreciate in appearance and value.
4. The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
5. The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
 - a. Apparently visibly identical front or side elevations;
 - b. Substantially identical size and arrangement of either doors, windows, porticos, or other openings or breaks in the elevation facing the street, including reverse arrangement; or
 - c. Other significant, identical features of design such as, but not limited to, material, roofline, and height of other design elements.

- _____ 6. The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
- a. Height of building or height of roof
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - d. Arrangement of the components of the structure.
 - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
 - f. Diversity of design that is complimentary with size and massing of adjacent properties.
 - g. Design features that will avoid the appearance of mass through improper proportions.
 - h. Design elements that protect the privacy of neighboring property.
- _____ 7. The proposed addition or accessory structure is not subservient in style and massing to the principal or main structure.
- _____ 8. The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private ways (except alleys).
- _____ 9. The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- _____ 10. The project's location and design do not adequately protect unique site characteristics, such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within ten (10) days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The Architectural Review Commission issued the above denial at their meeting on 9/25/24.

Town of Palm Beach



Chair, Architectural Review Commission

CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria outlined in Article III. ARCHITECTURAL REVIEW, Section 18-205 (a) criteria for a building permit.

Application Number: ARC-24-0032
Address: 272 Via Marila
Applicant: Melissa Wight
Architect: Dustin Mizell w/ Environment Design Group
Project Description: Driveway vehicular gate

The Architectural Review Commission has denied the above request for the following reasons:

- ☒ 1. The plan for the proposed building or structure is not in conformity with good taste and design and, in general, does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm, and high quality.
- _____ 2. The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment less desirable.
- _____ 3. The proposed building or structure is, in its exterior design and appearance, of inferior quality, such as to cause the nature of the local environment to materially depreciate in appearance and value.
- _____ 4. The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the comprehensive plan.
- _____ 5. The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features of exterior design and appearance:
- a. Apparently visibly identical front or side elevations;
 - b. Substantially identical size and arrangement of either doors, windows, porticos, or other openings or breaks in the elevation facing the street, including reverse arrangement; or
 - c. Other significant, identical features of design such as, but not limited to, material, roofline, and height of other design elements.

- _____ 6. The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:
- a. Height of building or height of roof
 - b. Other significant design features including, but not limited to, materials or quality of architectural design.
 - c. Architectural compatibility.
 - d. Arrangement of the components of the structure.
 - e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
 - f. Diversity of design that is complimentary with size and massing of adjacent properties.
 - g. Design features that will avoid the appearance of mass through improper proportions.
 - h. Design elements that protect the privacy of neighboring property.
- _____ 7. The proposed addition or accessory structure is not subservient in style and massing to the principal or main structure.
- _____ 8. The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private ways (except alleys).
- _____ 9. The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- _____ 10. The project's location and design do not adequately protect unique site characteristics, such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

The applicant is advised that appeals must be filed with the Town Clerk within ten (10) days in accordance with Article III. Section 18-177 of the Town Code of Ordinances.

CERTIFICATION:

The Architectural Review Commission issued the above denial at their meeting on 9/25/24.

Town of Palm Beach



Chair, Architectural Review Commission