



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, MARCH 29, 2023

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. Smith called the meeting to order at 9:00 a.m.

II. **ROLL CALL**

Jeffrey W. Smith, Chairman	PRESENT
Richard F. Sammons, Vice Chairman	PRESENT
John David Corey, Member	PRESENT
Betsy Shiverick, Member	PRESENT
Thomas Kirchhoff, Member	ABSENT (Unexcused)
Kenn Karakul, Member	PRESENT
Elizabeth Connaughton, Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT
Joshua L. Martin, Alternate Member	ABSENT (Unexcused)
Katherine "KT" Catlin, Alternate Member	PRESENT

It was noted that Mr. Floersheimer would be voting in the absence of Thomas Kirchhoff.

Staff Members present were:
Sarah Pardue, Design & Preservation Planner
Jordan Hodges, Design & Preservation Planner
Kelly Churney, Acting Town Clerk
John C. Randolph, Town Attorney

III. **PLEDGE OF ALLEGIANCE**

Chairman Smith led the Pledge of Allegiance.

IV. **ELECTION OF CHAIR & VICE CHAIR**

Ms. Shiverick nominated Richard Sammons for Chair. Mr. Smith seconded the nomination.
Mr. Corey nominated Jeffrey Smith for Chair. Mr. Floersheimer seconded the nomination.
There were no other nominations at this time.

After a ballot vote, it was announced that Jeffrey Smith was elected as Chair.

Mr. Floersheimer nominated John David Corey for Vice Chair. Mr. Smith seconded the

nomination. Mr. Karakul nominated Richard Sammons for Vice Chair. Ms. Shiverick seconded the nomination. There were no other nominations at this time.

After a ballot vote, it was announced that Richard Sammons was elected as Vice Chair.

Motion made by Mr. Corey and seconded by Mr. Karakul to accept the results of Jeffrey Smith as Chair and Richard Sammons as Vice Chair of the Architectural Review Commission. Motion carried unanimously, 7-0.

V. APPROVAL OF MINUTES

A. Approval of the Minutes of the February 22, 2023 Architectural Review Commission Meeting

Motion made by Mr. Floersheimer and seconded by Mr. Karakul to approve the minutes from the February 22, 2023, meeting as presented. Motion carried unanimously, 7-0.

VI. APPROVAL OF THE AGENDA

Ms. Pardue asked to modify the agenda with the following changes:

ARC-23-030, 1090 N. Ocean Blvd. is pulled from consent by staff
ARC-22-187 (ZON-22-129) 441 Australian Ave. is pulled from consent by staff
Deferral of ARC-22-022 (ZON-22-021), 160 Seaview Ave. to April 26, 2023
Withdrawal of ARC-23-012 (ZON-23-027) 206 Caribbean Road
Deferral of ARC-22-243 (ZON-23-014) 302 Seabreeze Ave. to April 26, 2023
Deferral of ARC-22-240, 1198 N. Ocean Way to April 26, 2023
Deferral of ARC-23-013 (ZON-23-028), 177 Clarke Avenue to April 26, 2023
Deferral of ARC-23-020, 576 Island Dr. to April 26, 2023
Deferral of ARC-23-022 (ZON-23-032), 125 Worth Ave. to April 26, 2023
Deferral of ARC-23-025, 274 Monterey Road to April 26, 2023
Withdrawal of ARC-23-011 (ZON-23-026), 220 Arabian Road
Deferral of ARC-22-225 (ZON-22-147), 201 El Vedado Road to April 26, 2023

Motion made by Mr. Corey and seconded by Ms. Karakul to approve the agenda as amended. Motion carried unanimously, 7-0.

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

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

VIII. COMMENTS FROM THE ARCHITECTURAL COMMISSIONERS

Ms. Catlin encouraged the Commission to ask the professionals to use North County Road rather than N. Lake Way for the traversing of trucks during construction for several reasons, including pedestrian safety.

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

There were no comments heard at this time.

X. PROJECT REVIEW

A. PRESENTATIONS

1. Sunshine Law Presentation

Town Attorney Randolph provided an overview of the sunshine law, public records, and ex parte communications for the Architectural Review Commission. Mr. Randolph answered questions from the Commissioners.

B. CONSENT AGENDA

1. **ARC-22-007 210 EDEN RD – EXTENSION OF TIME** An application has been filed requesting an Architectural Commission review and approval for a One (1) year Extension of Time for a previously issued Architectural Commission Approval for the modifications to an existing residence. (Item Was Approved At The January 26, 2022 Arcom Meeting)
2. **ARC-22-027 (ZON-22-034) 127 EL BRAVO WAY – EXTENSION OF TIME** An application has been filed requesting an Architectural Commission review and approval for a One (1) year Extension of Time for a previously issued Architectural Commission Approval for the construction of a new two- story residence. (Item Was Approved At The February 23, 2022, Arcom Meeting)
3. **ARC-22-059 2284 IBIS ISLE RD W– EXTENSION OF TIME** An application has been filed requesting an Architectural Commission review and approval for a One (1) year Extension of Time for a previously issued Architectural Commission Approval for the modifications to an existing residence. (Item Was Approved At The March 29, 2022 Arcom Meeting).
4. **ARC-23-021 221 EIDORADO LANE** The applicant, Jesse and Katherine Belcher, has filed an application requesting Architectural Commission review and approval for modifications to existing landscape and hardscape.
5. **ARC-23-030 1090 N OCEAN BLVD.** The applicant, Ann Desruisseaux, has filed an application requesting Architectural Commission review and approval of new entry columns and driveway gate to an existing residence.

Please note: This item was pulled from consent and was not approved in the consent agenda.

6. **ARC-22-187 (ZON-22-129) 441 AUSTRALIAN AVE (COMBO)** The applicant, John and Ginny Collett, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements, with variances required on a lot deficient in lot width and lot area in the R-C zoning district and including variance from landscape open space requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Please note: This item was pulled from consent and was not approved in the consent agenda.

7. **ARC-23-002 (ZON-23-015) 160 ROYAL PALM WAY – THE PALM HOUSE HOTEL (COMBO)** The applicant, LR PALM HOUSE, LLC., has filed an application requesting Architectural Commission review and approval for modifications to previously approved improvements at the site, including the relocation of mechanical equipment to the roof, the construction of new site walls, parapet alterations, and pool deck lighting, requiring a variance for rooftop air conditioning equipment height and requiring Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it relates to the zoning

relief/approval.

Please note: This item was pulled from consent and was not approved in the consent agenda.

8. **ARC-23-019 (ZON-23-036) 247 SEASPRAY AVE (COMBO)** The applicant, Alicia Grace (ALICIA GRACE TR TITL HLDR), has filed an application requesting Architectural Commission review and approval for the construction of a second floor addition on an existing single-story detached accessory structure, requiring variances to vest existing non-conforming first story side and rear setbacks due to the demolition of more than 50% of the structure, and variances to permit the construction of a second story with reduced side and rear setbacks. This is a combination project that shall also be reviewed by Town Council as it pertains to the zoning relief/approval.

Motion made by Mr. Karakul and seconded by Mr. Corey to approve the consent agenda as amended, which did not include ARC-23-030, 1090 N. Ocean Blvd., ARC-22-187, 441 Australian Ave., and ARC-23-002, 160 Royal Palm Way. Motion carried unanimously, 7-0.

The following projects were pulled from consent and were not included in the approval of the consent agenda.

5. **ARC-23-030 1090 N OCEAN BLVD.** The applicant, Ann Desruisseaux, has filed an application requesting Architectural Commission review and approval of new entry columns and driveway gates to an existing residence.

Ms. Pardue provided staff comments on the project.

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

Jason Drobot, Brasseur & Drobot Architects, presented the architectural plans for a new driveway gate.

Mr. Floersheimer asked about the column placement in relation to the pavers. He also inquired why an additional gate was not requested on the side of Colonial Drive. Mr. Drobot responded and discussed how the columns would be installed around the pavers. He also addressed his client's concerns about safety. Mr. Floersheimer asked about the column size of the driveway gates compared to the existing piers. Mr. Drobot responded. Mr. Floersheimer asked about the height of the gate. Mr. Drobot responded. Mr. Floersheimer thought the gate might be too tall.

Mr. Sammons thought the gate design was inconsistent with the tallest crest in the middle of the gate. Mr. Drobot asked if Mr. Sammons would prefer a gate without the rise in the middle, to which Mr. Sammons responded in the affirmative.

Mr. Corey thought the columns were a bit too thick. He also did not believe the gate added charm to the house and thought it needed more character. Mr. Drobot discussed the proposed gate.

Ms. Shiverick agreed with Mr. Corey. She did not believe the gate added to the charm of the home; in fact, she argued that it detracted from the charm. She thought the gate should be incorporated into the existing site wall.

Mr. Smith agreed with the other Commissioners and did not believe the gate would solve the security issues.

Motion made by Mr. Corey and seconded by Mr. Karakul to defer the project to the April 26, 2023, meeting. Motion carried 6-1, with Ms. Shiverick dissenting.

6. **ARC-22-187 (ZON-22-129) 441 AUSTRALIAN AVE (COMBO)** The applicant, John and Ginny Collett, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape.

Ms. Pardue provided staff comments on the project.

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

Mario Nievera, Nievera Williams Design, presented the landscape modifications proposed for the new residence.

Mr. Corey expressed concern about the second-floor windows overlooking the neighbor's home without landscaping. He believed that the new plans were much improved and would appropriately screen the windows.

Mr. Karakul thought the plans were significantly improved and thought the plantings were appropriate.

Motion made by Mr. Karakul and seconded by Mr. Floersheimer to approve the project as presented. Motion carried unanimously, 7-0.

7. **ARC-23-002 (ZON-23-015) 160 ROYAL PALM WAY – THE PALM HOUSE HOTEL (COMBO)** The applicant, LR PALM HOUSE, LLC., has filed an application requesting Architectural Commission review and approval for modifications to previously approved improvements at the site, including the relocation of mechanical equipment to the roof, the construction of new site walls, parapet alterations, and pool deck lighting, requiring a variance for rooftop air conditioning equipment height and requiring Site Plan Review. This is a combination project that shall also be reviewed by Town Council as it relates to the zoning relief/approval.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Mr. Floersheimer.

Sean McClendon, from Cooper Carry, presented the proposed modifications for pool deck lighting.

Mr. Karakul wondered if there was any tall landscaping in the area where moonlighting could be added.

Mr. Corey thought the problem was that the proposed lighting looked cheap.

Mr. McClendon stated there was tall landscaping but expressed issues with the powering of the lights.

Mr. Karakul asked about different options and discussed different options with Mr. McClendon.

Mr. Floersheimer was not in favor of the pole lights. He asked about the dimensions of the lighting proposed. Mr. McClendon responded. He thought the proposal was better than the previously proposed; however, he did not believe the proposal was the best solution. Mr. Floersheimer asked about the lights in the pool. Mr. McClendon responded. Mr. Floersheimer asked to see an alternate solution.

Mr. Corey thought the project needed to be deferred for a restudy. He thought the proposed lights should be charming and have personality. Mr. McClendon asked Mr. Corey for his opinion on what type of lights he would light to see. Mr. Corey responded.

Ms. Shiverick recommended using all bollards and moonlighting when possible. Mr. McClendon expressed concern about using moonlighting in terms of light pollution to the neighbors. Ms. Shiverick asked about placing the bollards near the wall, within the plants. Mr. McClendon responded and discussed the challenges with that suggestion.

Ms. Connaughton wondered if the pool lighting would help with the lighting solution. Mr. McClendon responded. Ms. Connaughton agreed with Mr. Karakul.

Mr. Karakul thought many pools in the Town have been tastefully done.

Mr. Smith suggested using lighting from the palm trees to light the pool deck. It would give a more tropical feeling and create a Palm Beach pool feel.

Ms. Catlin wondered if a custom-designed bollard light would help the solution. Mr. McClendon responded.

Mr. Floersheimer asked if the applicant had considered using an LED strip around the pool's edge. Mr. McClendon stated he would investigate the suggestion.

Motion made by Mr. Floersheimer and seconded by Mr. Karakul to defer the project to the April 26, 2023, meeting. Motion carried unanimously, 7-0.

C. MAJOR PROJECTS-OLDBUSINESS

1. **ARC-22-022 (ZON-22-021) 160 SEAVIEW AVE (COMBO)** The applicant, Coral Beach Corporation (Angela Feldman, President) (160 Seaview Ave) and Seaview Holdings, Inc. (David Feldman, Director) (170 Seaview Ave), has filed an application

requesting Architectural Commission review and approval of the construction of a new two-story guest house including variances from setback and point of measurement requirements on a unified site of 160 and 170 Seaview Avenue. Town Council will review the variance portion of the application. (contd. from 06/27,22 08/24/22, 11/18/22, 12/16/22)

Please note: This item was deferred to the April 26, 2023, meeting at Item V., Approval of the Agenda.

2. **ARC-23-012 (ZON-23-027) 206 CARIBBEAN RD (COMBO)** The applicant, 206 Caribbean LLC (Robert Frisbie), has filed an application requesting Architectural Commission review and approval for the construction of new two-story single-family dwelling with pool, hardscape and landscape, requiring site plan review for development of an existing nonconforming lot. This is a combination project that shall also be reviewed by Town Council as it relates to zoning relief/approval.

Please note: This item was withdrawn at the request of the applicant.

3. **ARC-22-243 (ZON-23-014) 302 SEABREEZE AVE (COMBO)** The applicant, Sean Rooney, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements, requiring Site Plan Review due to deficient lot width and area, and variances to provide one garage parking space in lieu of the two required and to install air conditioning condensing units and a generator in the rear yard setback without being completely screened from the adjacent property. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Please note: This item was deferred to the April 26, 2023, meeting at Item V., Approval of the Agenda.

4. **ARC-22-240 1198 N OCEAN WAY** The applicant, Douglas L. Williams & Gabrielle J. Sirchio, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family residence with related landscape and hardscape improvements.

Please note: This item was deferred to the April 26, 2023, meeting at Item V., Approval of the Agenda.

5. **ARC-23-013 (ZON-23-028) 177 CLARKE AVE. (COMBO)** The applicants, James Coleman Baker and Veronica Chen Baker, have filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence, alterations to an existing garage structure, and landscape and hardscape improvements, including (1) Cubic Content Ratio, (2-4) to vest existing rear and side setback encroachments due to the demolition of more than 50% of the building, and (5) to allow a two-story accessory structure. This is a combination project that shall also be reviewed by Town Council as it relates to the zoning relief/approval.

Please note: This item was deferred to the April 26, 2023, meeting at Item V., Approval of the Agenda.

6. **ARC-22-247 965 N OCEAN BLVD.** The applicant, 965 N OCEAN BLVD LLC (Matthew Sellick), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence over 10,000 SF with basement, landscape, hardscape, pool and spa.

Mr. Hodges provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the architectural modifications proposed for the new residence.

Cory Meyer, Nievera Williams Design, presented the landscape and hardscape modifications for the site.

Mr. Smith called for public comment.

Jamie Gavigan, on behalf of the neighbor at 947 N. Ocean Blvd., requested more time for his client, and asked that the previous minutes for this project be incorporated into the record.

John Middleton, 947 N. Ocean Blvd., expressed his objections to the proposed project.

Peter Zimmerman, an architect on behalf of Mr. Middleton, discussed where the proposed home failed to meet some of the criteria in the code. He also showed slides where it demonstrated the developmental coverage on the site.

Joannie Goodman, 911 N. Ocean Blvd., agreed with Mr. Middleton's comments and expressed her objections to the proposed development.

John C. Dotterer, 1470 N. Ocean Blvd., expressed his objections to the proposed project. He showed photographs on the overhead to demonstrate his objections.

Derek Limbocker, 977 N. Ocean Blvd., expressed his objections to the proposed project.

Susan Gary, 229 Onondaga Avenue, expressed her objections to the proposed project.

Lee Dunston, 282 Monterey Road, expressed his objections to the proposed project.

Mr. Janssen provided rebuttal arguments that were raised by the neighbors.

M. Timothy Hanlon, the attorney for the applicant, said the applicant met with neighbors back in January. There was subsequent communication. A significant thing to note was after trying to meet with neighbors, the applicant never heard back from them. Not only was there no response but no letters of objection were received prior to one day ago.

Mr. Zimmerman stated he was licensed in Florida as well as 20 other states.

Mr. Sammons thought the home was trying to be constructed to look like a cottage but was a big home. He thought the appearance of mass was problematic. He pointed out areas in the design where the size could be reduced. Mr. Janssen responded. Mr. Sammons asked about the design of the windows. Mr. Janssen responded with an explanation of the design. A short discussion ensued about the design and where Mr. Sammons felt areas of improvement could be made.

Mr. Corey asked if the professional had a photograph of the area's landscaping. He has always been concerned with the overdevelopment of the lot. He thought there was too much hardscape proposed on the lot. He thought the property should be developed in a graceful manner on the ocean; he thought there should be enough breathable room on the lot. Mr. Janssen responded and discussed how much the home had been pushed back from the ocean. Mr. Corey favored the center portion of the main home; he thought the large wings were a problem and should appear more subservient to the main home. Mr. Corey thought the overall program needed to be reduced.

Mr. Karakul appreciated the reductions. However, he thought the roofs were too much and appeared bulky.

Ms. Shiverick thought the lot was a special lot and warranted a special home. She thought the proposed home was generic and did not favor the guest house. She thought the lot felt overdeveloped. Mr. Janssen responded. Ms. Shiverick thought the proposed home lacked grace and seemed clunky.

Ms. Catlin thought the separation of the guest home would add more hardscape to the site. She thought the design did have some charm. She thought the hardscape needed to be reduced. She also thought the problem with the design was its appearance.

Mr. Floersheimer agreed with his fellow commissioners. He thought there was an excellent opportunity to have an underground garage due to the lot's topography. He also thought the amount of hardscape was problematic and recommended reducing the size of the home.

Ms. Connaughton questioned the style of the home; she thought the west elevation was the most successful. She thought the home was too massive and questioned the amount of glazing. She thought the proposal felt like a spec house. Mr. Janssen responded.

Mr. Smith thought the estate district was about having large, green-spaced lots. He thought the guest house was the biggest problem with the design; he recommended removing it. He thought the design was being pushed up to the bulkhead line. He expressed concern about the pool location. He asked about what reductions had been made to the home since the last presentation.

Motion made by Mr. Sammons and seconded by Ms. Shiverick to deny the project based on the criteria in the code, section 18-205 (a) 1, 8, and 9. Motion carried 6-1, with Mr. Floersheimer dissenting.

Please note: A short break was taken at 11:19 a.m. The meeting resumed at 11:35 a.m. Mr. Karakul returned at 11:37 a.m. and Ms. Connaughton returned at 11:39 a.m.

7. **ARC-22-126 (ZON-22-088) 240 OLEANDER AVE. (COMBO)** The applicant, PTMJM Florida Investment Properties, LLC (Patricia Lambrecht), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story apartment building and the construction of a new two-story single-family residence with final hardscape, landscape and pool, requiring variances due to deficient lot area and depth in the R-C zoning district and not provide required garage enclosure for two vehicles. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. (contd. from 08/24/22, 11/18/22)

Ms. Pardue provided staff comments on the project.

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

Gregory Bonner, B1 Architect, presented the architectural modifications proposed for the new residence.

Mr. Corey thought there were significant challenges in moving from a multi-family home to a single-family home. He thought the home was a bit too long. Mr. Corey wondered if the front façade should be broken up, lowering the west portion, to provide the appearance of a better proportion in accordance with the surrounding homes on the street.

Mr. Floersheimer thought the professional listened to the Commissioners' comments. He thought some revisions to the front façade fenestration could be made.

Mr. Sammons still lamented the loss of the smaller units in the multi-family. He questioned the amount of fenestration and the verticality of different elements. He thought the bay was too narrow; he suggested flipping the house, so the bays served different rooms. He thought the glazing was overdone. He thought the front door element was too tall and skinny. He was not in favor of the design with the master bathroom over the garage. He thought the home was too long as well.

Ms. Catlin questioned the logistic plan with all the trucks. She thought the home missed the mark for the street; she thought the design should be quirkier in accordance with the street.

Mr. Karakul thought the professional had listened to the recommendations. He questioned the small, square windows. He liked Mr. Corey's suggestion about the center bay of the home.

Ms. Connaughton thought the home design had improved; however, she thought the design appeared a bit confusing. She also questioned the bump-out feature over the garage. She questioned the features designed as a Mediterranean-style home. She thought the home did not fit on the street.

Ms. Shiverick thought the home was too long and tall. She also lamented the loss of the multi-family home. She asked for the wood to be lime-washed Cypress material. She thought the home could appear a bit more informal. She asked if the windows were double-hung, and Mr. Bonner responded in the affirmative.

Mr. Floersheimer questioned the three windows in the master bathroom.

Mr. Corey asked about the height of the second-floor balcony door and thought it could be reduced in height.

Mr. Smith thought the professional did a nice job. He questioned the two garage bays. He recommended having one garage bay.

A short discussion ensued about the garage bay designs.

Motion made by Mr. Sammons and seconded by Mr. Corey to defer the project to the April 26, 2023, meeting. Motion carried unanimously, 7-0.

8. **ARC-22-142 232 MOCKINGBIRD TR.** The applicant, The Beach House Trust, has filed an application requesting Architectural Commission review and approval for the demolition of an existing 3,371 square foot residence. Construction of a new two-story 4,629 square foot residence with associated landscape and hardscape. (contd. from 07/27/22, 11/18/22)

Mr. Hodges provided staff comments on the project.

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

Benjamin Schreier, Affiniti Architects, presented the architectural modification proposed for the new residence. He stated that Bill Boyle, who presented the project at previous meetings, could not attend but continued working on the design.

Selene Basile, Fernando Wong Outdoor Living Design, presented the landscape and hardscape modifications for the site.

Mr. Corey thought the project was good.

Motion made by Mr. Corey and seconded by Mr. Floersheimer to approve the project as presented.

Ms. Shiverick had a question about the fenestration on the sleeping porch. Mr. Schreier responded that they would be proper louvers. Ms. Shiverick asked how light would be brought into the space. Mr. Schreier discussed the fixed windows in the space.

Mr. Sammons had a suggestion to move the front door towards the tower.

Ms. Connaughton suggested changing the louvers and windows on the sleeping porch to create a rhythm.

Ms. Shiverick recommended placing an awning over the large window.

Mr. Sammons thought the prominent cornice was a bit too large. Mr. Sammons thought the cornice around the sleeping porch was not necessary.

Motion amended by Mr. Corey and seconded by Mr. Floersheimer to approve the project as presented, with removing the decorative cornice on the sleeping porch and with the addition of the awning over the front window. Motion carried unanimously, 7-0.

9. **ARC-22-216 (ZON-22-140) 248 COLONIAL LN (COMBO)** The applicant, 306 Livingston Street Holdings I, LLC (Matthew Mirones), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence including variances (1) to not provide required garage enclosure for two vehicles, (2 and 3) and locate a generator in a setback which is higher than allowed and not adequately screened, in the R-B zoning district. This is a combination project that shall also be reviewed by Town Council as it pertains to the Special Exception w Site Plan Review and Variance relief for approval. (contd. from 10/26/22)

Mr. Hodges provided staff comments on the project.

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

Dinyar Wadia, Wadia & Associates, presented the architectural modifications proposed for the new residence.

Grace Walton, Environment Design Group, presented the landscape and hardscape modifications proposed for the site.

Mr. Smith called for public comment.

David Kelso, 255 Monterey Road, expressed his concerns with the construction on a narrow street and questioned the approval of the variance.

Town Attorney Randolph thought that Mr. Kelso's concerns should be addressed by the Town Council, not the Architectural Review Commission.

Candace Barasch, 239 Monterey Road, expressed her objections to the proposed project.

Lee Dunston, 282 Monterey Road, expressed his objections to the proposed project.

Mr. Randolph further explained why the arguments were inappropriate for the Architectural Review Commission.

Mr. Sammons thought the proposal was a modest and charming home. Robert Pilla, Wadia & Associates, responded. Mr. Sammons provided a suggestion on how to alleviate parking for the construction. Mr. Sammons still had an objection to the style of the house. He also thought the roof should be a hip roof. Mr. Sammons provided a suggestion for the roof pitch. He also thought the cornice on the wings should be differentiated from the main body of the home. He thought the height of the home could be reduced slightly.

Mr. Corey thought the home was very charming and well-executed. Mr. Corey asked about the rear setback. Messrs. Wadia and Pilla responded. Mr. Corey thought the rear roof should be a hip roof. Mr. Corey also agreed with Mr. Sammons that the height could be slightly reduced. Mr. Corey asked about the removal of the Pigeon Plum palms. Ms. Walton responded. Mr. Corey made a recommendation for landscaping and the palms at the front of the home. He thought there should be more shade trees.

Ms. Shiverick thought the home was handsome; however, she felt the home could be reduced in size and height. She thought there was too much hardscape in the front of the site. She also agreed with Mr. Corey and thought the front palms should be changed to shade trees. She thought the west end of the home was a bit overextended.

Ms. Catlin thought the house could be reduced. She requested that the truck route use N. County Road, rather than N. Lake Way. She also requested that the landscape architect pay attention to the walls and how they relate to the homes around them. She thought the landscape should be finished with attention given to drainage.

Ms. Connaughton appreciated the style of the home; however, she thought it was trying to hide what was behind the home. She wished the home had a one-story portion on the main side of the street. She recommended reducing the height of the second story of the home. She thought the home felt like a northern home rather than a home in Florida.

Mr. Sammons asked about the gate on the plan. Mr. Pilla responded.

Mr. Karakul thought the home was better than most homes on the street. He thought the plan had good attention to detail.

Motion made by Mr. Karakul and seconded by Mr. Sammons to approve the project with the following conditions: The floor-to-ceiling height of the second floor will be reduced by 8 inches, and the landscape portion of the project will be deferred to the April 26, 2023, meeting. Motion carried 4-3, with Ms. Connaughton and Messrs. Corey and Floersheimer dissenting.

Motion made by Mr. Karakul and seconded by Mr. Corey that implementation of the proposed variances will not cause a negative

architectural impact to the subject property. Motion carried 6-1, with Mr. Smith dissenting.

Please note: A lunch break was taken at 12:47 p.m. The meeting resumed at 2:00 p.m. Mr. Karakul returned at 2:03 p.m.

10. **ARC-22-244 (ZON-23-004) 422 AUSTRALIAN AVE (COMBO)** The applicant, 422 Development Group LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence on a lot deficient in lot width and lot area in the R-C zoning district requiring (3) variances. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

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

Patrick Segraves, SKA Architect + Planner, presented the architectural modifications proposed for the new residence. He then presented the changes to the fountain and hardscape materials.

Mr. Corey questioned the proposed lighting for the residence. Mr. Segraves responded. Mr. Corey thought the fountain to be removed. Mr. Segraves stated that his client would be amenable to removing the fountain. Mr. Corey stated that the concrete outside of the home was a mess and asked the owner to clean it up.

Ms. Shiverick asked if the awning would be attached to the house. Mr. Segraves responded that it would be attached to the house.

Motion made by Mr. Karakul and seconded by Mr. Corey to approve the project as presented with removal of the fountain. Motion carried unanimously, 7-0.

11. **ARC-23-014 (ZON-23-029) 325 VIA LINDA (COMBO)** The applicant, Three Palm Trees, LLC, has filed an application requesting Architectural Commission review and approval of the construction of a new two-story residence with garage and basement, a two-story detached accessory structure with garage and basement, a pool pergola structure with awning, pool(s)/water feature(s), and associated landscape and hardscape including entry gate assemblies, site walls and an emergency generator. This is a combo project that will require Town Council review and approval for a Special Exception and Site Plan Approval to permit a reduction in the required setback for the proposed gate and gateposts. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the architectural modifications proposed for the new residence.

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

Mr. Karakul wondered if additional landscaping could be placed along the front of the home, aside from placing it on the ends of the property. He thought it would soften the property.

Ms. Connaughton questioned the entire entablature around the garage elements; she thought it should be treated more like the main home. She thought there was too much glazing and openness on the west side of the home. Mr. Janssen responded.

Mr. Corey thought the proposed home was over-scaled and would loom over the Lake Trail. He thought the size should be reduced by 20%. He stated he could not support the project. Mr. Janssen responded and advocated for the design. Mr. Corey felt the bulk and massing were out of scale.

Mr. Sammons recommended removing the mansard roofs. He thought the house should be reduced, evident by the flat section in the middle of the roof. He questioned whether the elements were in keeping with the proposed Neo-Classical Style. He questioned the entablature on the wings.

Ms. Shiverick questioned the size of the guest house. She thought there were too many windows on the west façade. She strongly suggested that the existing rose plants be repurposed. Mr. Nievera stated he would investigate the suggestion. She thought the size of the home was too large.

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

Motion made by Ms. Shiverick and seconded by Mr. Corey to defer the project to the April 26, 2023, meeting in accordance with the comments from the Commissioners. Motion carried unanimously, 7-0.

12. **ARC-23-020 576 ISLAND DR.** The applicant, 576 Florida Land Trust Towl Anne Marie Tr, has filed an application requesting Architectural Commission review and approval for exterior modifications to the entry porch and replacement of the entry door and second floor window to an existing two- story residence.

Please note: This item was deferred to the April 26, 2023, meeting at Item V., Approval of the Agenda.

13. **ARC-23-022 (ZON-23-032) 125 WORTH AVE (COMBO)** The applicant, 125 Worth Partners LLC, has filed an application requesting Architectural Commission review and approval for the substantial demolition, renovation and expansion of the existing four-story nonconforming commercial building with underground parking, including multi-story additions and façade alterations proposing in accordance with the Worth Avenue Design Guidelines, involving multiple variances including from the parking requirements, setback, lot coverage, height and open space regulations and other nonconforming aspects of the existing building. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning

relief/approval.

Please note: This item was deferred to the April 26, 2023, meeting at Item V. Approval of the Agenda.

14. **ARC-23-024 (ZON-23-033) 1540 S. OCEAN BLVD AND 114 OCEAN VIEW RD (COMBO)** The applicant, 1540 S Ocean LLC (Steven Kirsch, Managing Director) has filed an application requesting Architectural Commission review and approval to construct a new plunge pool, deck, and landscaping for an existing 136 square foot one (1) story cabana structure including variances at 1540 S Ocean Blvd and 114 Ocean View Road. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the architectural modifications proposed for the beach cabana.

Mr. Floersheimer inquired why the building was being renovated rather than demolished and rebuilt.

Maura Ziska, attorney for the owner, provided an explanation for the project. Mr. Janssen provided further explanation.

Mr. Floersheimer asked about the amount of proposed decking. Mr. Janssen responded.

Ms. Connaughton asked about the roof structure and provided an additional suggestion. Mr. Janssen found her suggestion acceptable.

Ms. Shiverick asked for an explanation for the variances. Ms. Ziska provided further explanation.

Mr. Corey was not in favor of the roof design. He also did not believe the proposal was as quirky as the existing cabana.

Mr. Karakul asked the Commission their preference for the roof gables.

Motion made by Mr. Floersheimer and seconded by Mr. Karakul to approve the cabana with the original roof and the existing deck only, with no approval granted to the new deck.

A discussion ensued about the motion.

Mr. Floersheimer withdrew his motion.

Motion made by Mr. Corey and seconded by Mr. Karakul to defer the project to the April 26, 2023, meeting. Motion carried unanimously, 7-0.

15. **ARC-23-025 274 MONTEREY ROAD** The applicant, Morton Pierce, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story single-family residence with related landscape and hardscape improvements.

Please note: This item was deferred to the April 26, 2023, meeting at Item V., Approval of the Agenda.

D. MAJOR PROJECTS-NEW BUSINESS

1. **ARC-22-217 258 COUNTRY CLUB RD (257 FAIRVIEW RD)** The applicant, Fieger Management Company 11 LLC (Geoffrey Fieger), has filed an application requesting Architectural Commission review and approval for construction of a new two-story accessory structure with related hardscape and landscape improvements on a parcel (257 Fairview Rd) to be unified with a parcel already improved with a two-story residence.

Mr. Hodges provided staff comments on the project.

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

Dan Mallo, Clint Larkan Architect, presented the overview of the new home proposed for the site.

Selene Basile, Fernando Wong Outdoor Living Design, presented the landscape and hardscape plans proposed for the site.

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

Ms. Catlin thought the home was too large and formal for the street. She thought the home was inappropriate for the street.

Mr. Karakul thought the home was too big for the street and was not subservient, as it should be, to the main home. It was too large and inappropriate.

Mr. Floersheimer agreed with Mr. Karakul and Ms. Catlin.

Mr. Sammons agreed that the accessory structure was not subservient to the main house, and it was too large.

Ms. Shiverick argued that the home was too massive and did not fit on the street. Mr. Mallo responded and provided the reasons for the proposed design.

Mr. Corey thought the landscaping plan was problematic and out of scale. He thought the plan had no scale.

Ms. Connaughton shared the same concerns expressed by her fellow commissioners.

Mr. Smith thought the home should be denied.

Motion made by Ms. Shiverick and seconded by Mr. Sammons to deny the project based on the criteria in the code, section 18-205 (a) 1 and 3. Motion carried unanimously, 7-0.

2. **ARC-23-011 (ZON-23-026) 220 ARABIAN RD (COMBO)** The applicant, Walter Wick, has filed an application requesting Architectural Commission review and approval for construction of a new two-story residence with hardscape, landscape, and pool on a nonconforming lot in the R-B zoning district. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Please note: This item has been withdrawn at the request of the applicant.

3. **ARC-23-026 (ZON-23-034) 171 EL PUEBLO WAY (COMBO)** The applicants, Kevin Ryan and Carolyn Pressly-Ryan, has filed an application requesting Architectural Commission review and approval for construction of a new two-story single-family dwelling with final hardscape, landscape and pool; requiring special exception with site plan review to develop a nonconforming lot in the R-B district, a variance for swimming pool setback, a variance for equipment wall height, and a setback variance. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments on the project.

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

Maura Ziska, attorney for the applicant, provided an overview of the project. She explained the zoning requests and advocated for a positive recommendation to the Town Council.

Jacqueline Albarran, SKA Architect + Planner, presented the architectural plan proposed for the new residence.

Adam Mills, Environment Design Group, presented the landscape and hardscape plan proposed for the new residence. He referred to a specific tree they are aiming to protect. He said there is also a 6 ft wooden fence. Once the professionals discovered the tree, they contacted an arborist who informed them that the roots were all coming onto the property. He stated that everything being proposed will be on the south side of the wall.

Mr. Smith called for public comment.

Liza Pulitzer, 263 El Pueblo Way, thought the proposed home had no charm. She asked the commission to keep construction at bay and protect the charm of the north end of the island.

Sally Jordana, an adjacent neighbor, argued that the tree roots do not stop at the wall. She thought the roots spread toward the wall.

Motion made by Mr. Sammons and seconded by Mr. Corey to deny the project based on the criteria in the code, section 18-205 (a) 1, 3, and 5. Motion carried unanimously, 7-0.

4. **ARC-23-032 (ZON-23-041) 176 SEMINOLE AVE (COMBO)** The applicant, William Paca Beatson, Jr. Trustee of the William Paca Beatson Revocable Trust dated January 8, 2021, has filed an application requesting Architectural Commission review and approval for the conversion of a rear vehicular garage into storage space, for the construction of a second-floor addition over the existing single-story garage, and landscape and hardscape alterations requiring four variances to eliminate required garage parking, to construct a second floor addition with a reduced rear setback, to exceed the maximum allowable Cubic Content Ratio (CCR), and to reduce landscape open space below code requirements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

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

Daniel Kahan, Smith and Moore Architects, presented the architectural modifications to the existing home.

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

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

Ms. Shiverick has always liked the house and supported the project.

Mr. Karakul supported the project, particularly as an adjacent neighbor, and asked that as much landscaping as possible remain intact during construction.

Mr. Floersheimer asked about a neighboring property that could be impacted by the addition. Mr. Kahan responded one of the windows is in the stairwell and the others were side windows in the bedroom. Mr. Floersheimer supported the project.

Mr. Corey asked about the proposed gate. Mr. Kahan responded it was an existing swing gate and provided further explanation. Mr. Corey asked why more of the driveway would not be removed to create more buffer. Mr. Kahan said the residents generally store their cars, and the circular drive is for service, leaving enough space for backing out.

Mr. Smith was not in favor of removing the garage. He thought the project could be reworked to retain the garage. He expressed concern with the number of vehicles on the site.

Mr. Sammons asked that a different cornice be used on the garage element than on the main house. He agreed that the garage should be preserved.

Mr. Kahan explained how the existing garage is currently being used as storage rather than being used as a garage.

Motion made by Mr. Floersheimer and seconded by Mr. Corey to defer the project to the April 26, 2023, meeting. Motion carried unanimously, 7-0.

E. MINOR PROJECTS - OLD BUSINESS

1. **ARC-22-225 (ZON-22-147) 201 EL VEDADO RD. (COMBO)** The applicants, Perri and Robert Bishop, have filed an application requesting Architectural Commission review and approval for the installation of two vehicular driveway gates, including a variance from the backup/cueing distance requirement. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. (contd. from 11/18/22, 12/16/22)

Please note: This item was deferred to the April 26, 2023, meeting at Item V., Approval of the Agenda.

2. **ARC-22-227 640 ISLAND DR.** The applicant, 640 Land Trust, has filed an application to the Architectural Commission for review and approval for a second-story addition over an existing one-story garage attached to an existing two-story residence. (contd. from 11/18/22, 12/16/22) [Town Council remanded this project back to the Architectural Review Commission for additional review.]

Mr. Hodges provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Ms. Catlin.

Bryan Brown, Bryan Brown Architects, presented the architectural modifications proposed for renovating the existing residence.

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

Mr. Karakul stated that the professional achieved the changes the Commission asked him to make.

Motion made by Mr. Karakul and seconded by Mr. Floersheimer to approve the project as presented. Motion carried unanimously, 7-0.

F. MINOR PROJECTS-NEW BUSINESS

1. **ARC-22-162 (ZON-22-110) 2773 S OCEAN BLVD (COMBO)** The applicant, Carlyle House Condominium, has filed an application requesting Architectural Commission review and approval for demolition and redesign of the existing pool, pool deck and associated landscape and hardscape, with Town Council review required for site plan approval.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Ms. Catlin.

Don Skowron, BGS Landscape Architecture & Engineering, presented the landscape and hardscape modifications proposed for the site.

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

Mr. Floersheimer wondered if more green spaces could be added to the site. Mr. Skowron responded. Mr. Floersheimer asked the professional to look at the site holistically and find some extra space for adding green space. Mr. Skowron noted that the property parameters limited the options available for greenspaces. He said that with some creativity, more green space may be possible.

Ms. Connaughton wondered what changes were being tied back to the historic nature of the property. Mr. Skowron responded that the material proposed for use around the pool deck and other materials would be consistent with what exists.

Ms. Shiverick asked about the material proposed for the promenade. Mr. Skowron responded it would be a Dominican shell stone and make up enough room for two chaise lounges, an umbrella, and a chair.

Mr. Corey thought the changes were generic. He liked the existing round pool. He thought the proposed plans did not have any charm or sense of place. He was not in favor of the plan.

Mr. Karakul thought the pavement could curve around the round pool.

Mr. Sammons favored the round pool as well. Mr. Sammons asked about the parking spaces. Mr. Skowron responded.

Mr. Corey thought there was an opportunity for additional landscaping.

Sharon Sweet, Vice President at the Carlyle House Condominium, discussed that the residents had been without a pool for some time. She discussed how the round pool had been problematic and how the newly proposed pool would be much more practical.

Ms. Connaughton thought the design was already a bit dated and would become progressively more dated. Ms. Sweet responded.

Mr. Corey made suggestions that he felt would allow the round pool to be retained with more room for seats around the pool. Mr. Skowron responded and described how the Town would now allow for the expansion of the space.

Mr. Floersheimer asked if the area had gotten flooding in the promenade. Mr. Skowron responded. Mr. Floersheimer recommended changing the material in the promenade to grass.

Motion made by Mr. Karakul and seconded by Mr. Sammons to approve the project as presented with some additional taller trees.

Mr. Hodges asked if Mr. Karakul had a recommendation on the location or type of taller trees being recommended. Mr. Karakul thought some anchors were in corners and some along and in front of the hall and the promenade.

Motion failed by a vote of 3-4, with Messrs. Floersheimer, Corey, and Mses. Connaughton and Shiverick dissenting.

Motion made by Mr. Corey and seconded by Mr. Floersheimer to defer the meeting to the April 26, 2023 meeting. Motion carried unanimously, 7-0.

XI. **ANY OTHER MATTERS**

A. **Public Comments**

Town Attorney Randolph clarified his previous comments on the appeal process.

B. **Staff**

None

C. **Commission**

Mr. Karakul asked about the recommendation previously discussed, to allow applicants to ask the Commission for comments before they have committed to a full set of plans.

Mr. Corey thought the professional could bring a minimum plan. Mr. Randolph said under the current policy, the professional would be required to bring a complete plan. He said the ARCOM could do a preliminary review if desired.

Mr. Floersheimer asked where story poles are installed in the intake process. He wondered if an applicant on a certain sized project could be required to install story poles on a subject property before the Commissioners visit the property.

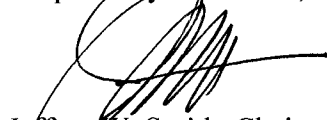
Mr. Hodges stated a policy change would be necessary for size and scale to erect the story poles prior to the project being presented to ARCOM. He also noted scaling could be added to the checklist.

XII. **ADJOURNMENT**

Motion made by Mr. Floersheimer and seconded by Mr. Corey to adjourn the meeting at 4:42 p.m. The meeting was adjourned without the benefit of a roll call.

The next meeting will be held on Wednesday, April 26, 2023, at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully Submitted,



Jeffrey W. Smith, Chairman
ARCHITECTURAL COMMISSION

kmc

CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

Application Number and Title: ARC-22-247

Address: 965 N. Ocean Blvd.

Applicant: 965 N. Ocean Blvd LLC (Matthew Sellick)

Architect: Roger Janssen Architects

Project Description:

New two-story residence over 10,000 SF

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

- ☒ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☐ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ☐ (3) The proposed building or structure is, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☐ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.
- ☐ (5) The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following

features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

— (6) The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

— (7) The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any

public or private way (except alleys).

- ✓ (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- ✓ (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

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

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on March 29, 2023

TOWN OF PALM BEACH



Chairman, Architectural Commission

CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

Application Number and Title: ARC-22-217

Address: 258 Country Club Rd.

Applicant: Fieger Management Company II LLC (Gregory Fieger)

Architect: Clint Lekan

Project Description: New two story Accessory structure

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

- ☒ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☐ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ☒ (3) The proposed building or structure is, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☐ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.
- ☐ (5) The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following

features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

— (6) The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

— (7) The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any

public or private way (except alleys).

- ___ (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- ___ (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

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

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on March 29, 2023

TOWN OF PALM BEACH



Chairman, Architectural Commission

CERTIFICATION OF ACTION BY THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission has denied the following request as it is not in accordance with the criteria set forth in Article III. ARCHITECTURAL REVIEW AND PROCEDURE, Section 18-205 Criteria.

Application Number and Title: ARC-23-026

Address: 171 El Paredon Way

Applicant: Kevin Ryan and Carolyn Pressly - Ryan

Architect: Jacqueline Albarran

Project Description: New two story single family dwelling

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

- ☒ (1) The plan for the proposed building or structure is not in conformity with good taste and design and in general does not contribute to the image of the town as a place of beauty, spaciousness, balance, taste, fitness, charm and high quality.
- ☐ (2) The plan for the proposed building or structure does not indicate the manner in which the structures are reasonably protected against external and internal noise, vibrations, and other factors that may tend to make the environment more desirable.
- ☒ (3) The proposed building or structure is, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.
- ☐ (4) The proposed building or structure is not in harmony with the proposed developments on land in the general area, with the comprehensive plan for the town, and with any precise plans adopted pursuant to the Comprehensive Plan.
- ☒ (5) The proposed building or structure is excessively similar to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following

features of exterior design and appearance:

- a. Apparently visibly identical front or side elevations;
- b. Substantially identical size and arrangement of either doors, windows, porticos or other openings or breaks in the elevation facing the street, including reverse arrangement; or
- c. Other significant identical features of design such as, but not limited to, material, roof line and height of other design elements.

— (6) The proposed building or structure is excessively dissimilar in relation to any other structure existing or for which a permit has been issued or to any other structure included in the same permit application within 200 feet of the proposed site in respect to one or more of the following features:

- a. Height of building or height of roof.
- b. Other significant design features including, but not limited to, materials or quality of architectural design.
- c. Architectural compatibility.
- d. Arrangement of the components of the structure.
- e. Appearance of mass from the street or from any perspective visible to the public or adjoining property owners.
- f. Diversity of design that is complimentary with size and massing of adjacent properties.
- g. Design features that will avoid the appearance of mass through improper proportions.
- h. Design elements that protect the privacy of neighboring property.

— (7) The proposed building or structure is not appropriate in relation to the established character of other structures in the immediate area or neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any

public or private way (except alleys).

- ___ (8) The proposed development is not in conformity with the standards of this Code and other applicable ordinances insofar as the location and appearance of the buildings and structures are involved.
- ___ (9) The project's location and design does not adequately protect unique site characteristics such as those related to scenic views, rock outcroppings, natural vistas, waterways, and similar features.

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

CERTIFICATION:

The above denial was issued by the Architectural Review Commission at their meeting on March 29, 2023

TOWN OF PALM BEACH



Chairman, Architectural Commission