TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, FEBRUARY 27, 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**

Mr. Vila called the meeting to order at 9:01 a.m.

II. **ROLL CALL**

Robert J. Vila, Chairman	PRESENT
Michael B. Small, Vice Chairman	PRESENT (left at 12:30 p.m.)
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	PRESENT
Maisie Grace, Member	PRESENT
John David Corey, Member	PRESENT
Nikita Zukov, Member	PRESENT
Betsy Shiverick, Alternate Member	PRESENT
Katherine Catlin, Alternate Member	PRESENT
Dan Floersheimer, Alternate Member	PRESENT

Staff Members present were:
John Lindgren, Planning Administrator
Kelly Churney, Secretary to the Architectural Review Commission

III. **PLEDGE OF ALLEGIANCE**

Chairman Vila led the Pledge of Allegiance.

IV. **APPROVAL OF THE MINUTES FROM THE JANUARY 23, 2019 MEETING**

Motion made by Mr. Small and seconded by Mr. Garrison to approve the minutes from the January 23, 2019 meeting. Motion carried unanimously.

V. **APPROVAL OF THE AGENDA**

Mr. Lindgren asked the Commission to move project B-008-2019, 320 S. Lake Trail to the beginning of the agenda, to follow Item VIII. Discussion Items.

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

VI. **ADMINSTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
Ms. Churney administered the oath at this time and throughout the meeting as necessary.

VII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**
There were no public comments heard at this time.

VIII. **DISCUSSION ITEMS**

1. Aesthetic Shielding of Comcast WIFI Equipment – Steven Stern/Patricia Strayer

Ms. Strayer provided an update to the Commission and informed them of the new Comcast boxes that would need to be placed around Town. She provided options of screening for the boxes.

Mr. Floersheimer asked if these services could be attached to the cellular poles. Ms. Strayer responded.

Ms. Grace asked Ms. Strayer if any alternatives were considered. Ms. Strayer explained what had been considered.

Mr. Vila recommended using a more natural material, such as Bamboo, for the screening. Ms. Strayer stated she had not considered Bamboo but would test Comcast's connectivity relative to the Bamboo.

Mr. Corey asked about the proposed screens and questioned their sturdiness in the direct sun. Ms. Strayer responded. Mr. Corey thought the screening was a good idea but expressed some concern with durability of the material.

Ms. Catlin asked if the boxes could be made smaller. Ms. Strayer stated that was not a possibility. Ms. Catlin inquired if other colors were considered in the event a different color could be used to camouflage the box against a building. Ms. Strayer stated that they had not considered any other colors. Ms. Strayer stated she would look into other colors.

Mr. Ives asked if the design of the boxes was to allow for connectivity and questioned if the boxes could be solid. Ms. Strayer stated she would need to investigate this issue. Mr. Ives inquired about the proposed locations for this equipment. Ms. Strayer provided more information. Mr. Ives felt there was a better alternative to hide the equipment than the proposed wrap.

Ms. Shiverick suggested a classic, wooden garden lattice, painted a dark green. She thought this would probably be cheaper. Ms. Strayer stated that more of the equipment would show through the garden lattice.

Ms. Catlin asked if these items could be placed on rooftops. Ms. Strayer stated that the Town did not have ownership but would talk to businesses to see if they would allow the equipment on the rooftop.

Mr. Vila asked if the locations had been identified. Ms. Strayer responded and stated they had not yet been identified.

Mr. Floersheimer asked if the box sizes were bigger than the size of the boxes on the poles. Ms. Strayer stated they were about the same size.

Mr. Vila recommended using artificial vegetation slipcovers. Ms. Strayer stated that Comcast said their signal would not get through the slipcovers. He recommended investigating the Bamboo suggestion.

Ms. Strayer stated she had many good ideas to investigate. Mr. Vila stated he thought Ms. Shiverick's suggestion to move to a dark green color was a good idea.

IX. PROJECT REVIEW

The following project was moved to this position in the approval of the agenda, under Item IV.

B-008-2019 Demolition/New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW
Address: 320 S. Lake Dr. (a.k.a. Australian Ave.)
Applicant: Town of Palm Beach
Professional: Gordon Thomson/W.F. Baird & Associates Ltd.
Project Description: The Town of Palm Beach is proposing to demolish the existing Town Docks and three accessory buildings, expand the dock structures, construct a new bulkhead, and reconstruct the accessory buildings. The proposed project follows the Master Plan approved by Town Council on March 20, 2018.
Building "A" is located at the Australian Dock. It is currently a two-story building and located west (waterward) of the bulkhead. The building has 496 s.f. of interior space but sits on a 640 s.f concrete pad, which is pile supported. It is proposed to demolish the building, the pad and the piles due to deterioration of the concrete and poor condition and layout of the building. A new building will be constructed on an identically shaped 640 s.f. concrete pad will be installed 24 feet north of the existing pad. The new building will be reduced to one story and have 474 s.f. of interior space. It will have two toilets, a lounge and a storage area. It will have a Mediterranean Revival style architecture.
Building "B" is located at the Brazilian Dock. It is currently a one-story building and located west (waterward) of the bulkhead. The building sits on a 528 s.f concrete pad, which is pile supported, and has 505 s.f. of interior space. It is proposed to demolish the building, the pad and the piles due to deterioration of the concrete and poor condition of the building. A new 528 s.f. concrete pad will

be installed 5 feet north of the existing pad. There will be 550 s.f. of interior space. The new building will house the Dock Masters office, general office, police office, two toilets, and a storage area. It will have a Mediterranean Revival style architecture.
Building "C" is located at the Peruvian Dock. It is currently a one-story building and located east (landward) of the bulkhead. The building is 160 s.f. There is a sitting area to the north of the building with a metal framed canopy, and garbage storage area to the east. It is proposed to demolish the building due to the poor condition of the building and replace it with a 558 s.f. building that has 255 s.f. of interior space. The remainder of the building will be a covered patio to replace the metal canopy. The new building will have a toilet, storage area and mechanical room. It will have a Mediterranean Revival style architecture.
We request a special exception from Sec 134-1697 that restricts the construction of structures, except docks, west of the established bulkhead.
The existing docks are fixed and will be replaced with floating docks. The existing docks have 80 slips and 606 feet of marginal side tie (equivalent to 3 slips). The proposed docks will have 83 slips and 1,611 feet of marginal side tie (equivalent to 7 slips). The parking lots will be repaved and striped to follow the existing layout. FOB operated arm gates will be installed to better control parking.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The application of PALM BEACH TOWN OF, Owner, relative to property located at 320 S LAKE DR SUITE: SITE, legal description on file, is described below. The Town is requesting a special exception with site plan review to reconstruct and expand the Town dock facilities. The reconstruction of the docks include adding additional dock lengths, larger slips; an additional dock; the redesign and reconstruction of the three existing dock buildings; the resurfacing and restriping of the associated parking lots; minimum relocation of driveway entrances, and the building a new seawall in front of the old one.

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

Rick Gonzalez, REG Architects, presented the architectural plans for the new Town docks as well as the three buildings proposed for the area.

Ms. Grace thanked the architect for the changes since the last presentation. She stated she liked the pecky cypress columns. She asked Mr. Gonzalez if he had considered other colors for windows and trim. Mr. Gonzalez stated that he had tried to match the existing building but would consider the bronze of the dock master building.

Mr. Vila asked about the material proposed for the doors. Mr. Gonzalez stated that the proposed doors were wood. Mr. Vila questioned if a different material, such as aluminum, should be considered due to the close location of the buildings next to the water.

Mr. Small thanked the architect for the changes made. He noted that the location was a visible and special location. He wondered if the Town considered using

one or more of the buildings for commercial purposes, such as a restaurant, in this area. Gordon Thompson, Design Engineer with W.F. Baird & Associates, stated that in the master plan phase, this was considered but the Recreation Board made the decision that they specifically did not want this used as a commercial location.

Mr. Vila stated that he understood that the building uses were only for the people who use the docks. Mr. Gonzalez stated that was correct. Mr. Vila asked if any fencing was proposed to keep the public out of the area. Mr. Gonzalez stated that the renderings did not show the fencing proposed but confirmed that fencing was a part of the project. Mr. Thompson explained the gates and the locations of the gates. Mr. Vila asked if the public would have access to the bathrooms and loggias. Mr. Thompson addressed each building and how each building would be accessed.

Mr. Garrison asked if any docks were eliminated as the plan changed over time. Mr. Thompson responded and explained the current plan proposed for the docks. Mr. Garrison stated at the last meeting, Mr. Vila suggested using the bridge facilities as an inspiration for the buildings, however he did not see any of that inspiration in the proposed changes. He expressed concern that the plans did not reflect the correct changes in the docks and the gates proposed. Mr. Thompson discussed the proposed dock slips.

Mr. Vila asked about the largest yacht size that the docks would eventually be able to accommodate. Mr. Thompson responded.

Ms. Catlin stated she liked the changes but expressed a strong concern that all elevations should have an equal architectural presence. She believed that the Town needed to set the example in architecture. She expressed the concern that the east elevation was the weakest and need to be stronger for passersby. Mr. Vila agreed.

Mr. Corey stated he agreed with Ms. Catlin as well. Mr. Corey stated he would like to see the landscaping plan, including gates and docks. He thought Mr. Vila's suggestion to use aluminum on doors and the windows was a good suggestion. Mr. Corey's suggestion for the Brazilian Dock building were to enlarge the finials and to put them on the front and back ridge points. He thought the proportions of the 14" columns on the first floor were incorrect and added that the entablature and the width of the columns did not tie together. He recommended using cypress columns throughout. He thought the iron bracket supports were too busy. He thought the bathroom windows were too small and should be changed to a different and more interesting shape. He recommended opening up the exterior staircase on the second story. On the Australian Dock building, he suggested that the columns were too thick for the entablature. He made a suggestion for the porch overhang. On the Peruvian Dock building, he thought the covered patio was heavy and bulky. He also thought the windows

were too small and should be changed to a different and more interesting shape. Mr. Vila agreed with Mr. Corey's assessments.

Ms. Shiverick suggested that the professionals consider a British Colonial style for the buildings. She thought this style could work nicely in this location.

Mr. Vila stated he generally supported the direction of the buildings. He thought the Brazilian dock building was the least successful. Mr. Vila also thought the main façade needed to be on the east side, which is the street side. He recommended that the dock master's office should have large windows for a wide view of the water and the docks. Mr. Vila added that detailing on the buildings was key to the design.

Ms. Grace stated she preferred staying with the Mediterranean style buildings.

Mr. Corey agreed with Ms. Shiverick but also thought these buildings were heading in a good direction. He recommended studying the two pavilions that The Breakers recently built in the lawn area as an inspiration.

Pat Segraves, 2500 S. Ocean Blvd., thought the fencing and landscaping would be important with this design.

Mr. Floersheimer inquired about the new palm way dock and its use. Mr. Thompson provided more explanation for this dock.

Mr. Ives made a broad comment that the buildings could relate more in their design to their intended use.

Mr. Garrison asked if the palm way dock would be a daily used dock or leased. Mr. Thompson stated it would be leased.

Paul Brazil, Director of Public Works, stated that the operation of the docks would not change from their current use.

Motion made by Mr. Small and seconded by Mr. Ives to approve the demolition of the town docks and three accessory buildings.

Julie Araskog, 1490 Via Manana, questioned the demolition timeline.

Mr. Brazil discussed the demolition timeline.

Motion carried 4-3, with Ms. Grace and Messrs. Corey and Vila opposed.

A second motion made by Mr. Garrison and seconded by Ms. Grace to defer the project for one month to the March 27, 2019 meeting to restudy the

project based on the comments from the Commissioners. Motion carried unanimously.

A. DEMOLITIONS AND TIME EXTENSIONS

B-007-2019 Demolition
Address: 205 Via Tortuga
Applicant: Dan and Karen Swanson
Professional: Carol Perez/AGT Land
Project Description: Demolition of all existing structures. Perimeter property line walls to remain.

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

Maura Ziska, attorney for the owner, read the demolition report for the existing structures and presented the proposed demolition for all of the existing structures.

Mr. Floersheimer asked about the Ficus tree on the property that was completely defoliated.

Dan Swanson, owner, stated that he believed the tree's condition was fine and added that the trees were important to him.

Motion made by Mr. Small and seconded by Mr. Zukov to approve the demolition as presented with the following caveats: remove all exotic and invasive plant species, 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.

B. MAJOR PROJECTS – OLD BUSINESS

B-003-2018 Demolition/New Construction
Address: 2291 Ibis Isle Rd. E.
Applicant: Lynne Eriksen
Professional: Roger Hansrote/ACI
Project Description: Demolition of an existing one story, CBS, 2547 s.f. ranch style single-family residence and swimming pool constructed in 1961. Construction of a new 3576 s.f. AC area one story single family residence with a 523 s.f. garage, swimming pool and associated landscaping and hardscape.

Project History:
April 2018 – Deferred to May 2018 at the request of architect.
May 2018 – Deferred to October 2018 at the request of architect.
October 2018 – Approved demolition. Deferred project for restudy to November 2018
November 2018 – Deferred project to January 2019 with the request to restudy the front entrance, window mullions and roof plan.
January 2019 – Deferred for one month with the request for a restudy.

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

Richard Leja, ACI, presented the architectural modifications to the home since the last presentation to the Commission.

Mr. Ives was in favor of the changes made by the professionals.

Ms. Grace thought the changes were good.

Motion made by Ms. Grace and seconded by Mr. Ives to approve the project as presented. 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. Motion carried 6-1, with Mr. Corey opposed.

Mr. Zukov asked the Chairman if the Commission would eventually review landscape lighting. Mr. Lindgren discussed landscape lighting and the Code requirement.

B-005-2019 Demolition/New Construction
Address: 244 Fairview Rd.
Applicant: 244 Fairview LLC
Professional: LaBerge & Ménard
Project Description: Demolition of existing one-story home, new two story, 4,857 sq. ft. home, painted white with gray standing seam roof, blue shutters.

A motion carried at the January meeting to approve the project as presented with the following caveats: the roof is changed to a bleached shingle wood shake roof, there is no Ficus used in the landscape material, the hedge is higher on the south elevation, the balcony railing on the front façade is simplified and to return to the February 27, 2019 meeting with a new front door design.

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

Mr. Ménard presented the architectural modifications for the newly proposed residence. He showed the Commission a material sample for the roof.

Mr. Zukov asked if a metal roof was proposed over the entrance. Mr. Ménard stated that a metal roof was proposed over the entrance.

Mr. Garrison stated he thought the changes were acceptable. He suggested that the shutter design should match the window design. Mr. Garrison thought the cement roof tile was a good compromise between the cedar shake and a metal roof previously proposed. He expressed concern with the white color proposed

for the body of the home. Mr. Ménard suggested that he work with Ms. Shiverick to find a color acceptable for the body of the house.

Mr. Corey questioned the east/west cross section shown in the plans since the older, adjacent house was not shown in the cross section. He also asked about the roof heights shown. Mr. Corey stated he still found the design and thought it could be simplified. He asked if the chimney worked or was merely decorative. Mr. Ménard stated it was a working chimney. Mr. Corey suggested making the chimney more prominent.

Ms. Grace thought the wood shake roof would have softened the house. She stated she would like to see the proposed colors for house and shutters.

Ms. Catlin stated she was in favor of the changes. She stated she preferred the louvered shutters all around the house. Ms. Catlin inquired if there was a tile that would simulate a wood shake. Mr. Ménard stated he would prefer to use cement or metal but ultimately would follow the will of the Commission.

Mr. Small 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. Ménard stated that that the owner agreed to this dedication.

Ms. Shiverick stated she would be happy to discuss colors with the professional. She also stated the metal roof could be painted as well.

Mr. Corey asked if the professional could use a lighter shade of concrete for the roof. Mr. Ménard stated there was a lighter shade available.

Motion made by Mr. Small and seconded by Mr. Ives to approve the project as presented with the following caveats: the use of all louvered shutters, the use of a metal roof, the entry approved as proposed and the color of the home to be coordinated with Commissioner Shiverick. Motion failed 3-4, with Messrs. Garrison, Corey, Zukov and Ms. Grace.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the project as presented with the following caveats: the use of all louvered shutters, the use of a lighter concrete roof, the entry approved as proposed and the color of the home to be coordinated with Commissioner Shiverick. 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. Motion passed 6-1, with Ms. Grace opposed.

Todd McLean, presented modifications to the landscape architecture.

Mr. Corey questioned the lack of plan in the mini-sets and stated he did not study the plan. Mr. McLean stated that the only items that changed on the plans were the items the Commission requested to be changed at the last meeting.

Mr. Garrison expressed concern about the wall and the footing. Mr. McLean explained the plan for the footing.

A second motion made by Mr. Small and seconded by Mr. Ives to approve the landscape and hardscape plans as presented. Motion carried unanimously.

Please note: The Commission took a short break at 10:41 a.m. The meeting resumed at 10:57 a.m.

C. MAJOR PROJECTS – NEW BUSINESS

B-004-2019 New Construction
Address: 101 Worth Ave.
Applicant: Kirkland House Condominium Association Inc. (Douglas Daft, Co-President)
Professional: Ralph Cantin Architect, Inc.
Project Description: Construction of 445 sq. ft. structure to house a 750 kW generator in western portion of the pool area, and related landscape improvements.

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

Mr. Cantin presented the architectural plans for the building to house the generator proposed.

Mr. Corey asked for clarification of the generator location. Mr. Cantin discussed the location and stated the reason for the location. He said he did not want to move the generator building due to the need for a variance.

Scott Brown, Landscape Architectural Design, presented the modifications for the existing landscape and hardscape.

Mr. Corey thought the plan was acceptable but stated that he could not support the synthetic grass proposed on the roof. Mr. Cantin responded and stated that the synthetic grass would be raised, allowing airflow and would not be placed directly on the roof.

Mr. Vila inquired if railings would be necessary for the steps. Mr. Cantin stated that they were required and that they were proposed.

Ms. Grace stated she was not in support of the synthetic grass as well. Mr. Brown stated he has used it before and discussed the uses. Mr. Vila asked if Mr. Brown

knew of any concerns with outgassing. Mr. Brown stated he did not know of any concerns.

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. Cantin stated he agreed to the dedication but the area had been already undergrounded.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented. 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. Motion carried 5-2, with Mr. Corey and Ms. Grace opposed.

B-006-2019 Additions/Modifications
Address: 166 Everglade Ave.
Applicant: Douglas Fabick and Lori Jo Hines
Professional: David J. Gengler
Project Description: Major renovation of and addition to an existing two-story single family residence including: new fenestration, new exterior impact doors and windows, new flat tile roof, new garage doors, new cast stone and stucco ornamentation, new covered terrace with outdoor fireplace and chimney, new mechanized drive gates and exterior site wall.

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

Mr. Gengler presented the architectural modifications proposed for the two-story residence.

Mr. Vila asked if the professional had sections of the home as well as a roof plan for the home. Mr. Gengler responded.

Mr. Zukov expressed concern for the different fenestration proposed. He also stated the door and window on the first floor, east elevation were not in line with anything on the second story. Mr. Zukov stated the window and doors were misaligned on the south elevation as well.

Ms. Grace agreed with Mr. Zukov's assessments. She expressed appreciation that the owner was working with the existing structure and not demolishing the home.

Ms. Catlin appreciated the effort to dress up the plain home. She questioned the chimney and thought it felt disconnected. She thought details had gone overboard and thought a restudy of the details was necessary.

Mr. Corey commended the owner for not demolishing the home. He thought the design worked well but thought the design should be toned down and cleaned up.

He suggested scaling back the driveway gates. Mr. Corey added that he thought the pergola competed with the front door should be restudied.

Mr. Ives stated he was glad that the house was being renovated rather than demolished. He thought the details needed to be restudied.

Ms. Shiverick thought the details proposed were overbearing and overdone for the home. She thought the cast stone entablature on the loggia was very heavy and thick. She recommended changing the pier lights on the driveway posts to up lights. She asked if the professional brought a sample for the roof and garage door. Mr. Gengler stated he did not have a sample but discussed the material and colors to be used.

Mr. Small agreed with the other Commissioner's comments. He stated he shared some of the concerns that the detailing had gone too far but he believed the professional was heading in the right direction.

Mr. Garrison thought the proposed driveway gates were too wide. He recommended making them smaller. Mr. Garrison agreed with Mr. Corey assessment on the pergola. Mr. Garrison recommended that the professional consider a color, possibly a yellow, for the house. Mr. Gengler stated he would consider a color and would bring a sample at the next meeting.

Mr. Vila stated items for the professional to consider: a correct entablature, piers with cartouches, remove the lanterns from the piers, bring a roof plan, bring sections of the home, bring floor plans and restudy the pergola. Mr. Vila restated that he was glad that the home was being renovated but thought it still needed some restudy.

Motion made by Mr. Garrison and seconded by Mr. Ives to defer the project for a restudy for one month to the March 27, 2019 meeting based on the comments of the Commissioners and to allow the architect to return to the Commission with detailing, a roof plan, sections and samples. Motion carried unanimously.

B-009-2019 Addition/Modifications
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 1055 N. Ocean Blvd.
Applicant: 3200 Washington, LLC
Professional: Pat Segraves/SKA Architect + Planner
Project Description: Addition of approximately 450 sq. feet on the north side of the second story to balance the roof line to correspond to the south side of the previously approved application to create a symmetrical design.

VARIANCE(S) INFORMATION: The applicant is proposing to add a 450 sq. feet addition onto the north side of the second story to balance the roof line to correspond to the south side of the

previously approved application to create a symmetrical design and is requesting a north side yard setback of 8 feet in lieu of the 15 foot minimum setback required to add the second story addition.

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

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

Ms. Catlin stated she did not feel that there was a hardship for the variance.

Mr. Garrison asked for clarification for what was already built. Mr. Segraves provided further explanation and stated the neighbor to the north did not object to the proposed plan.

Ms. Grace stated that from an architectural standpoint, she did not feel that it had an adverse impact to the site.

Mr. Corey stated he thought the residence was too large when the project was initially approved. He thought the addition exacerbated the situation.

Mr. Small agreed with Ms. Grace and thought the addition would enhance the property and the beauty of the structure.

William Rickman, 143 Clarendon Ave and owner, discussed his responsibilities with the easement on his property. He stated he was trying to balance the architecture of the home.

Mr. Zukov stated he agreed with Mr. Small. Mr. Zukov thought that balancing the building was worth the variance and added that none of the neighbors objected to the plan.

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

Mr. Clavijo, SKA Architect + Planner, presented the architectural modifications proposed to the previously approved new residence.

Mr. Vila asked about structural changes that had been made to ensure the second floor was secure. Mr. Rickman discussed the changes made. Mr. Segraves provided additional information on the construction changes.

Mr. Small 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. Rickman agreed to the condition.

A second motion made by Mr. Ives and seconded by Mr. Small to approve the project as presented. 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. Motion carried 6-1, with Mr. Corey opposed.

B-011-2019 New Construction
Address: 242 Dunbar Rd.
Applicant: Mr. & Mrs. Jeffery
Professional: MP Design & Architecture
Project Description: New two-story residence with hardscape, landscape and pool.

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

Michael Perry, MP Design & Architecture, stated he had been working with Austin Patterson Disston Architects on this new residence. Mr. Perry presented the architectural plans proposed for the new residence. Mr. Perry showed the Commissioners material samples proposed for the new residence.

Mr. Vila asked about the roof plan. Mr. Perry provided further explanation for the roof plan. Mr. Vila asked if the roof plan could be simplified. Mr. Perry responded.

Mr. Ives stated he was in favor of the home and design.

Ms. Grace stated she liked the eclectic features in the design. She stated she was in favor of the corner window and the proposed cypress and outlookers. She questioned the lower wall to the right of the front entrance. Mr. Perry stated he could simplify the front wall. She recommended making the windows smaller in the courtyard, second floor, overlooking the pool. She also recommended restudying the balcony mass overlooking the pool in the courtyard as well as reducing the four bays below the balcony to three bays.

Mr. Corey stated he felt the low walls on the front façade gave the house a bulky, heavy feel and thought they were overpowering. He suggested covering them with green or reducing the number of walls. He questioned the siting of the new house and wondered if it would look too massive on the street. Mr. Corey also thought the fenestration on the second floor was too large and added he thought the house could be simplified.

Mr. Garrison stated he liked the details on the home and thought it was a neat house. He expressed some concerned for the white color proposed for the home. Mr. Garrison asked about the proposed locations for the downspouts. Mr. Perry showed the Commissioners the locations where he would like to install the downspouts.

Ms. Catlin stated she was in favor of the house and thought it was fun and eclectic. She expressed concern for the east side and that it occurred as separate buildings. She believed this was due to the walls.

Ms. Grace suggested using a blue color for the body of the home, similar to the shutter color proposed.

Mr. Vila asked for an explanation on the bracket detailing on page A307. Mr. Perry provided further explanation. Mr. Vila thought the house was nice and was in favor of the home. He stated he was glad for the cypress proposed and stated he would love to see more cypress. Mr. Perry stated the front door was proposed to be cypress and most of the details were proposed to be cypress.

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

Mr. Vila stated he was in favor of the plan.

Ms. Grace asked about the proposed Green Island Ficus. Mr. Williams stated it would be used for the ground cover. Mr. Williams stated that they have proposed many different plants to bring the birds and bees.

Mr. Corey was in favor of the hardscape and landscape plan. Mr. Corey inquired about the proposed Joewood tree. Mr. Williams stated that a Joewood tree was a slow growing native tree. Mr. Corey stated that the plant list was great.

Please note: Mr. Vila noted that Mr. Small had to leave at 12:30 p.m. and Ms. Shiverick would be voting in the absence of Mr. Small.

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. Perry agreed to the dedication.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented with the caveat that the front walls were simplified. 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. The motion carried unanimously.

B-012-2019 New Construction
Address: 880 S. Ocean Blvd.
Applicant: Mr. and Mrs. Alex Chesterman
Professional: MP Design & Architecture

Project Description: Proposal of two (2) one-story cabanas, pool, hardscape and landscape.

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

Michael Perry, MP Design & Architecture, presented the architectural plans for the two beach cabanas proposed.

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

Mr. Corey asked about the elevation of the existing beach cabana and the elevation of the new beach cabanas proposed. Mr. Perry explained the elevations. Mr. Corey stated he did not want the new cabanas to be higher than the existing cabanas. Mr. Perry confirmed they would not be higher.

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

D. MINOR PROJECTS – OLD BUSINESS

A-004-2019 Modifications
Address: 535 N. County Rd.
Applicant: 535 North County Road LLC
Professional: Steve West/Parker Yannette Design Group
Project Description: Modification to previously approved planting design. Changes only occur in the center island of the motor court.

A motion carried at the January meeting to defer the project for one month to the February 27, 2019 meeting to allow the professional to select a different specimen for the motor court.

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

Mr. West presented the proposed tree specimen for the motor court and advocated for the tree.

Ms. Shiverick was in favor of the tree and that the tree proposed was being re-purposed. Mr. Zukov agreed.

Mr. Ives stated he was in favor of the tree.

Mr. Corey stated that the motor court was 5,000 square feet and that the proposed tree would not properly shade the motor court.

Ms. Grace stated she would prefer something more ample that would provide shade.

Motion made by Mr. Ives and seconded by Mr. Zukov to approve the project as presented.

Mr. Garrison thought the tree was acceptable but for a smaller motor court.

Mr. Vila expressed the reasons he thought the tree would be acceptable. Mr. West discussed the surrounding trees proposed and stated that these trees would also provide shade for the motor court.

Motion carried 4-3, with Ms. Grace and Messrs. Corey and Garrison opposed.

E. MINOR PROJECTS – NEW BUSINESS

A-007-2019 Modifications
Address: 735 Island Dr.
Applicant: Ocean Island One, LLC (Joseph Marzilli, Manager)
Professional: Chuck Yannette/Parker Yannette Design Group, Inc.
Project Description: Landscape renovation plan with new landscape lighting and minor hardscape adjustments.

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

Mr. Yannette presented the proposed modifications for the landscape and hardscape plans for the residence.

Ms. Grace asked if the architect planned to install flowers for the birds and bees in place of the Ficus Benjamina. Mr. Yannette responded.

Mr. Vila expressed concern that the landscape plan was so clipped and formal. He asked if some informality could be interjected into the plan. Mr. Yannette stated that his clients liked this type of plan.

Ms. Shiverick suggested the addition of an espalier. Overall, Ms. Shiverick stated she was in favor of the plan.

Mr. Corey stated he would support the landscape plan.

Motion made by Mr. Corey and seconded by Mr. Garrison to approve the project as presented. Motion carried 6-1, with Mr. Vila opposed.

A-009-2019 Modifications
Address: 680 S. Ocean Blvd.
Applicant: Richard Kurtz
Professional: John Lang, Lang Design Group
Project Description: Revisions to previously approved ARCOM plans. Move existing half circle entry drive apron east approximately 25 feet and add 6 feet

height site wall and drive entry columns to south property line, landscape hedging.

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

Mr. Lang presented modifications to the previously approved landscape and hardscape plan.

Mr. Lindgren stated that if the lights were to be placed on the piers, it would exceed the height limit. Mr. Lang stated he would remove them and change them into coach lights on the front of the piers.

Mr. Corey asked about the existing columns and the wall height. Mr. Lang further explained the design.

Ms. Grace asked for clarification for the new piers proposed. Mr. Lang further explained the design. Ms. Grace stated she would prefer up lighting rather than placing the lights on the piers.

Mr. Ives stated he thought the plan was acceptable without lights on the piers.

Motion made by Mr. Ives and seconded by Mr. Garrison to approve the project as presented with the caveat that lights are not installed on the piers. Motion carried unanimously.

A-010-2019 Modifications
Address: 1632 S. Ocean Blvd.
Applicant: Maurice Pinsonnault
Professional: Keith Williams/Nievera Williams Design
Project Description: Approval for driveway material change from grass to synthetic turf.

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

Mr. Williams presented the landscape modifications to the existing driveway.

Ms. Grace recommended that the Commissioners visit the site because she thought the synthetic turf was unattractive.

Ms. Shiverick asked about the previously proposed driveway and suggested that Mr. Williams go back to the previous plan with synthetic turf between the stone. Mr. Williams stated that the driveway had already been installed.

Mr. Lindgren discussed the Code Enforcement issue with respect to the driveway.

Mr. Corey stated he was not in favor of the synthetic turf and added that he could not support the project.

Mr. Ives asked about the reasons for the use of synthetic turf. Mr. Williams responded.

Mr. Vila was upset that the project was installed without approval. However, he added that he would approve the project.

Mr. Garrison was also upset that the synthetic turf was already installed.

Ms. Catlin understood that although synthetic turf was not the optimal, she thought the green was preferred over the stone.

Ms. Grace thought that using synthetic turf in such a large amount was setting a bad precedence.

Mr. Ives asked if stabilized turf was an option. Mr. Williams explained why stabilized turf would not work.

Ms. Catlin asked if more stone could be added.

Motion made by Mr. Corey and seconded by Ms. Grace to defer the project for one month to the March 27, 2019 meeting for an alternative design. Motion carried unanimously.

X. OTHER BUSINESS

1. Landscape Discussion

Josh Martin, Director of Planning, Zoning and Building, raised the issue of perimeter landscaping during the demolition of a project. Mr. Martin stated that the ORS Committee wanted to know if the Commission felt that perimeter landscaping should be maintained throughout the entire demolition, regardless if it was invasive or native. He added that the perimeter landscape changes could be made after the demolition process was completed. Mr. Martin asked the Commission for their opinion on this process.

The Commissioners felt that they wanted to have something, either landscaping or construction screening, to protect the neighbors from construction.

Mr. Martin stated he would take their recommendations back to the ORS Committee.

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**

Ms. Grace stated that the project at 535 N. County Rd. had Ficus Benjamina on their plant list. She inquired how we could make it known to their professional that they were not allowed to use that type of Ficus.

Mr. Lindgren stated he would reach out to the professional to let him know.

Mr. Vila stated he would not be at the March 27, 2019 meeting.

XIII. **ADJOURNMENT**

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

The next meeting will be held on Wednesday, March 27, 2019 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

kmc