

## **TOWN OF PALM BEACH**

### **PLANNING, ZONING AND BUILDING DEPARTMENT**

#### **MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, SEPTEMBER 25, 2019**

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com).

#### **I. CALL TO ORDER**

Chair Vila called the meeting to order at 8:58 a.m.

#### **II. ROLL CALL**

|                                    |                              |
|------------------------------------|------------------------------|
| Robert J. Vila, Chairman           | PRESENT (left at 11:57 a.m.) |
| Michael B. Small, Vice Chairman    | PRESENT                      |
| Robert N. Garrison, Member         | PRESENT                      |
| Alexander C. Ives, Member          | PRESENT                      |
| Maisie Grace, Member               | PRESENT                      |
| John David Corey, Member           | PRESENT                      |
| Nikita Zukov, Member               | PRESENT                      |
| Betsy Shiverick, Alternate Member  | PRESENT                      |
| Katherine Catlin, Alternate Member | PRESENT                      |
| Dan Floersheimer, Alternate Member | PRESENT                      |

Staff Members present were:

John Lindgren, Planning Manager

Kelly Churney, Secretary to the Architectural Review Commission

#### **III. PLEDGE OF ALLEGIANCE**

Chair Vila led the Pledge of Allegiance.

#### **IV. APPROVAL OF THE MINUTES FROM THE AUGUST 28, 2019 MEETING**

**Motion made by Mr. Small and seconded by Mr. Ives to approve the minutes from the August 28, 2019 meeting. Motion carried unanimously.**

#### **V. APPROVAL OF THE AGENDA**

Mr. Small requested the deferral of the following projects to the October 30, 2019 meeting: B-052-2019, 405 N. Lake Way, B-057-2019, 224 S. Ocean Blvd., B-064-2019, 201 Via Linda and B-067-2019, 560 Island Drive. Mr. Small also requested to move the project B-036-2019, 205 Via Tortuga to the front of the agenda.

**Motion made by Mr. Small and seconded by Mr. Corey to approve the agenda as amended. Motion carried unanimously.**

Mr. Small introduced a request from John Eubanks, attorney for Julie Araskog, to defer the project B-027-2019, 1485 Via Manana to the October meeting due to his client's family emergency taking her out of town.

**Motion made by Mr. Small and seconded by Mr. Garrison to move B-027-2019 to the October 30, 2019 meeting.**

James Green, Attorney for the owners at 1485 Via Manana, objected to the deferral request and stated his client had traveled to Town, specifically for the meeting.

**Motion failed 1-6, with all opposed with the exception of Mr. Small.**

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

Ms. Churney administered the oath at this time and throughout the meeting as necessary.

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

Wayne Bergman, Assistant Director of Planning, Zoning and Building, explained a new construction staging and truck logistics plan requirement in the Town, passed and adopted by the Town Council.

Ms. Catlin was in favor of the new Ordinance but thought the missing item in the change was a requirement of an email to the surrounding neighbors to communicate all of the truck traffic that would affect the street. She added that the email alone was most useful to her.

Mr. Ives inquired about the approval and/or denial process of the truck logistics plan. Mr. Bergman stated that staff would complete the initial review of the plan prior to the presentation to the Commission. The Commission approval of the project would ultimately approve the construction staging and truck logistics plan as well.

Mr. Small expressed the importance of prior notification to the neighbors.

Ms. Grace commented that it will be hard for the Commission to determine the appropriateness of the truck logistic plan and hoped to be able to rely on staff. She also recommended holding a parallel analysis the other Public Works projects in the area.

Mr. Corey inquired if part of the initiative was a communication plan to the neighbors. Mr. Bergman stated that the Ordinance did not address the communication. Mr. Corey suggested researching the possibility.

Mr. Vila suggested placing information on the Town's website for assistance.

Mr. Floersheimer expressed concern about knowing whether a truck's size was appropriate for certain streets. Mr. Bergman stated that his hope is to have Public Works and the Planning and Zoning Department will fully review the logistics plan before it is presented to the Commission. Messrs. Bergman and Lindgren responded.

Mr. Vila expressed concern that the critical path would not completely address the construction parking. Mr. Bergman responded.

Mr. Lindgren stated he would immediately begin handing the Ordinance to the applicants.

VIII. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**

Mr. Ives commented on a discussion he saw on social media regarding the old Testa's site. He expressed concern about unattractive railings that were installed. Mr. Lindgren stated that staff was currently reviewing the old plans and would be visiting the site soon.

Mr. Small expressed concerns for the railings and whether they complied with ADA requirements.

Mr. Corey expressed concern for the rise in the road and thought the difference in grade should be held on site.

Mr. Garrison asked that staff confirm the paint colors were the colors that had been approved by the Commission.

Mr. Lindgren stated that he would research the items over the next month and update the Commission at the next meeting.

IX. **PROJECT REVIEW**

*Please note: This item was moved up in the agenda at the approval of the agenda Item. V.*

**B-036-2019 New Construction**

**\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)\* - Done 5/29/19**

Address: 205 Via Tortuga

Applicant: Dan and Karen Swanson

Professional: Jonathan C. Moore/Smith and Moore Architects, Inc.

Project Description: New two-story French Style home with four car garage, pool cabana and pool.

**Project History:**

May 2019 – Approved architecture with following conditions: the changes shown for the main entrance and windows, using natural stone rather than cast stone, using a lighter shade color for the roof, to readdress the number of lanterns proposed for the new residence. The landscape and hardscape was deferred with the conditions to address the number of lanterns, gate details and stone material.

- June 2019 – Approved landscape and hardscape with professional to return with sample of stone proposed for trim on residence and material proposed for sundeck.
- July 2019 – Approved project with use of natural stone for the home and the sundeck material presented. A second motion carried to return with a sample of the natural stone to be used on the residence.
- August 2019 – Deferred project for one month, to September 25, 2019 meeting, to allow owner to return with samples of stone to be used on the residence.

Call for disclosure of ex parte communication: None.

Dan Swanson, owner, presented material samples to the Commissioners, which included Mexican Limestone and cast stone. He stated he preferred to use the cast stone for many reasons.

Ms. Grace stated she considers how the material will change over time. She liked that the limestone would change over time opposed to the cast stone. She thought the cast stone lacked charm.

Mr. Garrison discussed the benefits of both materials and stated he would support the cast stone presented. Mr. Vila agreed.

Mr. Corey stated he would support the cast stone.

**Motion made by Mr. Corey and seconded by Mr. Garrison to approve the cast stone as presented. Motion carried 6-1, with Ms. Grace opposed.**

**A. DEMOLITIONS AND TIME EXTENSIONS**

**B-061-2019 Demolition**

Address: 203 Via Vizcaya

Applicant: Mr. Paul Okean

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Demolition of one-story residence, one-story garage, landscape, hardscape and pool.

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

Mr. Janssen presented the demolition report and requested the demolition of the existing buildings, hardscape and pool.

Mr. Corey complimented Joel Crippen, the landscape professional and the landscape plan.

Mr. Garrison agreed with Mr. Corey that the plan was well done.

Mr. Ives expressed concern that the home to be demolished was a Fatio design.

Ms. Shiverick agreed with Mr. Ives and expressed concern for the one story home to be demolished. She wished that she could see the proposed home for the site.

Mr. Vila proposed that the home was almost in demolition by neglect.

**Motion made by Mr. Corey that the proposed demolition of 203 Via Vizcaya has met the conditions listed in Sec. 18-206 of the Town's Code of Ordinances, and to approve the project as presented with the caveat to sod and irrigate the property within 30 days and all elements on the property are to be maintained prior to demolition, with the items remaining after demolition to be maintained until new construction commences.**

Ms. Catlin stated she thought that the Commission could condition the demolition approval by requesting the new house to be of the same character, scale and quality of the previous home.

Mr. Lindgren stated that the Commission had requested something similar with a prior demolition application.

The Commission made this request of the architect.

**Motion seconded by Mr. Zukov.**

Mr. Lindgren requested that the utility easement, shown on the plans, would be provided.

**Motion carried 6-1, with Mr. Ives opposed. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.**

## **B. MAJOR PROJECTS – OLD BUSINESS**

### **B-027-2019 Demolition/New Construction**

Address: 1485 Via Manana

Applicant: Jason and Josephine Kalisman

Professional: Daniel Kahan/Smith and Moore Architects

Project Description: Demolition of existing residence. New two-story residence, which will serve as a guesthouse and pavilion for the main house at 1480 North Ocean Boulevard. Final landscape and hardscape.

A motion carried at the July meeting to approve the demolition with conditions. A second motion carried to defer the project for one month to allow the professional to address concerns of the Commission. At the August meeting, the project was deferred to the September 25, 2019 meeting to allow the Town Council to make a

determination on an appeal filed regarding an administrative decision. The appeal was denied by Town Council, and the ARCOM application can now move forward.

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

Mr. Kahan introduced Jason Kalisman, the owner of the property, to the Commission.

Mr. Kalisman discussed his intentions for the proposed home.

James Green, attorney for the owner, stated that Paul Castro, Zoning Manager for the Town, reviewed the application and stated it met all of the zoning requirements. He stated that a sidewalk, shown on one of the renderings, would not be allowed as depicted. He reviewed Town Council's denial of the appeal and when asked, reviewed the grounds of the appeal.

Mr. Kahan presented the modified architectural plans for the new residence. He explained that he would have design the same building, had a unity of title been required. The only modification with a unity of title was an additional 5-foot front yard setback.

Mr. Vila inquired about the views from the neighboring home. Mr. Kahan responded and stated that many of the views were from Ms. Araskog's second story of her home, which she told him concerned her most.

Ms. Grace asked Mr. Green about the unity of title issue. She also clarified that the Commission was intended to look at the property as a stand-alone home. Mr. Green confirmed that was the case. Ms. Grace stated she wanted to look at the home without the landscaping because her concern was for all of the neighbors on the cul-de-sac. Mr. Kahan showed Ms. Grace the front elevations and explained how it changed from the last presentation. Ms. Grace asked to see the south elevation. Mr. Kahan showed the south façade.

Ms. Catlin thought the design was nice but expressed concern that the design intent was to face the courtyard rather than the front cul-de-sac. Mr. Kahan responded and explained his intent when he said the design was inward facing. Ms. Catlin asked the professional about the siting of the house on the lot. Mr. Kahan explained the positioning of a residence on the site in order to maximize the available space. Ms. Catlin complimented the design's reduction of hardscape on the street than the previous home.

Mr. Corey thought the design's east facade related to the home to the east. He also felt the west façade related to the cul-de-sac. Mr. Corey inquired about the garage design and wondered if there was consideration to keeping the existing garage location. He thought the site was too tight. Mr. Kahan addressed Mr. Corey's question and explained the reason for his design. Mr. Corey thought there was an

opportunity to keep the garage on Manana Lane. Mr. Corey thought the design was pleasing. He questioned the wing wall design and suggested adding greenery. Mr. Kahan explained his design but added he could consider softening it.

Mr. Garrison thought that the new design would enhance the neighbor's view, especially since the garage would not be in plain view as it was in the existing home. He disagreed about moving the entrance of the garage to Manana Lane as he thought the street was too narrow. Mr. Garrison added that he agreed with Mr. Corey that the wing wall could use softening. He thought the siting of the house was well done.

Ms. Shiverick was in favor of the look of the proposed home. She was in favor of the wing wall and was not in favor of the suggestion to add greenery. She thought the view of the proposed home was an improvement to the current view.

Mr. Floersheimer agreed with Ms. Shiverick and was in favor of the new design. He thought the west façade was successful and did not believe there was much difference in the views from the neighbor. Mr. Floersheimer was in favor of the green roofs and the wing wall.

Ms. Grace liked how the home worked with the main house. However, she questioned the view on the street (west façade). She felt that the west façade could be softened. She thought the home was too similar to the main house. Ms. Grace suggested that the interior and front façade should be changed.

Mr. Vila thought that the design was a vast improvement, in architecture and landscaping, compared to what existed on the cul-de-sac. He did not believe the design's similarity to the home to the east was relevant. He added that other neighboring homes on the street would most likely not be approved the Commission.

John Eubanks, attorney for Julie Araskog and owner of 1490 Via Manana, argued that the proposed home was vastly similar to the existing home to the east on North Ocean Blvd. Mr. Eubanks added that the proposed home did not meet ARCOM's guidelines and the Town's guidelines. He thought that a precedent had been set with previously approved projects on Seabreeze Avenue and Ocean Terrace.

Architect Gene Pandula presented his credentials to the Commission. He argued the importance of consistency in a Commission's decisions. Mr. Pandula argued that the home was advertised as a guesthouse and was similar in design to the home to the east. He thought a unity of title should have been required but Town Council denied the appeal. Because of this ruling, Mr. Pandula stated that the guesthouse should not match the house to the east so that the past decisions of ARCOM were consistent.

Architect Jeff Smith, Smith Architectural Group, presented his credentials to the Commission. He thought the proposed home lacked charm and harmony and did not enhance the beauty of the architectural environment. He thought the design was out of balance and created discord with the homes on Via Manana. Mr. Smith thought

the design was excessively dissimilar to homes on Via Manana and excessively similar to the home to the east on North Ocean Blvd. He addressed the different roof and design style of the homes compared to the proposed on Via Manana. He pointed out that the proposed home had a 20-foot front yard setback compared to the greater setbacks of the neighboring homes. He thought the proposed home would loom over the street. Mr. Smith agreed with Mr. Corey and thought the professional should take advantage of the frontage of two streets in the garage design. He concluded that the home did not meet ARCOM standards and guidelines.

Mr. Vila asked Mr. Smith if he believed the existing homes on the cul-de-sac were of quality architecture. Mr. Smith stated he did not.

Mr. Eubanks entered several items into the record.

Mr. Kahan provided rebuttal arguments to the comments made by the architects.

Mr. Small believed that the Commission had set a precedent and reviewed the previously approved homes. Mr. Small stated his concern, when reviewing the home as a stand-alone structure, was that it was excessively similar to the structure to the east.

Mr. Corey asked the applicant to comment on the setback to the street raised by the opposition. Mr. Kahan stated the Code allowed for a closer front yard setback as long as there is an enhanced rear yard setback. The other existing homes were grandfathered in prior to the current Code.

Mr. Floersheimer thought it was hard to argue that the home was too similar and too dissimilar at the same time. He pointed out several differences between the proposed home and the home to the east. He questioned the sidewalk seen on plan R-19. Mr. Kahan responded and stated the sidewalk could not be installed as it was shown.

Mr. Vila reminded the Commission that the issue of the unity of title had already been decided and was not under their purview.

Mr. Corey stated he would support the home but thought there was an opportunity to soften the front entrance by adding greenery to the wing wall. He also suggested a restudy of the garage.

Mr. Grace suggested that the home would stand out compared to the other existing homes on the cul-de-sac. She expressed concern that the front door was not seen from the street.

Mr. Ives inquired about the year the main house was constructed. Mr. Kalisman thought it was built around 1984-85. Mr. Ives thought the proposed home was

similar to other homes on the cul-de-sac and did not believe the homes were too similar. He also did not believe the view corridors from the neighbors were an issue.

Attorney Ron Kolins, representing Julie Araskog, stated that the pool and walkway indicated that the home was designed as a guesthouse. He also argued that the home could be too similar and too dissimilar. He urged the Commission to review the home further so that the proposed did not violate the Code standards.

Mr. Garrison discussed the home to the north and stated he thought the proposed home was far superior. He also addressed the homes built on Seabreeze and added that they were never designed to be part of one another. He thought the issue of the homes on Seabreeze was irrelevant.

Mr. Vila agreed with Mr. Garrison regarding the home to the north of the proposed home.

Mr. Kahan advocated for his garage design while comparing it to the front facing garage of the home to the north.

Mr. Ives thought the proposed home maintained and increased the charm of the Town. Mr. Ives stated he was in favor of the proposed home.

**Motion made by Mr. Ives and seconded by Mr. Garrison that the proposed project at 1485 Via Manana has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project as presented, as it is not excessively similar or dissimilar to the surrounding properties. Motion carried 4-3, with Messrs. Small, Corey and Ms. Grace opposed.**

After the motion, it was determined that the undergrounding had already taken place.

Mr. Lindgren asked if the Commission would add the truck logistics plan to the motion. The Commission agreed.

**As a condition of approval, the applicant agrees that a construction staging and truck logistics plan will be included as a part of a building permit submittal.**

*Please note: A short break was taken at 10:50 a.m. The meeting resumed at 11:02 a.m.*

B-039-2019 New Construction

Address: 341 Eden Rd.

Applicant: Mike Belisle

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New construction of two-story Prairie style home to be approximately 6,200 sq. ft. Final landscaping/hardscaping to be included.

A motion carried at the June meeting to defer the project to the July 24, 2019 meeting to allow the professionals to restudy the design. A motion carried at the July meeting to defer the project to the August 28, 2019 meeting. At the August 28, 2019 meeting, the project was deferred to the September 25, 2019 meeting for restudy.

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

Daniel Clavijo, SKA Architect + Planner, stated that the design style had been changed to a classic contemporary versus a Prairie style home. Mr. Clavijo presented the architectural modifications proposed for the new home.

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

Ms. Shiverick thought the current design was an improvement. She inquired about the fenestration on the front façade wings and advocated for using three sets of windows rather than four. She inquired about the windows above the front door and suggested to widen the windows or add non-louvered shutters. She was in favor of the lanterns on the front of the home. She suggested using a mahogany stain on the top of the railings.

Ms. Grace thought the changes would help the home fit in nicely on the street. She preferred the three windows to the four. She asked to see the line drawing of the three windows. Mr. Clavijo showed alternate views on the overhead projector.

Mr. Corey thought the massing of the home, the front door, the proposed colors and height of the home were good. He appreciated that the professional showed the steps into the house. He suggested using the detail in the front door in the balcony railings. He made a few suggestions for the fenestration. He stated he would support the house with a few changes.

Mr. Ives stated he still had issue with the structure and its lack of identity. He stated he could not support the home.

Mr. Garrison liked the change to the three windows on the front façade wings. He stated he would support the home.

**Motion made by Mr. Garrison and seconded by Mr. Zukov that the proposed project at 341 Eden Road has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project as presented with the following caveats: change the fenestration to three windows on the front façade wings shown on the overhead projector and no railing over the front door. Motion carried 5-2, with Messrs. Ives and Corey opposed. As a condition of approval, the applicant agrees that a construction staging and truck logistics plan will be included as a part of a building permit submittal. This application was approved with the condition that prior to the issuance of a building permit, the applicant shall either dedicate and record a utility easement, or enter into**

**an agreement ensuring said easement, if necessary to facilitate utility undergrounding in the area.**

B-050-2019 Demolition/New Construction

Address: 233 Arabian Road

Applicant: 233 Arabian LLC

Professional: Harold Smith/Smith and Moore Architects

Project Description: Demolition of an existing one-story residence and pool.

Construction of a two-story residence and pool. Final hardscape and landscape.

A motion carried at the August meeting to approve the demolition with conditions.

A second motion carried to defer the project for one month to September 25, 2019 to allow the professional to address concerns of the Commission.

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

Mr. Smith presented the architectural modifications proposed for the new home. Mr. Smith presented material samples proposed for the new home.

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

Mr. Corey was in favor of the new garage design. He asked about the two Foxtail palms framing the entrance to the garage and inquired if the professional could soften the garage with a small tree. He also asked the professional about the proposed Royal palms. Mr. West discussed adding one more Pigeon Plum on each side of the driveway. Mr. Corey was in favor of this suggestion. Mr. West stated that all of the Royal palms had been changed to Foxtail palms.

Mr. Small expressed concern that the home would stand out and detract from the harmony with the front door designed to face N. Lake Way rather than Arabian Road. He stated he was opposed to the project.

Ms. Grace shared Mr. Small's concern about the garage facing Arabian Road.

Mr. Garrison also shared Mr. Small's concern about the garage facing Arabian Road. He inquired if the professional studied a shifted driveway entrance.

**Motion made by Mr. Garrison and seconded by Mr. Zukov to defer the project for one month to the October 30, 2019 meeting to restudy the driveway entrance. Motion carried 6-1, with Mr. Ives opposed.**

B-052-2019 Demolition/New Construction

Address: 405 N. Lake Way

Applicant: Mary E. Curran

Professional: Anthony A. Harrington

Project Description: Proposal of a new two-story residence with pool, landscape and hardscape. Demolition of existing two-story residence.

A motion carried at the August meeting to approve the demolition with conditions. A second motion carried to defer the project for one month to September 25, 2019 so that the professional could address the comments made by the Commission.

***Please note: This item was deferred to the October 30, 2019 meeting with the approval of the agenda, Item V.***

B-057-2019 Additions/Modifications

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)\* - done on August 28, 2019

Address: 224 S. Ocean Blvd.

Applicant: Armen Manoogian

Professional: Jose A. Gonzalez, Gonzalez Architects

Project Description: Proposed work includes the construction of a new 440 sq. ft., one story detached, two car garage and driveway.

At the August 28, 2019 meeting, the Commission made a recommendation to Town Council that implementation of the proposed variance will cause negative architectural impact to the subject property. A second motion carried to defer the project for one month to the September 25, 2019 meeting so that the professional could restudy the design of the garage.

***Please note: This item was deferred to the October 30, 2019 meeting with the approval of the agenda, Item V.***

B-059-2019 Additions/Modifications

Address: 655 Island Dr.

Applicant: Jeffery and Tracy Weiner

Professional: MP Design & Architecture and McAlpine

Project Description: Improvements to existing two-story residence with a new pool, driveway, hardscape and landscape.

At the August meeting, the Commission approved the project with the caveat that the following items would return to the September 25, 2019 meeting for approval: a narrowed front door stucco surround, lanterns changed to shutters on the second floor, and revised lanterns on the first floor.

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

Carlos Cordero, MP Design & Architecture, presented the architectural modifications proposed for the new home.

Ms. Grace questioned whether the front entrance should be reduced in height with in its narrowed width. She also suggested adding three windows above the front door, rather than four. She also thought the shutters could be a bit wider.

Ms. Catlin inquired about the changes in shutters. Mr. Cordero confirmed and explained the change.

Mr. Corey asked if the lanterns were gas lanterns. Mr. Cordero stated that the lanterns could be gas or electric. Mr. Corey suggested using electric lanterns as well as removing the shutters.

Ms. Shiverick agreed with Ms. Grace about the height of the front entrance. She suggested lowering the height slightly.

Mr. Vila agreed with Ms. Grace and Shiverick that the reduction of the front entrance in width was successful but thought the height could be reduced by 12 inches.

**Motion made by Mr. Corey that the proposed project at 655 Island Drive has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project with the following caveats: the height of the front entrance is reduced by 12 inches, the lanterns installed are electric (not gas) and to remove the shutters.**

**The motion failed for lack of a second.**

**Motion made by Mr. Corey and seconded by Mr. Ives that the proposed project at 655 Island Drive has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project with the following caveats: the height of the front entrance is reduced by 12 inches, that the lanterns installed are electric (not gas.) Motion carried unanimously. As a condition of approval, the applicant agrees that a construction staging and truck logistics plan will be included as a part of a building permit submittal.**

Mr. Cordero stated that with the reduction in height, the change would affect the balcony above. He stated that he would reduce the height as much as he could. Mr. Vila suggested returning to staff with the changes and added that he would like to see the change.

### **C. MAJOR PROJECTS – NEW BUSINESS**

#### **B-058-2019 Generator Building**

Address: 330 South Ocean Boulevard

Applicant: Theodore Smith, President, 330 South Ocean Inc.

Professional: Ralph Cantin Architect, Inc.

Project Description: Construction of new 550 kW generator building, hardscape and landscape.

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

Mr. Cantin stated that the project was reviewed and approved by the Town Council. Mr. Cantin presented the architectural plans proposed for the new generator building.

Scott Brown, Landscape Architectural Design, presented the landscape and hardscape plans proposed for the site.

*Please note: Mr. Vila left the meeting at 11:57 a.m. Ms. Shiverick will be voting in his absence.*

Mr. Zukov asked about the location for the dumpster. Mr. Cantin stated the dumpster was located at the bottom of the ramp, which was the existing location.

Mr. Floersheimer asked about the height of the generator building compared to the canvas awning structure. Mr. Cantin responded and further explained the design.

Mr. Corey asked about the existing landscape plan. Mr. Brown stated he only provided the proposed landscape plan. Mr. Corey noted that in the future, he would like to see both plans to make a decision.

Ms. Shiverick inquired if the building residents approved of the plan. Mr. Cantin stated that they had approved of the changes.

**Motion made by Ms. Grace and seconded by Mr. Ives to approve the project as presented. Motion carried unanimously.**

B-063-2019 New Construction

Address: 220 Brazilian Avenue

Applicant: PBROC Limited Partnership

Professional: Patrick Ryan O'Connell Architect, LLC

Project Description: Proposed construction of a new two-story, two-family residential structure, including new pools, hardscape and landscape.

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

Mr. O'Connell presented the architectural plans proposed for the new two-family residential building. He presented material samples to the Commissioners.

Mr. Ives inquired about the design style of the residences. Mr. O'Connell discussed his style intent. Mr. Ives expressed concern regarding the overhangs and the stone on the east and west entrances. He thought the north façade was too bulky for the street. Mr. Ives was in favor of the floor plan but thought the style and execution needed a restudy.

Mr. Corey thought the general style was acceptable for the location in Town and thought it would add interest. He recommended delineating the front façade to read more as two townhouses. Mr. Corey recommended an overall restudy of the fenestration. He asked to make sure the mechanical equipment fit properly on the roof.

Ms. Shiverick thought the design was largely successful. She agreed with Mr. Corey and thought the fenestration needed to be addressed but thought it would work well on the street. She recommended using a pastel color as opposed to white. She also recommended using a Limed Cypress on the gates, eaves and doors. Ms. Shiverick was in favor of the roof but expressed hesitation for the tile proposed for the front elevation.

Mr. Floersheimer expressed concern for the mass of the residences on the lot. He thought it might be excessive. He thought the north façade appeared blank and thought it needed to appear less symmetrical.

Ms. Grace recommended looking at the mass of the building and using a more traditional approach with front door on the front façade. She questioned the use of the limestone cladding. She thought the entrance on side was not optimal and advocated for the entrance to be more pedestrian friendly.

Mr. Corey stated that the survey and the site plan had two different NAVD numbers.

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

Mr. Corey inquired about the easement behind the property. Mr. Mizell explained the design. Mr. Corey stated until the easement was vacated, the plantings should not be shown. Mr. Corey suggested there were too many palms proposed as well as the would not support Ficus Nitida. Mr. Corey also asked for more native plantings.

Ms. Grace questioned the concrete bench as well as the spa designed in the pool.

Mr. Zukov inquired about the glass on the second floor. Mr. O'Connell stated that was the stair tower element.

David Lowe, 226 Brazilian Avenue, expressed concerns for the proposed project.

Richard Sammons, 214 Brazilian Avenue, expressed concerns for the proposed project.

Mr. Garrison asked about the ownership of the units. Mr. O'Connell responded. Mr. Garrison stated he agreed with Mr. Sammons that the buildings were too massive and needed to be reduced.

Mr. Corey suggested a restudy of the method that pedestrians would come and go to the residences.

Ms. Grace asked again for the entrances of the townhomes to be located at the front. Mr. O'Connell responded.

**Motion made by Mr. Corey and seconded by Ms. Grace to defer the project for one month to the October 30, 2019 meeting for a restudy of the project. Motion carried unanimously.**

B-064-2019 Additions/Modifications

Address: 201 Via Linda

Applicant: Tom Roush

Professional: Stephen Roy (Architect)

Project Description: Lot unification - Renovation and addition to an existing 2-story residence to include new landscape, hardscape and pool.

***Please note: This item was deferred to the October 30, 2019 meeting with the approval of the agenda, Item V.***

B-065-2019 Vehicular Gate

Address: 555 Island Drive

Applicant: 555 Island Drive Trust

Professional: Mario Nievera/Nievera Williams Design

Project Description: Service drive gate approval.

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

Matt Jackman, Nievera Williams Design, presented the proposed service drive and gate.

Mr. Floersheimer stated he found the gate to be too solid and would prefer a more open gate.

Ms. Shiverick inquired about the brick piers. Mr. Jackman stated the piers would remain and be painted white. Ms. Shiverick asked about the brick pavers in the driveway apron. Mr. Jackman stated that the brick pavers would remain.

**Motion made by Mr. Corey and seconded by Mr. Zukov that the proposed project at 555 Island Drive has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the project as presented. Motion carried unanimously. As a condition of approval, the applicant agrees that a construction staging and truck logistics plan will be included as a part of a building permit submittal.**

B-067-2019 Additions/Modifications

Address: 560 Island Drive

Applicant: James Reyes & Jennifer Blair  
Professional: MP Design & Architecture  
Project Description: Improvements to existing two-story residence.

*Please note: This item was deferred to the October 30, 2019 meeting with the approval of the agenda, Item V.*

**D. MINOR PROJECTS – OLD BUSINESS**

None

**E. MINOR PROJECTS – NEW BUSINESS**

None

**X. ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

None.

**XI. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT**

Mr. Lindgren stated that he handed out the Architectural Commission's 2020 meeting dates.

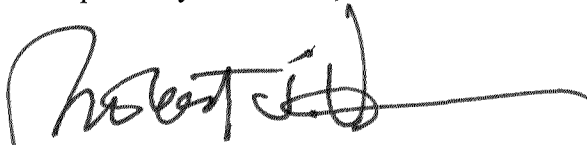
Mr. Lindgren reminded the Commission to forward any emails that they receive, where the Town was not copied, to the general repository for the Architectural Commission.

**XII. ADJOURNMENT**

**Motion made by Mr. Ives and seconded by Mr. Corey to adjourn the meeting at 12:45 p.m. Motion carried unanimously.**

The next meeting will be held on Wednesday, October 30, 2019 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,



Robert J. Vila, Chairman  
ARCHITECTURAL COMMISSION

kmc