

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, JUNE 26, 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.

I. CALL TO ORDER

Chair Vila called the meeting to order at 9:02 a.m.

II. ROLL CALL

Robert J. Vila, Chairman	PRESENT
Michael B. Small, Vice Chairman	ABSENT (unexcused)
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

Please note: It was noted that Ms. Shiverick would be voting in Mr. Small's absence.

Staff Members present were:

John Lindgren, Planning Administrator
Josh Martin, Director of Planning, Zoning and Building
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 MAY 29, 2019 MEETING

Motion made by Mr. Garrison and seconded by Mr. Zukov to approve the minutes from the May 29, 2019 meeting. Motion carried unanimously.

V. **APPROVAL OF THE AGENDA**

Mr. Lindgren requested to add an agenda item "Discussion of Moratorium on Demolition" after Item VII. Comments from Citizens. Mr. Lindgren also asked the Commission to defer project B-018-2019, 341 Hibiscus Avenue to the November 22, 2019 meeting.

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

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. **DISCUSSION ON DEMOLITIONS**

Mr. Martin introduced the topic of the number demolitions in the Town and subsequent effects the demolition has to the character on the street. He discussed different ideas to manage with this issue.

Mr. Vila asked about homeowners trying to meet the FEMA requirement. Mr. Martin provided his thoughts and stated he would like to plan a workshop, down the road, to discuss these issues.

Ms. Grace inquired what the Town Attorney's opinion was on this topic. Mr. Martin reviewed the options he believed available.

Mr. Garrison stated that one of the issues was the 50% renovation rule and added that if the rule was changed in the interim, it may help the demolition problem.

Mr. Corey questioned whether the change in the 50% rule would solve the problem. He believed the Town Council should study the problem and tighten the zoning code.

Mr. Martin suggested having maximum standards in the Code rather than minimum standards.

Ms. Catlin stated that according to national surveys and data, square footage was not the current driving factor of homes but rather the amenities. She added that some issues could be addressed by using proper drainage. She expressed concern for the charm that is being lost with the demolitions in Town.

Ms. Shiverick inquired if a sketch or plan of intention could be brought with the demolition requests to allow the beginnings of a discussion. Mr. Martin agreed.

Ms. Grace expressed concern with applicants requesting a demolition for a home that potentially could be landmarked. Mr. Martin thought that incentives could be offered in these situations.

Ms. Catlin expressed concern with restricting the size of a home and thought the allowable size should be specific to the lot.

Mr. Corey suggested an avenue with a potential delay in demolition to allow the Landmarks Commission to review the home if there was a super majority vote by the Architectural Commission.

Mr. Vila suggested introducing an age requirement and that the Landmarks Commission should possibly look at homes older homes prior to a demolition request.

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

There were no public comments heard at this time.

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

Mr. Ives introduced a group called The Friends of Ibis Isle and said the group expressed an interest in asking for a neighborhood notice rather than the standard 250 feet radial notice. Mr. Martin stated that this item was on his list to study.

Ms. Grace inquired how the review would change if the neighborhood were noticed rather than the existing notice. Messrs. Martin and Lindgren responded.

Mr. Floersheimer inquired about how to handle changes that had been implemented before they received approval. Mr. Lindgren responded.

X. **PROJECT REVIEW**

A. DEMOLITIONS AND TIME EXTENSIONS

B-043-2019 Demolition

Address: 303 Arabian Rd.

Applicant: Steven L. Apple, as Trustee of the Steven L. Apple T/U/A dated 11/21/2011 (c/o M. Timothy Hanlon)

Professional: M. Timothy Hanlon

Project Description: Demolition of existing two-story residence, garage, accessory structures, pool, landscape and hardscape. This is a request to “re-approve” demolition, which was previously approved in February 2018.

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

Mr. Hanlon stated that the application was a time extension of a previous approval of a demolition request. Mr. Hanlon reviewed the demolition report for the property.

Dustin Mizell, Environment Design Group, reviewed the plans for the landscape and hardscape as well as the construction-screening plan.

Ms. Grace inquired about the note on the plans that alluded to the lot being raised with fill. Mr. Mizell responded.

Mr. Garrison complimented the landscape and hardscape plan presented.

Mr. Floersheimer complimented the landscape architect for keeping some of the existing vegetation.

Mr. Corey stated he would support the demolition. He asked if the owner would dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Janssen agreed to the easement. Mr. Hanlon agreed but stated he believed undergrounding had been completed in the area.

Motion made by Mr. Corey and seconded by Mr. Zukov that the proposed demolition of 303 Arabian Rd. 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. Motion carried unanimously. 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-044-2019 Demolition

Address: 346 Seaspray Ave.

Applicant: 346 Seaspray, LLC, A Florida Limited Liability Company (c/o M. Timothy Hanlon)

Professional: M. Timothy Hanlon

Project Description: Demolition of existing two-story residence, pool, landscape and hardscape. This is a request to "re-approve" demolition, which was previously approved in February 2018.

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

Mr. Hanlon indicated that there were no plans for new construction and questioned the letter of objection from the neighbor. He stated that this application was a time extension of a previous approval of a demolition request. Mr. Hanlon reviewed the demolition report for the property.

Dustin Mizell, Environment Design Group, reviewed the plans for the landscape and hardscape as well as the construction-screening plan.

Mr. Hanlon stated he would speak to the concerned neighbor before they presented any plans for new construction to address any issues.

Mr. Vila inquired if the lot could be subdivided. Mr. Hanlon responded.

Ms. Grace inquired about the reason for the re-approval. Mr. Hanlon responded.

Mr. Floersheimer discussed the concerns for the neighbor. Mr. Hanlon responded.

Ms. Shiverick expressed disappointment in the demolition of the home due to its history.

Mr. Corey expressed concern for the chain link fence that would remain after the demolition. Mr. Mizell stated that the fence would be removed after demolition.

Motion made by Mr. Garrison and seconded by Mr. Zukov that the proposed demolition of 346 Seaspray Avenue 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. Motion carried 5-2, with Mses. Shiverick and Grace 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-045-2019 Demolition

Address: 209 Via Linda

Applicant: Thomas Roush/Devon Roush, Tenants by the Entirety

Professional: Stephen Roy/Roy and Posey

Project Description: Demolition of an existing one-story residence to include driveway, hardscape and pool.

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

Mr. Roy presented the proposed demolition of the existing residence and reviewed the demolition report for the property. He presented a concept sketch of what he would be proposing for new construction.

Motion made by Mr. Garrison and seconded by Mr. Ives that the proposed demolition of 209 Via Linda 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. Motion carried unanimously. 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-018-2019 Modifications

Address: 341 Hibiscus Ave.

Applicant: Roy and Vanessa Carroll

Professional: Dustin Mizell/Environment Design Group

Project Description: Addition of vehicular gate. Revisions to the entry courtyard and associated landscape changes.

A motion carried at the March meeting to defer the project for one month to the April 24, 2019 meeting for restudy. A motion carried at the April meeting to defer the project for one month to the May 29, 2019 meeting for a restudy based on the comments from the Commissioners. A motion carried at the May meeting to defer the project for one month to the June 26, 2019 meeting at the request of the professional.

Please note: This project was deferred to the November 22, 2019 meeting with the approval of the agenda, Item V.

B-025-2019 New Construction

Address: 239 Monterey Rd.

Applicant: 239 Monterey Road, LLC

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Demo of existing site wall, pier and fence. Proposed two-story residence, landscape, hardscape, spa and pool.

A motion carried at the April meeting to defer the project for one month to the May 29, 2019 meeting to allow the professionals to address the comments made by the Commissioners. A motion carried at the May meeting to defer the project for one month to the June 26, 2019 meeting in accordance with the comments of the Commission.

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

Mr. Janssen presented the architectural modifications proposed for the new residence since the last presentation.

Mr. Garrison complimented the professional for turning the home into a charming home. Ms. Catlin agreed with Mr. Garrison.

Ms. Shiverick agreed. She suggested the possibility of using the color blue for the whole home. She recommended using a lighter wood for the door. Mr. Janssen agreed.

Mr. Corey thought the home was charming. Mr. Corey asked about the proposed windows and asked if the manufacturer had changed. He thought the style and rails were too chunky on the second floor windows on the front façade. Mr. Janssen responded.

Ms. Grace was happy with the change in the design. She was in favor of the two tone colors and the lighter roof. She suggested using a lighter door. Mr. Janssen responded.

Carol Perez, AGT Land, presented the proposed modifications to the landscape and hardscape plans. Ms. Perez presented material proposed for the hardscape.

Mr. Corey was in favor of the proposed plans.

Ms. Grace inquired about the lighting plan, specifically the dimensions for the lanterns proposed. Ms. Perez responded.

Mr. Janssen also discussed the plans for the lighting proposed for the home.

Mr. Vila asked for more landscaping in front of the garage space, in lieu of the Japanese Blueberry trees. Ms. Perez stated she could use Silver Buttonwoods. Mr. Vila agreed to the suggestion.

Mr. Zukov asked if the owner would dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Janssen agreed to the easement.

Motion made by Mr. Zukov and seconded by Mr. Ives that the proposed project at 239 Monterey 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 caveat that the Japanese Blueberry trees are replaced with Silver Buttonwoods in front of the garage and that a lighter wood is used for the front door. Motion carried unanimously. 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.

Please note: A short break was taken at 10:23 a.m. The meeting resumed at 10:37 a.m.

B-026-2019 Demolition/New Construction

Address: 247 Miraflores Dr.

Applicant: Laetitia Oppenheim

Professional: Peter Pennoyer Architects and SMI Landscape Architecture, Inc.

Project Description: Demolition of existing structure, landscape and hardscape.

Construction of a new 4,670 square foot under air residence, pool, new landscape and hardscape.

A motion carried at the April meeting to defer the demolition request for one month to the May 29, 2019 meeting to allow the professionals to return to the Commission with a complete landscape and hardscape demolition plan. A motion carried at the May meeting to defer the project for one month at the request of the professional.

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

Frank Lynch, Attorney for the applicant, reviewed the request for demolition.

Mr. Pennoyer presented the architectural modifications proposed for the new residence.

Mr. Garrison stated he believed this home was so nicely designed, that he hoped the home would set the tone for the rest of the street.

Mr. Sanchez presented the landscape demolition and construction-screening plans.

Mr. Corey thought the home was well designed but questioned the massing and scale of the home.

Mr. Ives did not think the quality home would be a detriment to the street and stated he would support the project.

Mr. Lynch stated that one of the neighbors had written a letter of support. He added that one of the other homes proposed for the street had been approved as one foot higher than the proposed home.

Ms. Grace thought the home was well designed with quality materials but questioned whether it fit into the streetscape.

Ms. Shiverick thought the home was of fine quality and would fully support the project.

Ms. Catlin agreed with Mr. Ives and Ms. Shiverick. She thought the home was nicely sited on the lot and was a beautiful home.

Mr. Floersheimer agreed with Mr. Ives and Ms. Shiverick. He stated he was initially concerned but found he agreed with his fellow Commissioners. He inquired if trees that camouflaged the garages could be added. Mr. Sanchez responded and explained his design.

Mr. Vila thanked the professional for raising the bar in the north end of the island.

Mr. Corey inquired about the proposed gate. Mr. Sanchez responded. Mr. Corey was in favor of the hedge in the front of the home. He inquired if the professional could add more native plants. Mr. Sanchez responded.

Mr. Ives asked if the owner would dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Pennoyer agreed to the easement.

Motion made by Mr. Ives and seconded by Mr. Zukov that the proposed demolition of 247 Miraflores Drive has met the conditions listed in Sec. 18-206 of the Town's Code of Ordinances, 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. The motion also included that the proposed project at 247 Miraflores 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 6-1, with Mr. Corey 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-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.

A motion carried at the May meeting to approve the architectural portion of the project with the 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 motion also included a deferral of the landscape and hardscape plans with the conditions that the professionals readdress the number of lanterns, to return with details for the gate design and with the stone material.

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

Carol Perez, AGT Land, presented the proposed modifications for the landscape and hardscape plans.

Mr. Vila inquired about the stone trim for the home.

Dan Swanson, owner, stated he was still investing the stone and would return next month with a sample.

Ms. Grace inquired about the material for the motor court. Ms. Perez responded. Ms. Grace inquired about the material for the sundeck. Mr. Swanson responded.

Mr. Garrison asked if the owner would dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Swanson agreed to the easement.

Motion made by Mr. Garrison and seconded by Mr. Zukov that the proposed project at 205 Via Tortuga has met the conditions listed in Sec. 18-205 of the Town's Code of Ordinances, and to approve the landscape and hardscape plans as presented with the caveat that the applicant will return at the next meeting with a sample of the stone proposed for the trim on the residence as well as the material for the sundeck. Motion carried unanimously. 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.

C. MAJOR PROJECTS – NEW BUSINESS

B-037-2019 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1600 S. Ocean Blvd.

Applicant: P.B. Pavilion Trust

Professional: Harold Smith/Smith and Moore Architects, Inc.

Project Description: A 6,175 square foot second floor addition and a 2,920 square foot basement level addition to an existing two-story, 15,567 square foot single family residence. Modifications to hardscape and landscape.

ZONING INFORMATION: A variance request to add a 6,175 square foot second story addition onto the existing residence to add 6 bedrooms to a 2 bedroom house that would have a point of measurement of 30.80 feet North American Vertical Datum ("NAVD") for building height and overall height in lieu of the 17.31 feet NAVD required for lots within the coastal construction control line.

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

Maura Ziska, attorney for the owner, explained project and zoning request to the Commission and advocated for a positive recommendation to the Town Council.

Mr. Smith presented the architectural plans for the modifications proposed for the home.

Mr. Vila inquired about the structural loads being added onto the existing structure. Mr. Smith responded and explained the design. Mr. Vila inquired if the professional would consider solar panels. Mr. Smith thought that solar panels were a good suggestion.

Mr. Garrison thought the addition would look like an original. He was appreciative of saving the original home and was in favor of the design.

Ms. Shiverick was in favor of the project. However, she questioned if the second story could be scaled in a bit, possibly with outdoor balconies.

Mr. Ives thought the home was well designed and stated he would support the project.

Ms. Catlin thought the home was beautifully executed.

Mr. Corey inquired if the professional studied a different design for the second story on the ends of the home. Mr. Smith responded. He expressed concern that the home may appear boxy on the lake side of the home.

Keith Williams, Nievera Williams Design, presented the proposed plans for the landscape and hardscape.

Ms. Shiverick suggested adding a palm on the north and south corners of the home to help soften the angles. Mr. Williams presented an alternate design on the overhead projector with the palms as Ms. Shiverick suggested.

Mr. Corey inquired if the design would meet the 25% native requirements. Mr. Williams stated he was adding six Coconut Palms to satisfy the requirement.

Motion made by Ms. Shiverick and seconded by Mr. Ives that implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion carried 6-1, with Mr. Corey opposed.

Ms. Shiverick asked if the owner would dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Smith agreed to the easement.

Motion made by Ms. Shiverick and seconded by Mr. Ives that the proposed project at 1600 S. Ocean Blvd. 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 caveat that the two additional palm trees would be added to the north and south corners as shown on the alternate rendering. Motion carried 6-1, with Mr. Corey 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-038-2019 New Construction

Address: 445 N. Lake Way

Applicant: Green Buttonwood, LLC (Julie McDermott)

Professional: Harold Smith/Smith and Moore Architects, Inc.

Project Description: Construction of a new two-story Georgian style residence with pool. Final hardscape and landscape.

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

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

Mr. Garrison thought the home was well designed and well executed. However, he expressed concern that the lot was too narrow after the lot split. He complimented the garage design. He recommended restudying the stairway to the second floor next to the garage element. Mr. Smith responded and explained the stairway design.

Ms. Grace was in favor of the style of the home but questioned the overall size of the home for the lot. She asked if the mass of the home could be reduced. She also questioned the front door element and thought the portico was too heavy. She suggested restudying the garage doors to possibly redesign them with a more Georgian feel.

Ms. Catlin was in favor of the design of the home and thought the professional used the lot very well.

Mr. Vila asked if the professional would consider dormers for the second story over the garage. Mr. Smith responded.

Mr. Corey thought the proposed home fit into the area and thought the home was well designed. He thought dormers could be studied for the second story over the garage.

Mario Nievera, Nievera Williams Design, presented the proposed landscape and hardscape plans for the new residence. He presented an alternate plan design of the site as well as proposed gate designs on the overhead projector.

Mr. Vila inquired about the proposed lights on the piers. Mr. Nievera responded.

Mr. Garrison was in favor of the plans and inquired about the tree proposed for the courtyard. Mr. Nievera responded.

Mr. Corey was in favor of the proposed landscape and hardscape plan. Mr. Corey asked about the species for the Banyan tree. Mr. Nievera responded. Mr. Corey questioned the gate design and suggested it was too ornate. He also believed the exterior lanterns were too large.

Mr. Vila stated he generally in agreement but thought the proposed gates were acceptable. However, he questioned the lanterns proposed for the gate on the Lake Trail. He was in favor of the landscape and hardscape plans.

Mr. Vila added that he still questioned the second floor of the garage as well as the front entrance. However, he stated he would support the project.

Ms. Shiverick inquired about the material for the fountain. Mr. Nievera responded.

Ms. Grace thought the front gate was too ornate and the lanterns were too large. She also liked Mr. Vila's suggestion to include dormers on the second floor.

Ms. Catlin was in favor of the gate design but thought the lanterns should be reduced. She said that overall, she was in favor of the project.

Mr. Smith presented an alternate rendering on the overhead projector that showed the front entrance with a glass front door. A discussion ensued about the front door design.

Ms. Corey asked if the owner would dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Smith agreed to the easement.

Motion made by Mr. Corey and seconded by Mr. Garrison that the proposed project at 445 N. Lake Way 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 caveat that the professional return in one month after restudying the second floor of the carriage house, the gates and the lanterns. Motion carried unanimously. 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-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.

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

Daniel Clavijo, SKA Architect + Planner, presented the proposed architectural plans for the new residence. Mr. Clavijo presented material samples.

Ms. Catlin thought the lines of the house were good and it fit well on the lot. However, she felt that the home needed a new skin and questioned whether it fit on the street.

Mr. Zukov agreed with Ms. Catlin and thought that both the home and landscaping needed to loosen up.

Ms. Grace thought the home fit well on the lot but asked if the professional could add more details on the home. She thought the house appeared cold in its current design.

Mr. Ives agreed with the other Commissioners. He thought the design needed a restudy.

Ms. Shiverick thought the home needed more charm, in both the architecture and the landscaping.

Mr. Corey thought the home fit well on the street but questioned the details of the home.

Mr. Vila thought the plan worked well but thought the details of the home needed to be restudied.

Mr. Clavijo showed a rendering for comparison on the overhead projector of a similar home that was approved by the Commission.

Ms. Catlin thought the other home had more terracing and play to the front of the home. She added that the other home was also in a different part of Town. Mr. Segraves responded.

Motion made by Mr. Ives and seconded by Mr. Garrison to defer the project for one month, to the July 24, 2019 meeting, to allow the professionals to restudy the design. Motion carried unanimously.

B-040-2019 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 307 Chilean Ave.

Applicant: Justin Besikof

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New two-story Contemporary Classic style home to be approximately 3,800 square feet. Home will consist of four bedrooms, five and one half bathrooms, living room, tv lounge, dining room, kitchen, family room, laundry, loggia(s) and one car garage. Final landscape/hardscape will be provided.

ZONING INFORMATION: A request to construct a new 3,937.50 square foot, two-story residence on a lot with a width of 50 feet in lieu of the 75 foot minimum required and a lot area of 6,250 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District.

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

Maura Ziska, attorney for the owner, explained project and zoning request to the Commission and advocated for a positive recommendation to the Town Council.

Mr. Lindgren stated that an issue arose with the notice for the project and added that the Commission could not make a final determination on the project. However, he stated that they could make the recommendation to the Town Council as well as informally review the project, which would return at the July meeting.

Motion made by Mr. Zukov and seconded by Mr. Ives that implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion carried unanimously.

Mr. Segraves informally presented the architectural plans for the proposed residence.

Mr. Corey stated he would support the project. However, he asked Mr. Segraves to restudy the fenestration on the first floor.

Mr. Garrison agreed with Mr. Corey's assessment. He also suggested revisiting the color choice.

Ms. Shiverick inquired about the clad windows. Mr. Segraves responded.

Ms. Catlin thought the house was cute. She agreed with Mr. Garrison's suggestion for a different color.

Ms. Grace thought the home seemed too tall. Mr. Segraves responded. She suggested reducing the first floor doors and revisiting the front entrance.

Mr. Vila thought the home was a little too formal. Mr. Ives agreed.

Ms. Grace thought the dark windows added to the formality.

Matt Jackman, Nievera Williams Design, presented the proposed landscape and hardscape plans for the new residence.

Mr. Vila was in favor of the plant choices.

Mr. Corey suggested that the Gumbo Limbo tree was too large in its proposed location.

Motion made by Mr. Garrison and seconded by Mr. Corey to defer the project for one month, to the July 24, 2019 meeting, to allow the professionals to restudy the design. Motion carried unanimously.

B-041-2019 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 2283 Ibis Isle Rd. W.

Applicant: Jeffrey Alderton

Professional: Keith Williams/Nievera Williams Design

Project Description: Requesting approval for a vehicular gate with columns.

ZONING INFORMATION: Section 134-1668 - Variance to allow the installation of a driveway gate with a 12.2 foot setback from the edge of the pavement in lieu of the 18-foot minimum required by the Zoning Code.

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

Matt Jackman, Nievera Williams Design, presented the plans for the proposed vehicular gate.

Ms. Grace thought the gate was attractive and fit into the area.

Ms. Catlin was in favor of the tongue and groove designed gate.

Motion made by Mr. Garrison and seconded by Mr. Corey that implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion carried unanimously.

Ms. Garrison asked if the owner would dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Jackman agreed to the easement.

Motion made by Mr. Garrison and seconded by Mr. Corey that the proposed project at 2283 Ibis Isle Rd. 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. 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-042-2019 Modifications

Address: 430 N. Lake Way

Applicant: Frances Levy

Professional: Mario Nievera/Nievera Williams Design

Project Description: Addition of driveway gate.

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

Jedidiah Hall, Nievera William Design, presented the plans for the proposed vehicular gate.

Ms. Grace suggested using a gate that was more open in its design.

Mr. Corey thought the gate should be designed with more imagination and suggested using a wood material.

Ms. Catlin was not in favor of the gate design.

Mr. Floersheimer thought the gate looked too industrial and should be more open.

Mr. Vila offered some suggestions to consider in the new gate design.

Motion made by Mr. Corey and seconded by Mr. Garrison to defer the project for one month, to the July 24, 2019 meeting, to allow the professionals to restudy the design. Motion carried unanimously.

D. MINOR PROJECTS – OLD BUSINESS

None

E. MINOR PROJECTS – NEW BUSINESS

A-018-2019 Modifications

Address: 300 Cherry Ln.

Applicant: Peter D. Garvy

Professional: Kevin Asbacher/Asbacher Architecture

Project Description: Extension of an existing covered porch, replace existing windows and doors and paint exterior.

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

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

Mr. Floersheimer was in favor of the proportions of the loggia. He inquired about the lanterns proposed for the home.

Ms. Grace asked about the material proposed for the columns. She inquired about the elimination of the French door in the library.

A short discussion ensued about the elimination of the French door in the library space. Mr. Asbacher explained the design.

Motion made by Mr. Corey and seconded by Mr. Ives that the proposed project at 300 Cherry Lane 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 6-1, with Mr. Zukov opposed.

A-019-2019 Modifications

Address: 266 Orange Grove Rd.

Applicant: Mike Steranka

Professional: Patrick Segraves/SKA Architect + Planner.

Project Description: Change in driveway to gray pavers and the front retaining wall to a stucco finish.

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

Mr. Floersheimer stated that when he drove by the site, he noticed that the work had been completed.

Mr. Segraves explained the proposed modifications for the front site wall and driveway.

Mr. Lindgren explained how the project was initially submitted as a staff approval. He further explained why he recommended that the project be presented to the Commission.

A short discussion ensued about the changes that had already been implemented.

Motion made by Mr. Ives and seconded by Ms. Grace that the proposed project at 266 Orange Grove Rd. 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 4-3, with Messrs. Zukov, Garrison and Corey opposed.

A-022-2019 Modifications

Address: 321 Brazilian Ave.

Applicant: Yelvington Susan TR (Susan Yelvington)

Professional: Stephen Roy/Roy and Posey

Project Description: Exterior modifications to include: change in roof material, paint colors, window and door colors, soffit and outlookers, door and window surround modifications & light fixture replacement.

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

Mr. Roy presented the architectural modifications proposed for the existing residence. Mr. Roy presented alternate renderings on the overhead projector. He presented material samples to the Commission.

Ms. Catlin stated she felt that the charm was being removed from the home with the proposed changes. She thought there could be a compromise in the design. Mr. Roy explained his design.

Mr. Corey supported the design without the outlookers. However, he expressed concern for the proposed roof.

Ms. Grace was not in favor of the proposed changes and stated she could not support the design.

Ms. Shiverick agreed with Ms. Grace and questioned the material and color choices. She questioned the landscaping in the front of the home. Mr. Roy responded.

Mr. Vila thought reducing all of the details around the entrance was a good choice. However, he questioned the proposed roof material and the color choice.

Mr. Floersheimer inquired about the gutters. Mr. Roy responded.

Motion made by Mr. Ives and seconded by Mr. Corey to defer the project for one month, to the July 24, 2019 meeting, to allow the professionals to restudy the design. Motion carried unanimously.

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

There were no comments heard at this time.

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

Mr. Lindgren asked the Commission about including their email addresses on the roster. Messrs. Ives, Zukov and Ms. Catlin agreed to include their email address.

Mr. Lindgren stated that Josh Martin, Director of Planning, Zoning and Building, would like the Commissioners to tour some of the properties that had recently received approval and are nearing completion. Mr. Lindgren stated that he is currently working to set up the tour and added that he would like to hold the tour on the Thursday following their meeting in July. After the Commission discussed the issue, there was a consensus that the best time for the tour would be the day prior to the meeting, after 2 p.m.

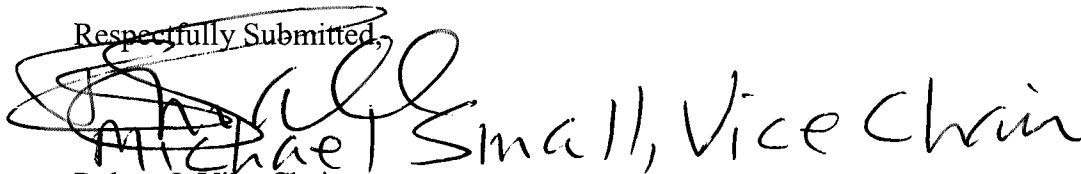
Mr. Floersheimer inquired if the Town had a shared Dropbox that the Commissioners could use for architects to share plans. Mr. Lindgren told the Commission that all the plans submitted to the Town are online for review.

XIII. **ADJOURNMENT**

Motion made by Mr. Ives and seconded by Mr. Garrison to adjourn the meeting at 1:43 p.m. Motion carried unanimously.

The next meeting will be held on Wednesday, July 24, 2019 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

A large, stylized handwritten signature in black ink that reads "Michael Small". The signature is written over the printed name "Michael Small, Vice Chair".

Robert J. Vila, Chairman

ARCHITECTURAL COMMISSION

kmc