

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, JANUARY 25, 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

Chair Smith called the meeting to order at 9:01 a.m.

II. ROLL CALL

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

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

III. PLEDGE OF ALLEGIANCE

Chairman Smith led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM DECEMBER 16, 2022, MEETINGS

Motion made by Ms. Grace and seconded by Mr. Karakul to approve the minutes from the December 16, 2022, meeting as presented. Motion carried unanimously, 7-0.

V. APPROVAL OF THE AGENDA

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

Deferral of ARC-22-126 (ZON-22-088), 240 Oleander Ave. to February 22, 2023

Deferral of ARC-22-143, 232 Mockingbird Tr. To February 22, 2023

Deferral of ARC-22-022 (ZON-22-021), 160 Seaview Ave. to February 22, 2023

Withdrawal of ARC-22-215, 260 Nightingale Trail

Withdrawal of ARC-22-197, 1330 N. Lake Way

Deferral of ARC-22-227, 640 Island Dr. to February 22, 2023

Deferral of ARC-22-225 (ZON-22-147), 201 El Vedado Rd. to February 22, 2023

Deferral of ARC-22-097, 142 Peruvian Ave. to February 22, 2023

Deferral of ARC-23-012 (ZON-23-027) 206 Caribbean to February 22, 2023

Ms. Pardue also asked that the project ARC-22-240, 1198 N. Ocean Way be heard last under Major Projects – New Business.

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

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

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

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

Mr. Corey discussed the issues that related to 422 Chilean Avenue and talked about the number of items that returned to the Commission for approval, with the final plan being approved by staff. He thought maybe the process may have broken down a bit as the final design was not very successful.

VIII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **ARC-22-021 129 CHILEAN AVE—EXTENSION OF TIME.** An application has been filed requesting 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 JANUARY 26, 2022, ARCOM MEETING).

This item was pulled from consent.

2. **ARC-23-006 581 E WOODS RD.** The applicant, Mr. & Mrs. Cline, have filed an application requesting Architectural Commission review and approval for an approximately 600 SF second floor addition to the rear of an existing two-story residence and window alterations including to the front entry and door.

Motion made by Mr. Corey and seconded by Mr. Karakul to approve the consent agenda as amended, which included ARC-22-021, 129 Chilean Avenue only. Motion carried unanimously, 7-0.

The project at 581 Woods Road was pulled from consent and was not included in the approval. The project was immediately heard.

ARC-23-006 581 E WOODS RD. The applicant, Mr. & Mrs. Cline, have filed an application requesting Architectural Commission review and approval for an approximately 600 SF second floor addition to the rear of an existing two-story residence and window alterations including to the front entry and door.

Ms. Pardue provided staff comments on the project.

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

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

Ms. Shiverick inquired about the modifications that had been previously approved. Mr. Perry explained the previously approved changes for the residence. Ms. Shiverick inquired about the increase of cubic content, to which Mr. Perry responded and stated the CCR was within the allowable limits.

Mr. Corey thought the style and rail profile for the new French doors were very heavy. He was in favor of the new front door. He also questioned if the addition should be stepped down.

Ms. Connaughton agreed with Mr. Corey and thought the addition would look better stepped down to appear subservient. Mr. Perry thought he could successfully step the addition down.

Mr. Kirchhoff suggested changing the shape of the addition, which would extend the laundry room and upper floor. Mr. Perry stated he could make that change.

Motion made by Mr. Karakul and seconded by Ms. Grace to approve the project with the following conditions: the addition shall be stepped down by lowering the roof, and the plane of the laundry room shall be changed. Motion carried unanimously, 7-0.

B. MAJOR PROJECTS – OLD BUSINESS

1. **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)

Please note: This item was deferred to the February 22, 2023, meeting at Item V., Approval of the Agenda.

2. **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*)

Please note: This item was deferred to the February 22, 2023, meeting at Item V., Approval of the Agenda.

3. **ARC-22-148 (ZON-22-105) 150 SEMINOLE AVE. (COMBO)** The applicant, James Lansing and Haviva D. Langenauer, as Trustee of the Haviva D. Langenauer Trust u/a/d/8/10/92, has filed an application requesting Architectural Commission review and approval for a demolition and redesign of the southern portion of the existing two-story residence, a redesign of all facades, the construction of an approximately 680 SF addition to the second story, and new pool, and new hardscape and landscape, requiring variances to maintain existing nonconforming setbacks with more than 50% demolition of a nonconforming structure as part of a renovation. Town Council will review the variance portion of the application. (*contd. from 09/28/22, 11/18/22*)

Mr. Hodges 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 residence.

Ms. Shiverick asked about the replication of the trellis. Mr. Segraves provided further explanation.

Mr. Floersheimer stated he wished there had been colored elevations and photographs provided. Mr. Segraves presented the photographs of the existing home. Mr. Floersheimer inquired about the wall issue with the neighbor. Mr. Segraves stated that the wall had been eliminated from the application.

Mr. Karakul thought the requested changes had been made. He recommended approval.

Mr. Sammons did not support replacing the metal trellis. He asked about the divisions in the side lights. Mr. Segraves stated that the side lights would not change.

Mr. Corey asked about the height of the front door in comparison to the adjacent windows. Mr. Segraves stated the door size would not change. Mr. Corey agreed with Mr. Sammons and thought the iron trellis could have some personality.

Ms. Grace agreed with Mr. Sammons about the trellis and thought the metal work should be changed.

Ms. Connaughton thought the front façade was fine as it was. She also questioned the string course.

Mr. Segraves stated he would remove the string course and keep the front façade as is.

Motion made by Mr. Sammons and seconded by Mr. Corey to approve the project with the following conditions: the string course shall be eliminated, and the applicant could return to staff for approval of an enhanced Regency style porch, as well as the addition of an architrave around the front door. Motion carried unanimously, 7-0.

4. **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 February 22, 2023, meeting at Item V., Approval of the Agenda.

5. **ARC-22-215 260 NIGHTINGALE TRL.** The applicant, 260 Nightingale, LLC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence. *(contd. from 12/16/22)*

Please note: This item was withdrawn at Item V., Approval of the Agenda.

6. **ARC-22-231 (ZON-23-013) 7 LA COSTA WAY (COMBO)** The applicant, La Costa Way Trust (Cooper Andrew TR), has filed an application requesting Architectural Commission review and approval for exterior modifications to an existing nonconforming one-story residence including new windows and doors, new rooftop equipment with screening, new rooftop terrace and new hardscape and landscape, requiring variances for lot coverage, landscape open space, and setbacks. This is a combination project that shall also be reviewed by town council as it pertains to zoning relief/approval. *(contd. from 12/16/22)*

Mr. Hodges 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 proposed for the existing residence. He indicated that the roof deck access had been removed from the application.

Chris LaGuardia, LaGuardia Design Group, presented the landscape and hardscape modifications proposed for the site.

Mr. Corey thanked the professional for softening the site. He appreciated the additional trees around the sidewalks and suggested matching some of the trees outside near the entrance of the home. Mr. Corey did not support the vehicular gate as proposed; he did not feel it matched the style of the home. Mr. Corey asked to see a line drawing of the mechanical equipment on the roof. Mr. Kahan responded and provided further details of the equipment. Mr. Corey expressed his concern of the height of the equipment. Mr. Kahan provided confirmation that the equipment would not be seen from anywhere in the neighborhood.

Ms. Grace appreciated the increase of native landscaping. She asked about the timeframe of the Ficus hedge replacement. Mr. LaGuardia responded. Ms. Grace asked about the height of the hedge as installed. Mr. LaGuardia responded. Ms. Grace also asked about the timeline for the Live Oak tree to grow; she asked for the professional to find out how long it would take for them to grow to maturity.

Mr. Sammons was in favor of the landscaping plan. He asked if the canopy of trees would be added on N. Lake Way. Mr. LaGuardia stated there was a utility easement in that area.

Mr. Karakul also thought the landscaping on the N. Lake Way side of the property needed enhancement.

Mr. Floersheimer asked for confirmation that the staircase to the roof was removed. Mr. Kahan provided confirmation. Mr. Floersheimer was in favor of an 8 to 10-foot hedge.

Mr. Kirchhoff agreed that the gate needed to be restudied. He also questioned the proposed Fox tail palms.

Mr. Smith thought the project was nice but agreed the gate needed to be restudied.

Frank Lynch, on behalf Candace Hamm at 3 La Costa Way, objected that the mechanical equipment has been moved next to his client's property. He recommended moving the items throughout the property. He expressed concern

for the aluminum screening of the mechanical equipment on the roof. He asked about the construction parking and traffic plan.

Maura Ziska, attorney for the applicant, provided rebuttal arguments.

Mr. Sammons thought that trees planted on the north side of the traffic island would provide shade.

Motion made by Mr. Corey and seconded by Ms. Grace to approve the project as presented, with the condition that the design for the vehicular gate and the landscaping plan shall be restudied and shall return to the February 22, 2023, meeting. Motion carried unanimously, 7-0.

7. **ARC-22-197 1330 N LAKE WAY.** The applicant, 1330 NLW LLC (H. William Perry), has filed an application requesting Architectural Commission review and approval for a new two-story Mediterranean style home exceeding 10,000 SF in area with associated hardscape, landscape, and swimming pool. *(contd. from 09/28/22)*

Please note: This item was withdrawn at Item V., Approval of the Agenda.

C. MAJOR PROJECTS – NEW BUSINESS

1. **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.

Ms. Pardue provided staff comments on the project.

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

Peter Papadopoulos, Smith and Moore Architects, presented the architectural plans proposed for the new residence.

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

Ms. Grace thought the design was respectful for the neighborhood. She suggested an increase in the pitch of the roof. She liked the landscaping. She questioned the color proposed for the home.

Mr. Sammons questioned the crickets in the roof design. He asked about the roofing material. Mr. Papadopoulos showed the Commissioners a sample of the tile.

Mr. Floersheimer questioned the style of the home and the location of the cabana in relationship to the pool. He expressed concerns for the increase in massing of the new residence. He asked to see details of the gutters.

Ms. Shiverick questioned the two-story portion; she wished the home could be changed to a one-story home. She was in favor of the landscaping. She wondered if a pedestrian gate should be added to point to the front door. She was not in favor of the color as proposed.

Mr. Karakul liked the concept but thought the scale was a bit off between the one and two-story elements. He thought the scale of the one-story element could be stronger.

Ms. Connaughton thought the hierarchy seemed off. She recommended simplifying the massing.

Mr. Corey thought the house was cold, dark and lacked charm. He thought the roof plan was indicative of the design not being resolved. He thought the landscaping elements did not work with the home. He thought the pool was too rigid and large. He recommended reworking the site plan and suggested considering a courtyard plan for the home.

Mr. Smith questioned the layout of the house. He wondered about access to the home at the elevation of the garage.

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

Motion made by Ms. Shiverick and seconded by Mr. Karakul to defer the project for restudy to the March 29, 2023, meeting. Motion carried unanimously, 7-0.

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 deferred to the February 22, 2023, meeting at Item V., Approval of the Agenda.

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.

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, presented the variances requested and advocated for a positive recommendation to the Town Council.

Peter Papadopoulos, Smith and Moore Architects, presented the architectural plans proposed for the new residence.

John Lang, Lang Design Group, presented the landscape and hardscape plans proposed for the site.

Mr. Sammons thought the plan was nice but thought the house appeared tall. He asked about the amount of fill to be used. Mr. Papadopoulos responded. Mr. Sammons felt the home was too small to have a tripartite style. He suggested bringing the eaves down further. He was not in favor of the brick but thought it was fine since it was painted.

Ms. Grace was in favor of the brick and liked the color of the home as proposed. She suggested brick lintels over the windows. She thought the design was attractive. She stated she heard concerns from the neighbor over the shared site wall. She asked if any resolution had been reached with the neighbor. Mr. Papadopoulos had been working with the neighbor in the attempt to reach an amicable compromise. Ms. Grace thought it was important to build a new site wall. She thought consideration should be given to a wood shingle roof.

Mr. Corey liked many of the details of the home. He thought the roof could be lightened up and he recommended using a wood shake. He questioned if the home was appropriate for the neighborhood. He did not see a connection to the street and felt the home should be loosened up. He recommended using some of the design of the garage in the front of the home.

Ms. Connaughton understood that the Code was driving the setbacks of the home, which also made the home feel like it would not fit in. She thought the home looked too vertical and would dwarf the neighbors. Mr. Papadopoulos stated he would look at different solutions.

Mr. Kirchhoff agreed with his fellow Commissioners and thought the home appeared tall. He suggested adding some fill in the front yard to raise the grade.

He also agreed that the tripartite style was not appropriate. He suggested doing a consistent eve across the front and eliminating the copper cap on top. He did not like the six over nine windows in the front and felt the building should be more in scale with the neighbors.

Ms. Shiverick thought the home could move into a more charming style. She suggested a lighter green for the shutters, she also felt a wood shake roof would be an improvement. She recommended using Chicago brick as a plinth, and Chicago brick for the driveway. She also felt that the transoms looked odd on the structure. Ms. Shiverick thought the west elevation looked flat in comparison with the east elevation, which had some interest and movement. She suggested some changes for the west elevation.

Ms. Grace stated she supported the variance for a one car garage. She asked about the distance from the garage to the neighboring garage. Mr. Papadopoulos responded the existing cabana garage was currently five feet from the property line and would be moved an additional five feet.

Mr. Floersheimer inquired about the east curb cut and wondered if it would be removed. Mr. Papadopoulos confirmed it would be removed. He questioned the amount of parking that may be needed and the proposal of only one car garage.

Mr. Karakul agreed with the suggestion of a shake roof. He liked the lower entrance to the front door.

Mr. Smith liked the front entrance design but thought it made the house feel taller. He also thought the addition of a front porch would be nice.

Mr. Smith called for public comment.

Julia Hansen, 255 Seaspray Avenue, offered four concerns, which included light pollution, flooding on her property, noise, and size/scale of the home fitting into the neighborhood.

Mr. Corey asked about the movement of mechanical equipment. Mr. Papadopoulos responded.

Motion made by Mr. Sammons and seconded by Mr. Corey to defer the project to the February 22, 2023, meeting for a restudy in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

Please note: The Commission took a short break at 10:41 a.m. The meeting resumed at 10:58 a.m. Mr. Karakul returned at 11:16 a.m.

4. **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 a

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.

M. Timothy Hanlon, attorney for the applicant, presented the variances requested and advocated for a positive recommendation to the Town Council.

Patrick Segraves, SKA Architect + Planner, presented the architectural modifications proposed for the new residence.

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

Ms. Grace asked about the roof material. Mr. Segraves responded. He said the material would be a 3/5 color blend of tile. She also suggested real stone versus cast stone. Ms. Grace noted she would like to see the house have more variation in appearance to the adjacent homes.

Mr. Sammons thought the house was too tall. He inquired about the height of the upstairs windows. Mr. Segraves responded. Mr. Sammons thought the height needed to be reduced. He provided design suggestions for the garage element so that it would be setback from the front façade of the home. He recommended simplifying the front door. He also suggested revisiting the details in the design.

Ms. Shiverick thought this style was becoming too prevalent in the area. She also thought it was too similar to the home next door. She recommended a more cottage style structure for this area.

Mr. Kirchhoff thought it was too much like the adjacent home. He questioned the fenestration and recommended simplifying the front door. He thought the project should be deferred.

Ms. Connaughton questioned the garage element and the amount of space on the front façade. She thought the home looked like a spec house and lacked charm.

Mr. Corey thought the garage location was fine, however he thought the design should be restudied. He was in favor of the fountain design in the front of the home. He liked the front door location but thought the design of the door was overdone. He thought the Mediterranean style was fine and supported the material choices. He also was in favor of the wood balcony.

Mr. Floersheimer compared the roof height to the three-story condominium next door. Mr. Segraves provided further explanation.

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

Motion made by Ms. Grace and seconded by Mr. Sammons to defer the project to the February 22, 2023, meeting for a restudy in accordance with the comments of the Commissioners. Motion carried 6-1, with Ms. Shiverick dissenting.

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.

Ms. Pardue provided staff comments on the project.

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

Maura Ziska, attorney for the applicant, presented the variances requested and advocated for a positive recommendation to the Town Council.

Kristen Kellogg, Smith Kellogg Architecture, Inc., presented the architectural plans proposed for the new residence.

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

Ms. Grace thought the house would be a nice change and would be a positive improvement to the neighborhood. She thought the design was very formal and recommended changing the color of the black shutters to a lighter color. She thought the front entrance was a bit heavy.

Mr. Corey stated that the landscape plan was not included in the mini sets. He asked about the renovation to the garage, to which Ms. Kellogg responded. Mr. Corey expressed concern for the renovation to the garage element, to which he found charming. He also expressed concern for the design style of the home for the area. He questioned the cornice on the top and the over scaled windows. He also thought the colors of the home appeared a bit cold.

Ms. Shiverick agreed with Mr. Corey. She thought the style was a bit austere and formal. She did not see the relationship between the garage house and the main house. She recommended placing the front door on the east side with a nice driveway and walkway.

Mr. Sammons thought the home was austere and needed more details. He questioned the design for the location. He did not believe the parapet helped the design. He questioned the columns at the front entrance and the square proportions. He thought the house was a bit too tall. He questioned the porch on the rear of the home. He suggested using sash windows.

Ms. Connaughton liked the character on the existing garage element. She recommended using more of the site to expand the house rather than keeping the home so tight. She agreed that the design was too formal.

Mr. Karakul agreed with Mr. Sammons's comment on the parapet. He suggested keeping the parapet on some portions of the home and eliminating it on other portions.

Mr. Kirchhoff thought the formality of the home was inappropriate for the area. He thought the interior of the home was a bit chopped up. He asked about the roof height and wondered if it exceeded the allowance in the Code. He was glad the professional was saving the garage.

Mr. Floersheimer suggested flipping the home and placing the pool on the east side of the home. He thought the scale of the home could be reduced. He recommended using the unique shape of the lot to create a better shape for the home.

Mr. Corey also thought the home was too large and could be reduced.

Mr. Smith thought the design seemed a bit forced and should be restudied.

Ms. Grace recommended using the design of the garage element when considering a redesign of the home.

Mr. Smith called for public comment.

Robert Forbes, 171 Clarke Avenue, wondered about the height of the home compared to the existing home. He also asked about the retaining wall between the two properties. He inquired about the Buttonwood trees and the height in which they would be installed.

Ms. Connaughton asked about the height of the new home compared to the existing home. Ms. Kellogg responded.

Mr. Corey stated that the height of building would increase slightly. Taylor Smith, Smith Kellogg Architecture, Inc., provided further explanation on the height.

Motion made by Ms. Grace and seconded by Mr. Karakul to defer the project to the February 22, 2023, meeting for a restudy in accordance with the comments of the Commissioners. Motion carried unanimously, 7-0.

6. **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 several members.

Maura Ziska, attorney for the applicant, presented the variances requested and advocated for a positive recommendation to the Town Council.

Sean McLendon, Cooper Carry, presented the architectural modifications proposed for the existing hotel.

Mr. Corey was in favor of the mechanical equipment moving to the roof. Mr. Corey provided a recommendation for new landscape material to add to the west side of the property. Mr. Corey asked about the new lighting, to which Mr. McLendon responded. Mr. Corey wondered if the lighting was too trendy.

Ms. Shiverick had the same thoughts on the newly proposed lights. Ms. Shiverick asked about the change in the roof. Staff provided clarification on why the change in the roof was before the Commission.

Ms. Grace asked for clarification on the change in location for the mechanical equipment. Mr. McLendon responded.

Mr. Floersheimer asked about the proposal of artificial turf on the plans and stated he was not in favor of the turf. He asked about the size of the lamps; he was not in favor of them.

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

Motion made by Mr. Sammons and seconded by Mr. Corey to approve the project, except for the bollard lighting, which shall return to the February 22, 2023, meeting. Motion carried unanimously, 7-0.

Motion made by Mr. Corey and seconded by Ms. Shiverick that implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried unanimously, 7-0.

7. **ARC-22-185 281 LIST RD.** The applicant, William & Brooke McKernan, have filed an application requesting Architectural Commission review and approval for a second story addition to an existing 1- and 2-story single family residence.

Ms. Pardue provided staff comments on the project.

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

Greg Bonner, BI Architect, presented the architectural plans proposed for the new addition.

Mr. Sammons asked if the garage pop-up was original to the house. He felt it was a bit distorted to have more than one pop-up. Mr. Bonner responded.

Ms. Grace appreciated the renovation of the existing home. Ms. Grace thought the landscape rendering of the addition that showed three windows over the existing garage was more attractive than the rendering that conveyed the addition of a balcony. She provided a recommendation for the fenestration. She questioned the lighting proposed on the rear elevation. Ms. Grace asked about the use of Ficus in the Town, to which Mr. Hodges responded.

Mr. Corey thought the addition was a responsible way to acquire two more bedrooms. He thought the pop-up addition differentiated the new addition from the existing home. He thought it was befitting on the street. He agreed with Ms. Grace's suggestion for the fenestration. He was in favor of the garage door material and provided a few suggestions for the fenestration.

Mr. Floersheimer agreed with Mr. Corey and thought the addition worked well. He asked about the operability of the windows. He asked about the color for the shutters, to which Mr. Bonner responded.

Mr. Karakul thought the addition was very well done and thought the windows over the garage should remain. He liked the fenestration and thought the project was good.

Ms. Connaughton asked about the size of the bedrooms on the second-floor addition, to which Mr. Bonner responded. She thought the design was disjointed and thought the second-floor addition was too large. She wished the addition tied into the house and neighborhood more.

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

Motion made by Mr. Karakul and seconded by Mr. Corey to approve the project, with the condition that the existing windows over the garage shall remain. Motion carried 6-1, with Mr. Sammons dissenting.

Please note: The Commission took a lunch break at 1:15 p.m. The meeting resumed at 2:15 p.m. Ms. Grace returned at 2:20 p.m.

D. MINOR PROJECTS – OLD BUSINESS

1. **ARC-22-238 1480 N OCEAN BLVD.** The applicant, Jason Kalisman, has filed an application requesting Architectural Commission review and approval for site alterations including a new driveway curb cut, new pool, and new landscape and hardscape to an existing two- story residence. (*contd. from 12/16/22*)

Mr. Hodges provided staff comments on the project.

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

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

Mr. Corey asked about the previous curb cut that existed. Mr. Mizell responded.

Ms. Grace asked about the usage of the new curb cut. Mr. Mizell responded. Ms. Grace asked how long the new owner lived in the home.

Jason Kalisman, owner, spoke about the time that he had owned the property as well as the reason for the additional curb cut.

Ms. Grace wondered if the owner had met with the surrounding owners. Mr. Kalisman responded and discussed the owners to whom he had spoken.

Mr. Kirchhoff understood the request and thought it was necessary. He thought the curb cut could be reduced to 12 feet to be used as an exit.

Mr. Floersheimer understood the request. He suggested a 12-foot curb cut with a trained hedge to go over the exit. Mr. Mizell wondered if the hedge would be in line with the architecture. Mr. Floersheimer stated the hedge could be squared.

Mr. Kalisman stated that if the suggestion was important to the Commission, his team would study the issue.

Ms. Shiverick wondered if a circular drive could be installed to access North Ocean Blvd. Mr. Mizell explained why the suggestion would not be the best suited for the home.

Mr. Corey asked to put the new rendering on the overhead projector. Mr. Corey suggested to move the curb cut further to the west.

Ms. Connaughton was in favor of Ms. Shiverick's suggestion for a circular driveway on N. Ocean Blvd. She stated she understood the design issues.

Mr. Mizell stated he could reduce the curb cut and move it west.

Ms. Grace wondered if the owners could configure their own space to accommodate the necessary flexibility and turn radius for vehicles rather than adding a curb cut.

Mr. Kirchhoff wondered if the curb cut could be pushed more east, rather than west.

Mr. Smith asked that the satellite dish be moved from the view from the street.

Ms. Grace wondered if one of the Banyan trees were removed in the front, if that would help with the parking issue.

Mr. Smith called for public comment.

Jane Lindsay Scott, 210 Manana Lane, discussed the safety concerns in the area. She suggested a sliding gate in the hedge to disguise the garage.

John Dotterer, attorney for the owners of 202 Manana Lane, stated Manana Lane was a very narrow street. He stated the Tuckers had also been concerned about privacy. He suggested studying how turnarounds could be created to the eastern side of the house.

Ms. Shiverick provided another suggestion to pave around the tree.

Ms. Scott stated that she had no objection to the pool if it meant that there would be no access to the pool from Via Manana, and the garbage area would not be accessible from Via Manana.

Mr. Mizell withdrew the curb cut request from the application.

Motion made by Mr. Kirchhoff and seconded by Ms. Shiverick to approve the changes to the pool only, as the professional withdrew the application for the proposed curb cut. Motion carried 6-1, with Ms. Grace dissenting.

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)*

Please note: This item was deferred to the February 22, 2023, meeting at Item V., Approval of the Agenda.

3. **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 February 22, 2023, meeting at Item V., Approval of the Agenda.

4. **ARC-22-097 142 PERUVIAN AVE.** The applicant, Susan & Robert Taylor, has filed an application requesting Architectural Commission review and approval for the replacement of two pedestrian courtyard gates on a two-story condominium building. *(contd. from 08/24/22, 09/27/22, 10/26/22, 11/18/22, 12/16/22)*

Please note: This item was deferred to the February 22, 2023, meeting at Item V., Approval of the Agenda.

5. **ARC-22-212 (ZON-23-012) 246 EVERGLADE AVE. (COMBO)** The applicant, 246 Everglade LLC, has filed an application requesting Architectural Commission review and approval for the modification to an existing driveway, entry steps, pool and decking area, equipment area, entry path, site wall, and a new front entry vehicular gate, including variances for (1) reduced landscape open space (2) for reduced air conditioning equipment setbacks and (3) for reduced pool equipment setbacks. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. *(contd. from 12/16/22)*

Mr. Hodges provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Ms. Grace and Messrs. Karakul and Floersheimer.

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

John Pisano, owner of the property, discussed the need for the vehicular gate.

Ms. Grace said that the Commission had requested more grass rather than more pavers. While she understood the need, she stated she could not support the gates.

Mr. Pisano advocated for the plan presented by Mr. Mizell.

Mr. Sammons asked about the change in the driveway; he thought there could be a further reduction.

Mr. Floersheimer agreed with Ms. Grace. He asked about the existing pool and decking. Mr. Mizell responded that a part of the deck was removed to change the shape of the pool. Mr. Floersheimer said he would like to see more grass in the area. He would also like to see a gate brought back to the Commission.

Mr. Corey asked for clarification on items shown, which pertained to differentiation from when the home was bought versus what was being proposed. Mr. Mizell outlined the items that were not compliant with the Code when the current owner purchased the home. Mr. Corey thought the project should be approved without the gate. He supported the pool but not the gate.

Ms. Shiverick inquired if there were any vehicular gates on the street. Mr. Mizell said there were only pedestrian gates on the street. Ms. Shiverick asked about the gate that the owner has requested. Mr. Pisano discussed his request.

Mr. Floersheimer suggested installing an electronic fence rather than a gate.

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

Motion made by Mr. Kirchhoff and seconded by Mr. Corey to approve the project with the elimination of the gate. Motion carried 5-2, with Ms. Grace and Mr. Smith dissenting.

Motion made by Mr. Sammons and seconded by Ms. Grace that implementation of proposed variances will cause negative architectural impact to the subject property. Motion failed 3-4, with Messrs. Corey, Kirchhoff, Karakul and Smith dissenting.

Motion made by Mr. Corey and seconded by Mr. Kirchhoff that implementation of proposed variances will not cause negative architectural impact to the subject property. Motion passed 5-2, with Ms. Grace and Shiverick dissenting.

E. MINOR PROJECTS – NEW BUSINESS

1. **ARC-23-001 232 OLEANDER AVE.** The applicant, PBOC Inc, have filed an

application requesting Architectural Commission review and approval for modifications to landscape, hardscape and landscape lighting including the removal of and retention of existing artificial turf to an existing two-story residence.

Ms. Pardue provided staff comments on the project.

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

Steve West, Parker Yannette Design Group, Inc., presented the landscape and hardscape plans proposed for the site.

Ms. Grace confirmed the open space requirements were being met. She was not in favor of the artificial turf and asked if it could be removed.

Ms. Connaughton disagreed with the narrative of the Coconut palms being out of scale. She was not in favor of removing the trees. She recommended removing the artificial turf.

Mr. Corey thought the new driveway was a good solution. He supported the project. He asked the owner to keep the palms in the front of the home. He also commended the owner for the easement in the front of the street.

Mr. Floersheimer agreed with Mr. Corey's comments. He suggested using a planting material rather than the artificial turf material. He asked about plantings on the east as well as the hedge proposed. Mr. West responded.

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

Motion made by Mr. Sammons and seconded by Mr. Corey to approve the project with the following conditions: the existing Coconut palms shall be retained, a native shade tree shall be planted adjacent to the utility easement, and all artificial turf shall be removed. Motion carried unanimously, 7-0.

2. **ARC-23-009 (ZON-23-018) 2860 S OCEAN BLVD (COMBO).** The applicant, La Palma Condominium Apartment Association Inc., has filed an application requesting Architectural Commission review and approval for changes to the overall parking lot site plan of an existing six-story condominium building, including a new enclosed mechanical room including a variance to reduce the required parking spaces. 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.

Dustin Mizell, Environment Design Group, presented an overview of the project and outlined the landscape and hardscape plans proposed for the site.

Jamie Crowley, attorney for La Palma Condominium Apartment Association Inc., discussed the reason for the location of the mechanical room. He discussed the variance request and advocated for a positive recommendation to the Town Council.

Ms. Grace inquired why the equipment could not be placed on the roof.

Gene Pandula, architect and consultant for the project, explained why the mechanical equipment was not being placed on the roof.

Ms. Grace asked about staff's comments that some blind spots could be created with the proposed building. Mr. Mizell responded.

Ms. Corey asked to see a rendering of the project. He stated he would like to make a decision on the project but was worried to do so without renderings.

Mr. Floersheimer inquired about the size of the building and the size of the mechanical units. Mr. Pandula responded. Mr. Floersheimer wondered if more smaller units could be used in place of the larger unit. Mr. Pandula responded. Discussion ensued about the size of the building.

Motion made by Mr. Sammons to approve the project as presented.

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

Motion seconded by Mr. Karakul. Motion carried 6-1, with Mr. Corey dissenting.

Motion made by Mr. Sammons and seconded by Mr. Karakul that implementation of proposed variances will not cause negative architectural impact to the subject property. Motion passed unanimously, 7-0.

3. **ARC-22-245 (ZON-23-008) 2784 S OCEAN BLVD (COMBO)**. The applicant, Cove Condominium Association Inc. has filed an application requesting Architectural Commission review and approval for modifications to the existing surface parking area and landscape areas of three existing six-story multifamily buildings. 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.

Dustin Mizell, Environment Design Group, introduced the project and introduced Erika Gottsegen.

Ms. Gottsegen presented the landscape and hardscape modifications proposed for the site.

Mr. Sammons thought the plan was nice. He wondered if the buttonwood trees would provide enough shade on the site. He also asked if some shade trees could be added around the walkway. Ms. Gottsegen responded.

Mr. Corey stated that the entire area needed shade trees. Mr. Corey inquired about the temperature of the parking lighting; he requested a warmer color, similar to the landscape lighting. Mr. Corey was in favor of the project.

Mr. Floersheimer asked about the color of the paving material. Ms. Gottsegen responded.

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

IX. **UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)**

1. Public
None
2. Staff
None
3. Commission
None

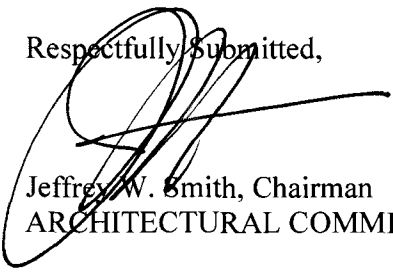
X. **NEXT MEETING DATE:** Wednesday, February 22, 2023

XI. **ADJOURNMENT**

Motion made by Ms. Shiverick and seconded by Mr. Karakul to adjourn the meeting at 4:12 p.m. The meeting was adjourned without the benefit of a roll call.

The next meeting will be held on Wednesday, February 22, 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