

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, JULY 29, 2020

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

I. **CALL TO ORDER**

Mr. Small called the meeting to order at 9:01 a.m. All members participated via Zoom Webinar due to the COVID-19 situation.

II. **ROLL CALL**

Michael B. Small, Chairman	PRESENT
Robert N. Garrison, Vice Chairman	PRESENT
Alexander C. Ives, Member	PRESENT
Maisie Grace, Member	PRESENT (joined at 9:03 a.m.)
John David Corey, Member	PRESENT
Betsy Shiverick, Member	PRESENT
Richard Sammons, Member	PRESENT (joined at 9:15 a.m./left at 2:50 p.m.)
Katherine Catlin, Alternate Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT
Edward A. Cooney, Alternate Member	PRESENT

Staff Members present were:

Wayne Bergman, Acting Director of Planning, Zoning and Building
Paul Castro, Zoning Manager
Laura Groves van Onna, Historic Preservation Planner
Kelly Churney, Secretary to the Architectural Review Commission

Clerk's note: Ms. Catlin voted in the absence of Mr. Sammons, when needed.

III. **PLEDGE OF ALLEGIANCE**

Chairman Small led the Pledge of Allegiance.

IV. **RULES OF ORDER AND PROCEDURE**

Mr. Bergman announced that the meeting was being held electronically due to the CDC guidelines, and in accordance with State Executive Order 20-69. Mr. Bergman reviewed the procedures for Commissioners participating in the meeting.

V. **APPROVAL OF THE MINUTES FROM THE JUNE 24, 2020 MEETING**

Motion made by Ms. Catlin and seconded by Mr. Garrison to approve the minutes from the June 24, 2020 meeting. Motion carried unanimously.

VI. **APPROVAL OF THE AGENDA**

Mr. Small requested the following amendments to the agenda:

Deferral of B-074-2019, 125 Worth Ave. to the November 20, 2020 meeting

Deferral of B-034-2020, 2730 S. Ocean Blvd. to the August 26, 2020 meeting

Deferral of B-038-2020, 755 N. Lake Way to the September 23, 2020 meeting

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

A lengthy discussion of the Commissioners ensued on whether to allow the requested informal presentation of 125 Worth Avenue (B-074-2019) to occur at the September 23, 2020 meeting.

Jamie Crowley, attorney for the applicant of the project at 125 Worth Avenue, stated that the deferral requests to date were due to the following: COVID, at staff's request because of the concern for the neighbors and attempting to address the concern that the application would be heard out of season. Mr. Crowley stated his team could present in September if it was the wish of the Commission.

Motion made by Mr. Garrison and seconded by Ms. Grace to deny the request to hear the informal presentation of B-074-2019, 125 Worth Avenue at the September 23, 2020 meeting. Motion carried unanimously.

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

Mr. Small announced that Ms. Churney would be administering the oath at the beginning of each project.

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

There were no comments heard at this time.

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

Ms. Catlin stated she wanted to express concerns that she had received for the dead space between properties after demolition and before new construction. She stated that citizens were requesting the Commissioners to address this during their review.

Mr. Corey thanked staff for the Zoom platform and offered some Zoom tips. He also thanked staff for the list containing the recent staff approvals, which was provided to the Commissioners. Mr. Corey asked if neighbors were able to search for the staff approvals on the web. Mr. Bergman stated that neighbors could file a public records request to get the information.

X. **INFORMAL REVIEW**

A. 313 ½ Via Bice – Fountain

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

Mr. Smith presented the modifications proposed for the fountain proposed in Via Bice.

Motion made by Mr. Garrison and second by Mr. Ives to allow staff to approve the staff approval as requested. Motion carried 6-1, with Ms. Grace opposed.

XI. **PROJECT REVIEW**

Please note: There was a consensus of the Commission to hear this project first under project review.

B-069-2019 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 977 South Ocean Boulevard

Applicant: 195 PHESTEN ASSOCIATES, LLC (RUSTY & ASHLEY HOLZER)

Professional: Studio SR Architecture

Project Description: Demolition of existing 1-story wood frame house, and construction of a contemporary 1 & 2-story residence.

ZONING INFORMATION: A request for Special Exception with Site Plan Review to allow the construction of a 6,546 square foot two-story residence on a non-conforming lot that is 76.5 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning district and 12,813 feet in area in lieu of the 20,000 square foot minimum area required in the R-A Zoning district (Section 134-840 & 134-893(c)). The following variances are also being requested:

1. Section 134-843(a)(5): A request for a variance to allow the proposed residence to have a front setback of 21.2 feet in lieu of the 35-foot minimum required in the R-A Zoning District.
2. Section 134-843(a)(5) and (9): A request for a variance to allow the proposed residence to have a rear setback of 9 feet in lieu of the 15 foot minimum required in the R-A Zoning District which includes the balconies which extend 3 feet from the building in lieu of the 2' foot maximum allowed.
3. Section 134-1757: A request for a variance to allow the proposed residence to have a swimming pool rear setback of 5.3 feet in lieu of the 10-foot minimum required in the R-A Zoning District.
4. Section 134-843(a)(11): A request for a variance to allow the proposed residence to have a Lot Coverage of 33.32% in lieu of the 25% percent maximum allowed in the R-A Zoning District.

5. Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 136 degrees in lieu of the 116 degrees maximum allowed in the R-A Zoning District.
6. Section 134-843(a)(7): A request for a variance to allow the proposed residence to have a Building Height Plane setback range of 21.2' to 29.9' in lieu of the range of 35' to 42' 11 1/4" minimum required in the R-A Zoning District for this proposed house.

At the October 30, 2019 ARCOM meeting, the demolition of the existing home was approved; however, the proposed new home was deferred to the December 13, 2019 meeting with direction to restudy the project per the comments made by the Commission members. A motion carried at the December meeting to defer the project to the January 29, 2020 meeting at the request of the applicant. A motion carried at the January meeting to defer the project to the March 25, 2020 meeting for a significant restudy with consideration of the comments from the Commissioners. A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting. A motion carried at the May meeting to defer the project to the July 29, 2020 meeting at the request of the applicant.

Call for disclosure of ex parte communication: There was no ex parte

Maura Ziska, Attorney for the project, stated her reasons and request for a third applicant requested deferral.

Mr. Corey inquired about the third deferral request and whether the approval was a formality. Mr. Bergman confirmed that this was procedure and that the deferral was without prejudice.

Mr. Floersheimer inquired about a further deferral by the Commission. Mr. Small stated that a deferral from the Commission would not count towards an applicant requested deferral.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the deferral request to the September 23, 2020 meeting as requested. Motion carried 6-1, with Mr. Corey opposed.

DEMOLITIONS AND TIME EXTENSIONS

B-035-2020 Demolition

Address: 756 Hi Mount Road

Applicant: Hi Mount LLC (Amy Zabetakis, Member)

Professional: Ken Tate/Richard Leja

Project Description: Complete demolition of existing residence, swimming pool and landscaping.

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

Richard Leja, ACI Architects, presented the architectural plans for the proposed demolition.

Brian Vertesch, SMI Landscape Architecture, presented the landscape and hardscape demolition plans.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Leja agreed to the easement.

Mr. Corey expressed concern for the lot during the time between demolition and new construction. He questioned the need for the gravel driveway to remain as well as the landscape buffers.

Mr. Small confirmed with staff that any lot is required to be sodded and irrigated 30 days after demolition. Mr. Bergman provided confirmation.

Ms. Catlin raised a concern with what was in her belief, a loophole in the sod and irrigation requirement.

Mr. Corey stated he would like to see a nice buffer for the neighbors as well as a sodded lot. Mr. Leja responded.

Mr. Garrison agreed with Mr. Corey and thought a buffer and a sodded lot should be required.

Ms. Catlin expressed concern for the length of time between demolition and new construction and the state of the lot during that time. Mr. Leja responded.

Motion made by Mr. Corey and seconded by Ms. Grace to approve the demolition with the following caveats: return to the August 26, 2020 meeting with a clean landscape plan that shows the lot sodded, irrigated and a proper landscape buffer. Motion carried unanimously. This motion was approved with the condition that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

MAJOR PROJECTS – OLD BUSINESS

B-074-2019 Additions & Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 125 Worth Avenue

Applicant: 125 Worth Partners LLC

Professional: Jose Luis Gonzalez Perotti/Portuondo Perotti Architects

Project Description: The project consists of the façade renovation and addition to an existing four-story 1970's building. The fourth-floor structure will be removed

and replaced with four new luxury residential apartments, and trellis gardens. The façade will be renovated with new architectural screens, white brick veneer and exposed concrete accents that will enhance the aesthetic of the building for its users and pedestrians alike. The addition component consists of a new one-story commercial structure with a roof top trellised courtyard and a two-story elevator tower.

ZONING INFORMATION: A request for Site Plan Review modification approval for revitalization, renovation and expansion of the 45-year-old nonconforming commercial building located at 125 Worth Avenue in the C-WA zoning district. The building will be completely renovated architecturally using design themes found in the Worth Avenue Design Guidelines. In addition, a two-story addition is being proposed on the east end of the property. To make this project financially feasible, the owners are requesting to demolish and rebuild the existing fourth story and expand its footprint to add four residential units. In addition to the Site Plan Review proposed modifications, the applicant is requesting the following Special Exceptions and Variances required to complete the project: 1. Per Section 134-1163(8)b., a special exception for a two-story and fourth-story addition. The existing building is four stories but it is being expanded. 2. Per Section 134-2182(b), a special exception for on-site shared parking, subject to a professional shared parking analysis. 3. Per Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the height from 53 feet in lieu of the 49 feet 2 inches existing and the 25-foot maximum allowed by code. 4. Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the overall building height to 63 feet 4 inches in lieu of the 53 feet 8 inches existing and the 35-foot maximum allowed by current code. 5. Per Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the existing air-conditioned floor area of the fourth story to 13,212.9 square-feet from 3,448.75 square-feet existing. An open fourth story trellis of 5,433 square-feet is also proposed in this application and included in the calculation of lot coverage, below. There is an existing exterior fourth floor covered area of approximately 3,290 square-feet in addition to the existing air-conditioned floor area on the fourth story of the building. 6. Per Section 134-1163(5), variance to allow a minimum front yard setback of 1-foot 1 inch for portions of the building in lieu of the 5 feet existing and the 5 feet minimum required on the private property. The sidewalk is required to be a minimum of 10 feet wide and this proposal is a minimum of 8 feet 2 inches in the area where the sidewalk is only 1 foot 1 inch wide on private property. 7. Per Section 134-1163(9)b., variance for lot coverage of 71% on the first floor in lieu of the 57% existing and the 35% maximum allowable. 8. Per Section 134-1163(9)b., variance for lot coverage of 66% on the second floor in lieu of the 57% existing and the 35% maximum allowed for second story. 9. Per Section 134-1163(9)b., variance for lot coverage of 54% on the fourth floor in lieu of the 20% existing and the 35% maximum allowable by code.

Project history:

December 2020 – Deferred to February 26, 2020 at request of applicant.

February 2020 – Deferred to March 25, 2020 at request of attorney & (neighbors).

March 2020 – Deferred to April 29, 2020 due to COVID-19

April 2020 – Deferred to May 27, 2020 due to COVID-19

May 2020 – Deferred to June 24, 2020 at request of attorney (neighbors request).

June 2020 – Deferred to July 29, 2020 at request of attorney (neighbors request).

Clerk's note: This project was deferred for the formal presentation to take place on November 20, 2020 and the informal presentation to take place on September 23, 2020 at the Approval of the Agenda, Item VI.

B-009-2020 New Cabana

Address: 1360 N. Ocean Blvd.

Applicant: Katherine J. Henry

Professional: M. Mark Marsh/Bridges Marsh & Associates, Inc.

Project Description: Construction of a beach cabana and site improvements. New doors and windows at the existing house.

Project history:

February 2020 – Deferred to March 25, 2020 for restudy of the project.

March 2020 – Deferred to April 29, 2020 due to COVID-19

April 2020 – Deferred to May 27, 2020 due to COVID-19

May 2020 – Deferred to June 24, 2020 for consideration of Commissioners comments

June 2020 – Approved beach cabana and landscaping with caveat that the ocean wall is lowered from 36 inches to 30 inches. Deferred main house modifications to July 29, 2020 for a restudy in accordance with the comments from the commissioners.

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

Mr. Marsh presented the architectural modifications to the main residence.

Mr. Sammons thought the changes were a big improvement and thought it was time to move the project.

Mr. Corey expressed concern for the door with sidelites. He thought a solid door would be more befitting.

Mr. Garrison agreed with Mr. Sammons and thought the changes were a big improvement. Mr. Ives agreed.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Marsh agreed to the easement.

Ms. Grace thought all of the changes had made the project much better. She questioned the Chippendale railings and agreed with Mr. Corey about the solid door.

Motion made by Mr. Sammons and seconded by Mr. Garrison to approve the project as presented. Motion carried 6-1, with Mr. Corey opposed. This motion was approved with the condition that the owner did voluntarily agree

to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

B-011-2020 Demolition/New Construction

Address: 217 Sandpiper Dr.

Applicant: Valley Property Management LLC (Philip Cambo)

Professional: Gregory Bonner/B1Architect

Project Description: A new proposed one-story single family residence approximately 5,120 total square feet in a Bermuda architectural style.

Project history:

February 2020 – Approved requested demolition. Deferred to March 25, 2020 for restudy based on comments from the Commission.

March 2020 – Deferred to April 29, 2020 due to COVID-19

April 2020 – Deferred to May 27, 2020 due to COVID-19

May 2020 – Approved the project with conditions – color of shutters changed to lighter color, removal of pediment on south elevation and deferred cabana design to June 24, 2020.

June 2020 – Approved project as presented with caveat that recessed windows and shower area would return to the July 29, 2020 meeting.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Bonner agreed to the easement.

Mr. Bonner presented the architectural modifications proposed for the windows and the pool bathroom.

Motion made by Ms. Grace and seconded by Mr. Garrison to approve the project as presented. Motion carried unanimously. This motion was approved with the condition that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

B-020-2020 New Construction

Address: 171 Via Bellaria

Applicant: John Robert Tomisch Trust (M. Tim Hanlon, Attorney)

Professional: LaBerge & Ménard Inc.

Project Description: New 8,468 sq. ft. two-story house painted cream with clay tile roof, stone trim. New landscape and hardscape.

A motion carried at the May meeting to defer the project for one month, to the June 24, 2020 meeting, for a massive restudy with every aspect of the design. A

motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional.

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

Daniel Ménard, LaBerge & Ménard Inc., presented the architectural plans proposed for the new residence.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Ménard agreed to the easement.

Mr. Garrison thought the house was much better sited and was supportive of the color choice. He expressed concern that the variance mentioned was not listed on the agenda.

Mr. Ives agreed with Mr. Garrison, however he expressed concern that the design was static. He felt that the scale of the home was a bit off.

Ms. Grace agreed with Mr. Garrison and expressed concern that the variance was not listed on the agenda. She asked Mr. Ménard to address the concerns of the neighbor. Mr. Ménard responded. Ms. Grace inquired about the door and driveway material. Mr. Ménard responded.

Mr. Castro stated that the Commission should make a recommendation on the variance on whether it would negatively impact the architecture of the home.

Mr. Corey pointed out that the variance was not listed on the agenda. Mr. Corey thought the design was a better fit for the streetscape but questioned the scale of the home. He thought the house was too tall. He was in favor of the garage design but thought the columns and fenestrations could be refined.

Mr. Castro stated the project should not be on the agenda because the notices for the zoning portion were just mailed and would not appear on the Town Council agenda until September. He added that the Commission could not make a final decision until August.

Ms. Shiverick asked for clarification on the window designs next to the front door. Mr. Ménard stated the arched windows were the windows proposed. Ms. Shiverick inquired about the detailing around the French doors on the south elevation. Mr. Ménard explained the design. Ms. Shiverick questioned the louvered shutters proposed and suggested using a raised panel shutters. She also suggested changing the shutter color to black. She suggested keeping the detailing around the French door more simplistic.

Mr. Sammons thought the design was a vast improvement but still did not rise to the level of the street. He requested detailed drawings and added the renderings and detail pages did not match. He expressed concern for the rear loggia, piers on the front, the scale of the home, the width of the home, the roof pitch and the windows on the second floor. He requested scale figures in the next drawings.

Ms. Catlin thought the house was improved but thought the height of the home needed to be reduced. She thought since the bar was set so high for this street, she thought the design needed to be elevated.

Mr. Cooney expressed concern for the protrusion of the garage wing. He questioned whether the railings would comply with the code. He thought the scale of the home was too massive and should be reduced. He questioned if a variance would still be necessary once the scale was reduced. Mr. Cooney stated he was in favor of the louvered shutters.

Mr. Small agreed with the Commissioners.

Maura Ziska, Attorney for the project, stated that the project was re-noticed to the August ARCOM meeting and the September Town Council meeting.

Motion made by Mr. Corey and seconded by Mr. Ives to defer the project to the August 26, 2020 meeting in accordance with the comments from the commissioners as well as to allow proper notice for the required variance. Motion carried unanimously. This motion was approved with the condition that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

Please note: A short break was taken at 11:05 a.m. The meeting resumed at 11:18 a.m.

B-027-2020 Demolition/New Construction

Address: 335 Seabreeze Ave.

Applicant: 65 Kimberly Place LLC

Professional: MP Design and Architecture Inc.

Project Description: Demolition of existing two-story residence, one car garage and pool. Renovation of existing two-story guest house. New four car garage. Existing site wall and motor court to remain. New Landscape.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting. A motion carried at the May meeting to defer the entire project for one month, to the June 24, 2020 meeting, to allow the professional to return with renderings, more history on the current home and a more thorough demolition plan. A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional.

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

Michael Perry, MP Design & Architecture, Inc., presented the architectural plans proposed for the demolition of the existing home.

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

Mr. Garrison asked for confirmation that the lot would be sodded and irrigated immediately following demolition. Mr. Perry provided confirmation.

Mr. Sammons thought it was a shame this home was going to be demolished. Ms. Catlin agreed.

Mr. Floersheimer confirmed that the guesthouse could not be used. Mr. Perry provided confirmation. Mr. Floersheimer inquired about the driveway. Mr. Perry stated that Mr. Castro would need to weigh in on this issue.

Mr. Cooney stated he was sad to see the home demolished. Mr. Cooney asked about the guest home. Mr. Perry responded.

Mr. Small thought the home was unique and charming and expressed opposition for the proposed demolition. He thought the guesthouse to remain was dilapidated. He stated he could not support the request.

Mr. Perry clarified that the current owner was not involved with the previous landmarking effort of the home.

Mr. Garrison agreed with Mr. Small and thought the guesthouse needed to be demolished and the main house should remain.

Mr. Small asked Mr. Perry about the owner's intentions. Mr. Perry responded.

Mr. Corey expressed concern for the potential height of a new home and how it would look on the street.

Ms. Catlin suggested that the Commission take a stand on this demolition and deny the request.

Mr. Floersheimer stated he understood the owner's motivation to keep the guesthouse, however he suggested to demolish all of the structures so that the owner could start with a clean lot.

Mr. Mizell showed the rendering of what the lot would look like after the demolition of the existing residence.

Mr. Corey thought that the Commission should look at the lot without the front landscaping.

Mr. Ives stated he did not share the concerns for the landscaping proposed and explained his reasons. He expressed concern for the demolition but proposed the Commission should develop an overall solution.

Mr. Corey expressed dismay that the guesthouse was to remain.

Ms. Grace questioned if the main house could be converted into a garage, which the owner previously proposed. Mr. Perry responded.

Mr. Castro weighed in on the renovation of the guesthouse. Discussion continued.

Mr. Floersheimer inquired if the owner would seek a unity of title with the property they own to the west.

Discussion ensued.

Mr. Cooney addressed the lack of demolition review in the Town. He made a strong recommendation against using this home as an example to deny the demolition.

Motion made by Mr. Garrison and seconded by Mr. Corey to defer the project for one month, to the August 26, 2020 meeting, to allow the professionals to return with a clear plan for the guesthouse to remain. Motion carried 6-1, with Mr. Ives opposed.

B-032-2020 Additions/Modifications

Address: 220 El Vedado Rd.

Applicant: Robb Turner

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Addition of approx. 675 sq. ft. loggia and a stand-alone gym of approx. 840 sq. ft. Final landscape and hardscape to be included.

A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional.

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

Mr. Segraves presented the architectural plans proposed for the loggia and gym proposed.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Segraves agreed to the easement.

Fernando Wong, Fernando Wong Outdoor Living Design, presented the landscape and hardscape plans proposed for the residence.

Mr. Garrison was in favor of the changes and supported the project. Mr. Ives agreed.

Ms. Grace liked the proposed changes but questioned the bay window proposed.

Daniel Clavijo, SKA Architect + Planner, confirmed the bay window would match the bay window that existed on the main home.

Mr. Corey was supportive of the project. He recommended using a native tree, possibly something sculptural, as the replacement in the motor court. Mr. Wong stated he would prefer to use a Live Oak.

Ms. Shiverick recommended reducing the guesthouse by a small amount to allow the structure to appear subservient. Mr. Segraves responded.

Mr. Sammons agreed with Ms. Shiverick. He explained the reasons he thought the guesthouse should be reduced. Mr. Sammons thought that the features on the building all needed to be reduced.

Ms. Catlin was in favor of the guesthouse but appreciated Mr. Sammons' comments.

Mr. Floersheimer did not think that the guesthouse needed to be reduced due to the size of the main house and the lot.

Motion made by Mr. Sammons and seconded by Ms. Shiverick to approve the landscape and hardscape plans as presented and to defer the architectural plans for the pavilion, for one month, to the August 26, 2020 meeting. Motion carried unanimously.

Please note: A lunch break was taken at 12:42 p.m. The meeting resumed at 1:18 p.m. Ms. Grace returned at 1:20 p.m.

MAJOR PROJECTS – NEW BUSINESS

B-036-2020 Demolition/New Construction

Address: 135 Reef Road

Applicant: Donald and Maureen Kandziora

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Demolition of a one story residence, landscape, hardscape and pool. Construction of a new two story residence, landscape, hardscape and pool.

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

Mr. Janssen presented the demolition plans for the existing residence.

Dustin Mizell, Environment Design Group, presented the demolition plans for the existing landscape and hardscape.

Mr. Corey inquired about the Sabal palms in the front of the residence. Mr. Mizell responded.

Motion made by Mr. Corey and seconded by Mr. Garrison to approve the demolition as presented with the following conditions: 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. Motion carried unanimously.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Janssen agreed to the easement.

Mr. Janssen presented the architectural plans proposed for the new residence.

Mr. Mizell presented the landscape and hardscape plans proposed for the new residence.

Mr. Garrison was in favor of the home but expressed concern for the site wall that would appear to the neighbors. Mr. Garrison inquired if the wall would be stuccoed. Mr. Mizell confirmed it would be stuccoed.

Mr. Ives inquired about the purpose for the dormer window. Mr. Janssen responded. Mr. Ives thought a slight reduction in height would be nice.

Ms. Grace expressed concern for the lack of variety on the streetscape. She thought it was a bit more massive than the other homes on the street. Ms. Grace also thought some distinguishing features would be nice.

Mr. Corey agreed with Mr. Ives and thought the height was just a bit too tall. He thought the house would work well on the street. Mr. Corey was also in favor of the landscape plan. Mr. Corey expressed concern for the amount of fenestration on the rear of the home. Mr. Janssen responded.

Ms. Shiverick thought the front wall should be lowered. She stated that she would prefer the black lanterns rather than the copper shown.

Mr. Sammons thought at least a foot needed to be removed from the height of the proposed home. He expressed concern for the roof pitch and design. He

suggested adding an additional post on the back of the home. He expressed concern for the fenestration on the rear of the home.

Ms. Catlin agreed with the need to reduce the height. She asked for confirmation from Mr. Mizell that all grass proposed would be natural. Mr. Mizell provided confirmation. Ms. Catlin inquired about the walls proposed for the sides of the property. Mr. Mizell responded.

Mr. Floersheimer was in favor of the landscape plan but expressed concern for the roof plan.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project to the August 26, 2020 meeting in accordance with the comments of the commissioners. Motion carried unanimously. This motion was approved with the condition that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

B-037-2020 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW

Address: 110 Seagate Road

Applicant: Carlos Musso, Sr.

Professional: Roger Janssen/Dailey Janssen Architects

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

ZONING INFORMATION: Special Exception with Site Plan Review to allow the construction of a 4,201 square foot two-story new residence on non-confirming portions of platted lots with a depth of 96.12 feet in lieu of the 100 foot minimum depth required in the R-B Zoning District.

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

Ms. Churney noted two additional letters of opposition on the project that had been received by the Town.

Mr. Janssen presented the demolition plans for the existing residence.

Dustin Mizell, Environment Design Group, presented the demolition plans for the existing landscape and hardscape.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Janssen agreed to the easement.

Motion made by Mr. Garrison and seconded by Ms. Shiverick to approve the demolition as presented with the following conditions: 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. Motion carried unanimously. This motion was approved with the condition that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

Mr. Janssen presented the architectural plans proposed for the new residence.

Mr. Garrison thought the design was a nice house but felt it would be too dissimilar on the street.

Mr. Ives stated he did not have a big opposition to the project. He suggested a change to the parapets and the roof.

Ms. Grace liked the inspiration photos of the design style. She thought some changes could be made so that the home could fit into the neighborhood.

Mr. Corey agreed with Mr. Ives and thought some changes could be made to improve the home. He thought the pergola design could be rethought as well as the addition of more detailing to the front door entrance.

Ms. Shiverick thought the home was too dissimilar for the street but thought some changes would help it fit onto the street.

Mr. Sammons was in favor of the home. He thought some changes to the parapet could be made as well as a change to the wood over the front door. He suggested some softening with some traditional detailing. Mr. Janssen responded.

Ms. Catlin thought the home was too stark of a difference on the street.

Mr. Floersheimer appreciated the presentation and thought some small adjustments could be made. He thought the home would break up the street and become a point of interest.

Mr. Cooney liked the home but at the same time, felt it was too dissimilar for the street.

Maura Ziska, Attorney for the applicant, reviewed the zoning requests and advocated for a positive recommendation to the Town Council.

Jeffrey Smith, owner of 119 Seagate Road, expressed concern for the proposed home in the context of the neighborhood.

Mr. Mizell presented the landscape and hardscape plans proposed for the new residence.

Mr. Corey thought the plan proposed was special. He questioned the Buttonwood tree location and suggested moving it more to the west.

Mr. Sammons thought the landscape plan was great.

Jeffrey Smith, owner of 119 Seagate Road, warned that the salt air may ruin all of the landscape.

Ms. Grace was in favor of the landscape plan as well as the proposed Green Buttonwood tree.

Motion made by Mr. Ives and seconded by Mr. Corey to defer the project, for one month, to the August 26, 2020 meeting to allow the professional to research the features of the design. Motion carried unanimously

B-038-2020 Additions/Modifications

Address: 755 N. Lake Way

Applicant: Slope Trail Development LLC (Lee Fensterstock, Manager)

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Renovation of existing one-story home. Addition of approximately 600 sq. ft. for a total of 3,910 sq. ft. plus 260 sq. ft. loggia. Change to island style home, raising floor elevation and replacing roof. Final landscape and hardscape to be included.

Clerk's note: This project was deferred to the September 23, 2020 meeting at the Approval of the Agenda, Item VI.

B-039-2020 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 920 N. Lake Way

Applicant: Mr. & Mrs. Jeffrey Marcus (Contract Purchaser)

Professional: MP Design and Architecture Inc.

Project Description: Additions and renovations to existing two-story residence that includes a new covered entry, expanded lake loggia and a second story addition with terrace. The second story mansard roof will be replaced with a regency style parapet roof. New hardscape, landscape and pool.

ZONING INFORMATION: The applicant is proposing a renovation to the property that includes the demolition of a 337 square foot cabana, demolition of 52 square feet from existing loggia, demolition of 23 square feet from the south side of the house, adding a new 200 square foot entry, adding 143 square feet to the existing loggia and small additions to the house on the north and south side. The following variances are being requested: 1. A north side yard setback for the one story addition ranging from 8.7 feet to 10.4 feet (to match existing) in lieu of the 15 foot minimum required; 2. A south side yard setback for the second floor addition with terrace of 9.9 feet (to match existing) in lieu of the 15 foot minimum required; and 3. Lot coverage of 30.5 % in lieu of the 30 % maximum allowed for the proposed additions (no net change to existing lot coverage calculation of 30.5%).

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

Maura Ziska, Attorney for the applicant, reviewed the zoning requests and advocated for a positive recommendation to the Town Council.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Perry agreed to the easement.

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

Mario Nievera, Nievera Williams Design, presented the landscape and hardscape modifications proposed for the existing residence.

Mr. Small inquired if the vehicular gate was new. Mr. Perry stated it was a new gate.

Mr. Garrison was happy to see the house being saved and not demolished. He was in favor of the proposal.

Ms. Grace thought the design style change was successful. She questioned the design style of the railings by the French doors, the pool and the front gate and felt they may conflict with the design. She recommended a simpler design.

Mr. Corey stated he would support the architecture but expressed concern for the proposed landscaping. He thought the proposed palms were too small. He thought some shade trees should be added along the Lake Trail. Mr. Corey thought the landscape plan should be beefed up, especially along the Lake Trail.

Ms. Shiverick thought the project was exciting and supported the project.

Ms. Catlin stated she was opposed to the artificial turf in the motor court but was supportive of the rest of the project.

Mr. Floersheimer agreed with the rest of the Commissioners and with Ms. Catlin about the artificial turf. He asked Mr. Nievera if he would be willing to switch to natural turf. Mr. Nievera stated he would make that modification. Mr. Floersheimer inquired about the locations of the mechanical equipment. Mr. Perry responded.

Mr. Cooney thought the project was excellent. Mr. Cooney inquired if there was a grade change next to the Lake Trail. Mr. Nievera responded.

Mr. Corey inquired if Mr. Nievera would be willing to plant some shade trees next to the Lake Trail. Mr. Nievera confirmed that he would be willing to do so.

Motion made by Ms. Shiverick and seconded by Mr. Garrison that implementation of the proposed variances will not cause negative architectural impacts to the subject property. Motion carried unanimously.

A second motion made by Ms. Shiverick and seconded by Ms. Grace to approve the project as presented with the following caveats: the artificial turf proposed is replaced with natural grass and that shade trees, deemed appropriate by the owner and landscape professional, are added on the Lake Trail. Motion carried unanimously. This motion was approved with the condition that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

B-041-2020 Additions/Modifications

Address: 130 Banyan Road

Applicant: 130 Banyan LLC (Maura Ziska, Manager)

Professional: Peter Papadopoulos/Smith and Moore Architects, Inc.

Project Description: Alterations and addition to an existing two-story residence and one-story accessory building. New swimming pool. Final landscape and hardscape.

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

Mr. Papadopoulos presented the architectural modifications proposed for the existing residence.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Papadopoulos agreed to the easement.

Mr. Small inquired if the owners considered keeping the English Tudor style. Mr. Papadopoulos responded. Mr. Small asked about the dormer windows proposed. Mr. Papadopoulos responded.

Mr. Garrison liked the position of the front door. He asked the professional if he thought about keeping the peaked dormers. Mr. Papadopoulos responded.

Mr. Ives was in favor of the project.

Ms. Grace thought the changes were positive, even with the new design style. She made a color recommendation for the frieze located on the front of the home. She also recommended raising the box, bay window.

Mr. Corey expressed concern for the window in the dining room and thought this window was too big. Mr. Papadopoulos thought he could remove the sidelites on the window and thought it would fix the problem. Mr. Corey agreed.

Ms. Shiverick was supportive of the project. She recommended using taller trees in the front of the property.

Ms. Catlin thought the proposed home was a wonderful reinvention.

Mr. Floersheimer was in favor of the project. He initially questioned the fenestration on the south elevation but changed his mind once he saw the rendering.

Mario Nievera, Nievera Williams Design, presented the landscape and hardscape modifications proposed for the existing residence.

Ms. Grace questioned the plantings around the mechanical equipment. Mr. Nievera responded.

Motion made by Mr. Corey and seconded by Mr. Ives to approve the project as presented with the removal of the sidelites in the dining room window. Motion carried unanimously. This motion was approved with the condition that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

B-042-2020 Additions/Modifications

Address: 221 Ocean Terrace

Applicant: Amin Khoury

Professional: Rex Nichols Architects Inc.

Project Description: 183 sq. ft. is being added to the master bedroom. The summer kitchen is being updated. Doors and windows will be replaced. New site walls and landscaping to be added. The garage roof shall be replaced with a flat roof deck.

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

Rex Nicholas presented the architectural modifications proposed for the existing residence.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Nicolas agreed to the easement.

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

Mr. Garrison was in favor of the project.

Ms. Grace questioned whether the house would fit in the neighborhood.

Mr. Corey questioned the fenestration changes and found the old home more charming. He thought the existing home could be successfully modernized. He thought the landscaping changes were successful.

Ms. Shiverick thought the changes were a nice update but questioned the wrapped window on the third bedroom. She also questioned the second floor windows as well.

Ms. Catlin was in favor of the changes but thought the design was not compatible for the neighborhood.

Motion made by Mr. Corey and seconded by Mr. Garrison to defer the project, for one month, to the August 26, 2020 meeting in accordance with the comments from the commissioners. Motion carried unanimously. This motion was approved with the condition that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

MINOR PROJECTS – OLD BUSINESS

A-012-2020 Modifications

Address: 1178 N. Ocean Blvd.

Applicant: 1178 Ocean LLC (Robert J. Buford, Manager)

Professional: Nicholas Fobes/Hoerr Schaudt Landscape Architects

Project Description: Changes to pool, spa, landscape and hardscape at the beach cabana of a previously approved project.

A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional.

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

Mr. Papadopoulos introduced the project.

Doug Hoerr, Hoerr Schaudt Landscape Architects, presented the landscape and hardscape modifications proposed for the beach cabana.

Mr. Small inquired about the amount of palms proposed. Mr. Hoerr response. He expressed concern that the vista would be covered by landscaping.

Mr. Garrison inquired about the landscaping proposed and the wall height proposed. Mr. Hoerr responded.

A short discussion ensued about the amount of landscaping proposed and the length of the open vista.

Mr. Papadopoulos commented on the wall height.

Mr. Ives stated he supported the project.

Ms. Grace preferred the original presentation rather than the proposed. She preferred the undulations in the previously proposed greenspace and believed there was now more hardscape and foliage proposed. Mr. Hoerr responded. She inquired about the foliage next to the site wall. Mr. Hoerr responded.

Ms. Grace inquired about the ordinance that addressed the vista views. Mr. Falco stated that Mr. Castro could not comment as he was no longer online.

A discussion ensued about the water vista and the wall height proposed.

Mr. Garrison suggested leaving the wall higher next to the cabana and the lowering the rest of the wall height to keep the vista open.

Mr. Papadopoulos discussed the site redesign and possible reasons the wall was proposed higher in some of the areas.

Mr. Corey inquired what wall height had been previously approved. Mr. Papadopoulos responded.

Ms. Shiverick thought the plan provided enough vista and added that she respected their privacy around their proposed dining area. She was in favor of the added palms. She stated she would support the project.

Ms. Catlin agreed with Ms. Shiverick but stated she was not in favor of the increase in hardscape. Mr. Floersheimer agreed with Ms. Catlin.

Mr. Cooney expressed concern for the LED lighting proposed being too bright for the sea turtle regulations. Mr. Hoerr responded.

Motion made by Mr. Garrison and seconded by Mr. Corey to defer the project for one month, to the August 26, 2020 meeting, in accordance with the comments from the commissioners. Motion carried 5-2, with Mr. Ives and Ms. Shiverick opposed.

MINOR PROJECTS – NEW BUSINESS

A-014-2020 Fence

Address: 209 Wells Road

Applicant: Olive and Liam McCarthy

Professional: Environment Design Group

Project Description: New 4' tall black chain link fence installed behind existing 8' tall ficus hedge along Wells Road and Crescent Drive. Proposed 6' tall opaque fence along west and northern property lines

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

Adam Mills, Environment Design Group, presented the landscape modifications proposed for the existing residence.

Ms. Grace questioned if the Ficus would be replaced in the rear. Mr. Mills responded.

Ms. Catlin inquired about the color of the opaque fence. Mr. Mills responded.

Mr. Floersheimer inquired about the material for the opaque fence. Mr. Mills responded.

Motion made by Mr. Garrison and seconded by Mr. Corey to approve the project as presented. Motion carried unanimously.

A-015-2020 Garage Addition

Address: 353 El Brillo Way

Applicant: 353 El Brillo, LLC (Eduard de Guardiola, Manager)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Construction of a two-story garage addition with materials and finishes to match existing conditions.

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

Mr. Janssen presented the architectural modifications proposed for the garage addition.

Steve West, Parker Yannette, presented the landscape modifications proposed for the existing residence.

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Janssen agreed to the easement.

Mr. Garrison thought it was an improvement.

Mr. Corey was in favor of the project.

Ms. Shiverick thought the addition looked like an afterthought and stated she could not support it.

Ms. Catlin thought the addition missed the mark.

Motion made by Mr. Corey and seconded by Mr. Garrison to approve the project as presented. Motion carried 4-3, with Mses. Shiverick, Catlin and Grace opposed. This motion was approved with the condition that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

A-016-2020 Modifications

Address: 1960 South Ocean Blvd.

Applicant: 1960 LLC (Nathan T.H. Lloyd, Manager)

Professional: Daniel Downey Architect Cht. Inc.

Project Description: Build an enclosed structure for replacement generator at the same location that the existing generator now occupies.

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

Mr. Small asked if the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town. Mr. Downey agreed to the easement.

Mr. Downey presented the architectural modifications proposed for the generator replacement.

Rachel Powell, PLA Design Studio, PLLC, presented the landscape modifications proposed for the existing residence.

Maura Ziska, attorney for the owner, spoke about the zoning requests but stated this project was not a combination project.

Ms. Shiverick inquired if this project was noticed to the neighbors. Ms. Ziska responded. Ms. Shiverick inquired about the building for the generator. Mr. Downey responded.

Mr. Floersheimer questioned the height of the building. Mr. Downey responded. A small discussion ensued.

Motion made by Ms. Grace and seconded by Mr. Corey to approve the project as presented. Motion carried unanimously. This motion was approved with the condition that the owner did voluntarily agree to dedicate a utility easement supporting the undergrounding project subject to the satisfaction of the Town.

A-018-2020 Modifications

Address: 259 Worth Ave.

Applicant: Fro II 259 Worth Owner LLC (Andrew Osborne)

Professional: Keith Spina/Spina O'Rourke

Project Description: Modification to previously approved project. On west elevation – remove existing cast stone dentils, new pedestrian gate, new simulated divided lights on existing windows to match previously approved windows, new awning & trellis around existing windows. Existing wall to be painted white. On south elevation – square top window in lieu of arched.

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

Mr. Spina presented the architectural modifications proposed for the Tiffany's building.

Mr. Garrison inquired about the material for the gate proposed. Mr. Spina responded. Mr. Garrison also questioned the way the gate opened for egress.

Ms. Grace questioned the addition of the gate.

Mr. Corey was in favor of the gate. Mr. Corey questioned the awnings on the second floor.

Ms. Shiverick liked the change in the windows. She questioned the different color proposed for the awnings. She suggested that it may look better without awnings.

Ms. Catlin was supportive of the project.

Mr. Floersheimer agreed with Ms. Shiverick regarding the awnings. He also was opposed to the gate.

Mr. Small inquired about the color of the exterior of the building. Mr. Spina responded. Mr. Small stated he agreed with Ms. Shiverick on the awnings.

Motion made by Ms. Ives and seconded by Mr. Garrison to approve the project as presented. Motion failed 3-4, with Ms. Grace, Shiverick and Messrs. Corey and Small opposed.

Motion made by Mr. Corey and seconded by Ms. Shiverick to approve the project as presented with the caveat that the awnings are removed from the project. Motion carried unanimously.

B-034-2020 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 2730 S. Ocean Blvd.

Applicant: The Ambassador Hotel Cooperative Apartment Corp., A Florida Corporation. (Richard Schlesinger, President)

Professional: Richard Sammons/Fairfax, Sammons and Partners

Project Description: Additions and interior and exterior renovations to the buildings at 2730 S. Ocean Blvd. Landscape and hardscape changes included.

ZONING INFORMATION: The following zoning relief is being requested: 1. Section 134-1055 (16.): Special Exception approval to modify the existing condo-hotel use in the R-D(2) Zoning District. 2. Section 134-327: Site plan approval for the modifications to the existing condo-hotel site as identified above. 3. Section 134-1064: Special exception approval for the new balconies on the third, fourth and fifth floors. 4. Section 134-1060 (6)(f): Variance request for the proposed redevelopment to include the addition of balconies on the south side of the building that will encroach into the south side yard setback by a 30 inches thus a variance request for a setback of 27.5 feet in lieu of the 30 foot minimum required. 5. Section 134-2172: Variance to allow the proposed off-street, valet-operated parking, to be tandem and stacked in lieu of the code required off-street parking standards related to size of spaces and access. The code requires parking spaces to be designed so that a vehicle can be removed without the necessity to move another vehicle. The proposed parking is modifying and adding parking areas designed with stacked (tandem) and lift parking. 6. Section 134-1064: Variance to allow the lot coverage to be 44.9% in lieu of the 23.7% existing and the 22% maximum allowed in the R-D(2) Zoning District for 5 story buildings (the building is 7 stories with a lower level floor area). 7. Section 134-1060(6): Variance to allow a north side yard setback of 15 feet in lieu of the 30 foot minimum required for the under dune garage. 8. Section 134-1064(b)(3): Variance to allow a height of 68.96 feet in lieu of the 62.5 maximum allowed for the Penthouse additions (7th floor).

A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional.

Clerk's note: This project was deferred to the August 26, 2020 meeting at the Approval of the Agenda, Item VI.

XII. **STAFF APPROVALS**

Ms. Shiverick asked about the term, private providers, seen on the staff approval lists. Mr. Bergman explained the private provider inspections in the Town.

XIII. **ADDITIONAL COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

Ms. Churney stated no one had requested to speak.

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

Ms. Churney stated that Mr. Sammons declared a conflict for his project at 247 Worth Avenue at the June 1, 2020 meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney stated that Mr. Sammons declared a conflict for his project at 150 Worth Avenue, Suite 235 at the June 1, 2020 meeting and had correctly completed the 8B form in accordance with State Law.

Ms. Churney stated that Mr. Sammons declared a conflict for his project at 247 Worth Avenue at the June 24, 2020 meeting and had correctly completed the 8B form in accordance with State Law.

Mr. Garrison thought the topic of demolitions of historic homes should be addressed. Mr. Ives agreed and thought an update on the change in the ordinance, following the historic workshop last fall, would be beneficial. He suggested that the topic be put on the next agenda, where it will be advertised and an action could possibly be taken by the Commission.

Mr. Cooney spoke about Coral Gables and how they were able to divert demolition.

Mr. Corey questioned if the Commission could suggest to the Town Council that a delay on demolition be placed on any home over 50 years old.

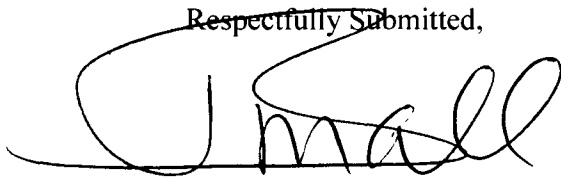
Mr. Bergman stated he could discuss these ideas with Town Attorney Randolph.

XV. **ADJOURNMENT**

Motion made by Mr. Corey and seconded by Mr. Garrison to adjourn the meeting at 5:27 p.m. Motion carried unanimously.

The next meeting will be held on Wednesday, August 26, 2020 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "M. Small", written over a horizontal line.

Michael B. Small, Chairman
ARCHITECTURAL COMMISSION

kmc