

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, JANUARY 23, 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 9:00 a.m.

II. ROLL CALL

Robert J. Vila, Chairman	PRESENT
Michael B. Small, Vice Chairman	PRESENT
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
Josh Martin, Director of Planning, Zoning and Building
Kelly Churney, Secretary to the Architectural Review Commission
John Randolph, Town Attorney

III. PLEDGE OF ALLEGIANCE

Chairman Vila led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 14, 2018 MEETING

Motion made by Mr. Small and seconded by Mr. Garrison to approve the minutes from the December 14, 2018 meeting. Motion carried unanimously.

V. APPROVAL OF THE AGENDA

Mr. Small requested to withdraw project B-001-2019, 200 Merrain Rd. from the agenda.

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

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

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

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

Mr. Vila asked for a moment of silence to recognize the passing of former ARCOM Commissioner, Town resident and friend, Ann Vanneck.

There were no public comments heard at this time.

VIII. INFORMAL REVIEW

1. Town of Palm Beach Docks – Public Works

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

Town Attorney Randolph reminded the Commissioners to provide detailed explanations of their critiques of the project that they provided to the professionals.

Manual Ayala, REG Architects, Inc., presented the architectural plans for the new buildings and docks on S. Lake Way.

Gordon Thompson, Baird and Associates, presented the landscape and hardscape plans for the new Town docks.

Mr. Vila asked if more parking spaces would be added to the existing parking lot. Paul Brazil, Public Works, spoke about the cost associated with adding the extra drainage needed if the parking were to be expanded.

Rick Gonzalez, REG Architects, Inc., presented drawings for the buildings on the overhead projector that included modifications in response to the comments from the Commissioners provided during the ex parte meetings.

Mr. Floersheimer expressed concern for the condition of the large tree between the Australian and Peruvian docks. Mr. Brazil stated he would ask the Town's arborist to investigate the tree's condition.

Mr. Ives expressed a bit of disappointment in the style and execution of the proposed buildings. He indicated that the general approach overall was acceptable.

Mr. Corey thought the modified drawings were an improvement. He suggested simplifying the designs of the buildings for the next presentation. Mr. Corey also stated he would like to see site details, such as gates, ramps and garage locations, at the next presentation as well.

Ms. Grace questioned the design style of the buildings with their proximity to the water. She also questioned the need for the second story on the building as well as the covered seating.

Mr. Floersheimer added that other boaters have told him that the WIFI and the power on the docks needed to be addressed.

Mr. Small stated he thought the design style was appropriate and in harmony with the area.

IX. PROJECT REVIEW

A. DEMOLITIONS AND TIME EXTENSIONS

NONE

B. MAJOR PROJECTS – OLD BUSINESS

B-046-2017 Modifications

Address: 1236 S. Ocean Blvd.

Applicant: John L. and Margaret B. Thornton

Professional: Dustin Mizell/Environment Design Group

Project Description: Addition of two tennis courts. One court will be a hard court and the other a grass court. The courts will be surrounded by a fence approximately 10' tall and various landscaping at or above the height of the fence. Additional landscaping will be provided to buffer courts accordingly. Separate staff parking area is also included.

A motion carried at the June 2017 meeting to approve the project as presented. This project has been brought back for reconsideration because of a court ruling (see attached).

Town Attorney Randolph explained the court ruling and the reason that the project was remanded back to the Commission. Mr. Randolph read the section of the code that the Architectural Review Commission's considers when making their decision for each project. Mr. Lindgren passed out the Section 134-1759 of the Code of Ordinances that pertains to tennis courts, shuffleboard and racquetball courts.

Town Attorney Randolph addressed all of the questions from the Commissioners about the court's ruling.

Ms. Catlin asked a specific question regarding Code section 134-1759 (b). Mr. Castro provided more explanation when tennis courts are permitted and when they would require a special exception. Mr. Lindgren provided a suggestion on what sections of the code to reference in a motion, should the Commission provide an approval of the project.

Town Attorney Randolph asked Mr. Castro if he had reviewed the project pursuant to the provisions of section 134-1759 and if so, had he made a determination whether the application met all of the criteria set forth in that section. Mr. Castro provided confirmation that he did review the project and that it did meet all of the criteria in section 134-1759. Mr. Randolph asked Mr. Castro to state his position with the Town and to provide an explanation as to why he felt the project met the criteria. Mr. Castro stated that he was the Zoning Administrator with the Town of Palm Beach and provided his reasons as to why the proposed project met the provisions of section 134-1759. A short discussion ensued about this topic.

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

Amanda Quirke Hand, attorney with Lehtinen, Shultz, Reidi and De La Fuente and representing the owners at 100 Emerald Beach Way LC, notified the Commission that there was a pending appeal of Mr. Castro's decision that would be heard by the Town Council in March 19, 2019. Ms. Hand requested that the Commission defer the discussion to allow the Town Council to make a determination of the administrative appeal.

Mr. Castro stated that he told the Commission that they could hear the project before the Town Council made their decision. He provided more explanation on why he felt the application did not require a special exception application.

Motion made by Mr. Garrison and seconded by Mr. Small to defer the project to March 27, 2019 to allow the Town Council to make their decision on the administrative appeal.

Ms. Grace asked if the Town Attorney could offer an opinion as to whether the Commission's decision would be relevant if made today. Mr. Randolph responded.

Motion carried 5-2 with Messrs. Ives and Vila opposed.

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 2019 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.

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

Richard Leja, ACI, presented the architectural modifications for the new residence, specifically addressing the new entrance for the home.

Ms. Grace suggested elongating the sidelights next to the front door. She also suggested extending the pediment and columns out from the house to allow more room. Mr. Leja responded and stated he could make the changes suggested.

Mr. Ives questioned the proportion and ratio of the sections on the front façade and thought they did not work well together. He stated he could not support the project.

Mr. Corey agreed with Mr. Ives' comments. He questioned the roof plan on the home. He suggested moving the garage wing north to open up front entrance.

Mr. Vila questioned the roof plan but thanked the professional for making some of the changes suggested by the Commission.

Motion made by Mr. Small and seconded by Mr. Corey to defer the project for one month to the February 27, 2019 meeting for restudy. A motion carried 4-3 with Messrs. Ives, Vila and Ms. Grace opposed.

A short discussion ensued regarding the reason for the deferral.

Mr. Vila asked the Commission if they would like to provide further feedback or direction to the professional. No further suggestions were provided at this time.

Please note: A short break was taken at 10:07 a.m. The meeting resumed at 10:22 a.m.

B-120-2018 New Construction

Address: 726 Hi-Mount Rd.

Applicant: Irimar Ocean Properties LLC

Professional: Richard Sammons/Fairfax, Sammons & Partners, LLC

Project Description: New two-story residence with basement and pool cabana.

New swimming pool, landscape and hardscape improvements. Existing perimeter site walls & gates to remain.

A motion carried at the November meeting to approve the project as presented and to defer the landscape presentation to the January 23, 2019 meeting.

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

Jaime Torres, Fairfax, Sammons & Partners, LLC, presented the architectural modifications for the new residence.

Mr. Corey asked for 3-D renderings for the new residence. Mr. Corey questioned the amount of glass on the second floor, west elevation and added he could not support the amount of glazing proposed. Mr. Corey asked about the lack of windows in the staff rooms.

Mr. Sammons commented on the second floor glazing.

Mr. Floersheimer agreed with Mr. Corey on the second floor glazing and expressed concern for the number of different column styles used on the home. Mr. Torres responded to the concern regarding the columns.

Mr. Zukov questioned the glass panels on the wings of the second floor. He also thought the lighting on plan should be reduced by 50%. Mr. Torres placed an alternate rendering of the wings on the overhead projector that reflected the changes proposed by Mr. Zukov.

Ms. Grace agreed with the comments about the second floor fenestration and thought the previously proposed plans were more attractive.

Mr. Ives was in favor of the proposal.

Mr. Vila thought the architectural proposed was a superlative example of architecture in Palm Beach.

Damon Sanchez, Raymond Jungles Inc., presented the landscape and hardscape plans proposed for the new residence.

Mr. Vila asked about the materials proposed for the driveway. Mr. Sanchez presented material samples of the hardscape to the Commission.

Mr. Sanchez discussed the landscape and driveway lighting proposed for the new residence.

Mr. Vila asked if the professional had plans that addressed the concerns raised by Mr. Corey for the north side of the site. Mr. Sanchez responded. Raymond Jungles also addressed the site development.

Messrs. Torres and Sanchez introduced new drawings and renderings on the overhead projector that showed modifications to the architecture, landscape and hardscape.

It should be noted that the professionals brought a model of the residence.

Ms. Grace discussed the landscape and hardscape items she preferred. She restated that she preferred the previously proposed fenestration on the second floor.

Mr. Ives stated he was in favor of the driveway but expressed some hesitation for items proposed around the pool. However, Mr. Ives stated he was fully prepared to support the project.

Ms. Shiverick agreed with Mr. Ives and was in favor of the driveway and plant choices. She suggested adding the vine material to the building.

Mr. Corey thought the plant list was interesting and successful. He expressed some hesitation for the circular driveway and thought it could be restudied. He also added that he would like to see a 3-D rendering of north elevation.

Mr. Vila thought the hardscape, especially along east façade, was magnificent. He questioned the native choices versus the exotic choices proposed. Mr. Jungles responded.

Mr. Small stated that a discussion entitled “Where Have All the Songbirds Gone?” would be held in the Town Hall, Council Chambers, on Monday, February 4, 2019 at 2 p.m.

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

B-122-2018 Additions/Modifications

Address: 209 Wells Rd.

Applicant: Olive McCarthy

Professional: Dustin Mizell/Environment Design Group

Project Description: Addition of a vehicular gate on Wells Road. The motor court entry on Crescent Drive will be removed and the existing hardscape & landscape will be modified accordingly. A new garden pergola is also being proposed.

A motion carried at the December meeting to approve the project as presented with the caveat that the design for the pergola would be presented at the January 23, 2019 meeting.

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

Mr. Mizell presented the architectural plans for the proposed pergola.

Ms. Catlin thought the pergola was a bit bland. Mr. Mizell responded and provided the reasons for the pergola chosen.

Mr. Corey agreed with Ms. Catlin and stated he could not support the pergola.

Mr. Vila stated he likened the pergola to lawn furniture and added that the pergola would not be seen from the street. He thought the pergola was acceptable and stated he could support the project.

Mr. Ives stated that although the pergola was modest, he would support the project.

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

Mr. Lindgren asked the Commissioners to request a utility easement with each approval. He stated that members have suggested language in their folder.

B-124-2018 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 171 Dunbar Rd.

Applicant: Palm Beach Dunbar LLC

Professional: Affiniti Architects

Project Description: Alteration of an existing home to create a two-car garage in place of the existing one car garage at the rear of property. There will be no landscape or hardscape alterations. From the public ways, there will be no visible exterior changes.

A motion carried at the December meeting to defer the project for restudy in accordance with the Commissioners' comments, to leave more room for the Banyan tree, stepping back the garage bay and an accurate L-1 plan to return to the January 23, 2019 meeting.

VARIANCE(S) INFORMATION: The Applicant is requesting a variance to add a 388 square foot addition for an additional garage bay to have a two-car garage in lieu of the one-car garage existing. This will result in an angle of vision of 123 degrees in lieu of the 114 degrees existing and 108 degrees maximum allowed in the R-B Zoning District.

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

Benjamin Schreier, Affiniti Architects, presented the arborist's report regarding the Banyan tree near the proposed garage extension. Mr. Schreier presented the architectural plans for the garage proposed and reviewed the variance request.

Mr. Corey stated he would support the professional's option C for the garage design.

Ms. Grace confirmed that Mr. Schreier would perform all of the steps recommended by the arborist. Mr. Schreier confirmed he would.

Mr. Garrison asked Mr. Schreier which option he was presenting to the Commission. Mr. Schreier stated that his client would prefer option A but would also accept option B as a second option. Mr. Garrison stated he agreed with Mr. Corey and preferred option C but added that he could accept option B as well.

Mr. Floersheimer inquired about the bathroom window in the garage. Mr. Schreier indicated the window would be removed.

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

Mr. Small asked the professional if he would agree to dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Schreier agreed to this dedication.

A second motion made by Mr. Small and seconded by Mr. Ives to approve the project with Option B, including the arborist's conditions and the undergrounding commitment. Motion carried 6-1, with Mr. Corey opposed.

B-127-2018 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 1404 N. Lake Way

Applicant: 1404NorthLakeLLC

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

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

A motion carried at the December meeting to defer the project in accordance with the Commission's comments to the January 23, 2019 meeting.

SITE PLAN REVIEW INFORMATION: Special Exception with Site Plan Review to allow the construction of a 9,263 square foot two-story, single family residence on a non-conforming lot that is 110 feet in width in lieu of the 125 foot minimum required and 19,563 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District.

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

Mr. Smith presented the architectural modifications proposed for the new residence. He presented alternate renderings as well as a new drainage plan on the overhead projector.

Ms. Grace was in favor of all of the modifications to the architecture. She added that she still questioned the overall size of the home and recommended reducing the mass of the home. She suggested using a decorative transom over the front door, she questioned the wood panels on the front door and suggested splitting up the garage bays.

Mr. Corey thought the revised design was more in keeping and more pleasing. He asked about the material proposed for the roof. Mr. Smith presented a material sample for the roof. Mr. Corey was in favor of the removal of the center bay portion facing the lake. He agreed with Ms. Grace that the house could be slightly reduced.

Ms. Shiverick was in favor of the architectural modifications. She suggested using the same color proposed for the front door on the garage doors. She agreed that the house could be slightly reduced. She suggested using the front site wall in the colored rendering without the hedge.

Mr. Ives thought the changes were successful. He thought the size of the house was acceptable for the R-A zoning district.

Ms. Catlin thought the changes lightened up the home. She agreed with Ms. Shiverick regarding look of the front without the hedge behind the wall.

Mr. Garrison was in favor of the changes, specifically to the roof and driveway. He thought the design was elegant.

Ms. Grace asked about the finished floor heights. Mr. Smith responded.

Mr. Vila stated he was appreciative of the changes and thought the home was more in keeping with the neighborhood. He expressed concern for the proposed home colors and thought the colors lacked character.

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

Mr. Corey asked about the proposed plantings on the bike path along the Lake Trail. Mr. Williams responded. Mr. Corey expressed concern for the formal planting schemes proposed. He suggested adding more color and interest.

Mr. Small inquired about the wall proposed next to the bike path. Mr. Williams responded. Mr. Small asked about the planting proposed next to the wall. Mr. Williams responded. Mr. Vila discussed the historic plantings on the bike path.

Mr. Garrison recommended switching the colors of the windows/doors and body of the house to give it some life. Mr. Smith agreed. Mr. Vila thought it was a good suggestion.

Mr. Floersheimer inquired about the gate to the dock on the west elevation. Mr. Smith stated that the gate will remain in its current condition but added there were future modifications planned.

Mr. Vila called for public comment.

Anne Metzger, 277 Esplanade Way, stated that she was in favor of the changes proposed. She expressed a concern that the proposed home is still too big. She questioned the proposed roof color.

Bill Metzger, 277 Esplanade Way, expressed concern that that the lot appeared smaller due to the curve of the bike path on the property.

Mr. Vila questioned the use of Ficus Nitida proposed. Mr. Williams responded and stated he could consider the use of the species. Mr. Vila thought the landscaping was traditional but a bit lacking. He asked for more tropical coloring in the landscaping.

Ms. Grace asked Mr. Smith if it was possible to reduce the home.

Maura Ziska, attorney for the owner, provided her arguments for keeping the home at the size at which it was presented.

Ms. Grace disagreed with Ms. Ziska.

Mr. Ives thought the architectural style was problem with the initial presentation, not the size and added he would support the project.

Motion made by Mr. Ives and seconded by Mr. Garrison that implementation of the proposed special exception with site plan review will not cause negative architectural impact to the subject property. Motion carried 6-1, with Ms. Grace opposed.

Ms. Ziska stated that the undergrounding had been completed at this area in Town.

A second motion made by Mr. Ives and seconded by Mr. Garrison to approve the project as presented with the following caveats: to interchange the proposed house color with the window/door color, to remove the Ficus Nitida and replace with a different material and to remove the hedge proposed for the front of the residence, behind the wall. Motion carried 5-2, with Ms. Grace and Mr. Corey opposed.

Bill Metzger, 277 Esplanade Way, inquired about the implementation of the undergrounding in this area and asked staff to address this issue. Mr. Vila asked Mr. Metzger to address this issue with staff.

C. MAJOR PROJECTS – NEW BUSINESS

B-001-2019 Demolition/New Construction

Address: 200 Merrain Rd.

Applicant: Thomas Vredevelt

Professional: Roger Janssen/Dailey Janssen Architects

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

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

B-002-2019 Modifications

Address: 750 S. County Rd.

Applicant: 750 South County Road Realty Trust & Kurt F. Somerville, Trustee

Professional: Stephen Roy/Roy & Posey

Project Description: Exterior improvements to include a new motor court with relocated curb cut, new landscape & hardscape design, modifications to an existing porte cochère and a new cabana with garage.

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

Mr. Roy presented the architectural modifications to the existing residence. Mr. Roy presented alternate drawings on the overhead projector.

Dale Posey, Roy & Posey, presented the landscape and hardscape modifications to the existing residence.

Mr. Vila asked if the professionals had hardscape material samples. Mr. Posey stated he did not have a sample. Mr. Vila suggested using Chattahoochee stone in the concrete. Mr. Posey stated he could make the suggested change.

Ms. Shiverick was in favor of the improvement to the Porte Cochère. She was not in favor of the removal of the strangler fig. She recommended moving the tree to the front entrance to provide shade on the western facade.

Mr. Vila stated he would be opposed to moving the Strangler Fig. He stated he liked the suggestion but was concerned for the root system interfering with the structure.

Ms. Grace thought the changes were successful and was happy that the house was not being demolished.

Mr. Corey was in favor of the architectural and landscape plans. He asked about the purpose of the proposed Royal Palms. He also inquired about the second Gumbo Limbo, specifically if it would get enough light and could outgrow the location. He suggested using a smaller ornamental tree in its place.

Mr. Vila was very happy for all of the solutions presented. He was thankful for the professionals and the owners for saving the home.

Mr. Small asked Mr. Posey if Ms. Shiverick's suggestion with the Strangler Fig was a possibility. Mr. Posey responded.

Motion made by Mr. Ives and seconded by Mr. Garrison to approve the project as presented with the caveat that Chattahoochee stone is used in the driveway material.

Mr. Ives asked the professional if he would agree to dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary, to facilitate utility undergrounding in the area. Mr. Posey agreed to this dedication.

Mr. Floersheimer asked staff about the utility easement request. Mr. Lindgren responded.

Ms. Grace asked about the request for a utility easement that the Commission was asking of the applicant. Mr. Lindgren provided further explanation for the easement request.

Motion carried unanimously.

Please note: The Commission broke for lunch at 12:41 p.m. The meeting resumed at 1:45 p.m. Ms. Grace returned at 1:57 p.m.

B-003-2019 Demolition/New Construction

Address: 226 Merrain Rd.

Applicant: Cynthia Anderson

Professional: Daniel Kahan/Smith and Moore Architects, Inc.

Project Description: Demolition of an existing one-story residence. Proposed new primarily one-story residence with final landscape and pool.

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

Mr. Kahan presented the plans for the proposed demolition. He then presented the architectural plans for the new residence.

Mr. Zukov thought the house was beautifully designed and was very considerate. He questioned the design of the garage door otherwise thought it was a great design. Mr. Kahan responded.

Mr. Corey agreed with Mr. Zukov and thought the house was well designed, especially the pergola. He added that he was in favor of the garage proposed.

Ms. Catlin agreed and thought the house was well designed and looked as if it had always been there.

Mr. Floersheimer was in favor of the home design and details.

Mr. Small was in favor of the design, especially in the details proposed.

Ms. Shiverick was in favor of the home but questioned the lantern on the top of the home. She suggested the possibility of a stucco cap. Mr. Kahan responded and stated he would continue to study the element.

A discussion ensued about the lantern design and its materials.

Ms. Grace was in favor of the proposed home and thought the home fit well into the neighborhood.

Mr. Zukov was in favor of the clearstory suggestion.

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

Mr. Corey was in favor of the landscape and hardscape plan, specifically the sunken courtyard. Mr. Corey suggested adding to the Seagrape canopy at the front of the residence.

Mr. Garrison asked the professional about the intended method to protect their neighbors during demolition. Mr. Williams agreed to work on screening the property.

Ms. Grace stated she also agreed that a Seagrape in the front would be nice.

Motion made by Mr. Zukov and seconded by Mr. Small 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, to screen the property during demolition, to approve the new project as presented with the suggestion to change the lantern to a clearstory and to dedicate and record a utility easement or enter into an agreement ensuring said easement, if necessary. Motion carried unanimously.

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.

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

Mr. Ménard presented plans proposed for the demolition of the existing residence.

Motion made by Mr. Ives and seconded by Mr. Corey 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 and screening the property on 3 sides with a 10-foot screen. The Commission also requested the professional to 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 unanimously.

Mr. Ménard presented the architectural plans for the new residence.

Ms. Catlin appreciated the professional's intent to move away from the typical designed homes on the street as well as increasing the amount of greenspace proposed for the lot.

Mr. Corey inquired about the north/south and east/west cross sections of the lot and thought the renderings were misleading. Mr. Ménard stated that the landscape professional would address the concerns.

Ms. Grace questioned whether the roof height could be reduced as well as the shed roof over the front door.

Mr. Garrison questioned the lack of north/south and east/west cross sections. He stated he was not in favor of the proposed metal roof, especially over the front door. He asked Mr. Ménard about the proposed shutters.

Mr. Ives questioned the terrace proposed over the garage. He thought the overall design was good.

Ms. Shiverick was in favor of the metal roof and thought it was distinguishing. She was in favor of using a screened door but felt the proposed front door should be changed.

Mr. Vila thought the proposed design was successful. He suggested simplifying the railing on the balcony over the garage doors. He also suggested reducing the pitch of the shed roof over the front door. He suggested simplifying the door and door surround. He suggested using a wood cedar roof. Mr. Ménard stated he would speak to the owner about the suggestions.

Todd Maclean, Todd Maclean Outdoor Living, presented the proposed landscape and hardscape plans for the new residence. Mr. Maclean discussed the grade changes in the front and rear yard. He presented alternate colored renderings as well as a lighting plan on the overhead projector.

Mr. Vila asked Mr. Maclean if he would consider using something other than Ficus Nitida. Mr. Maclean agreed and stated he would consider using Clusia.

Mr. Small asked about the proposed hedge material for the south elevation. Mr. Maclean responded. Mr. Small asked about the proposed hedge height. Mr. Maclean responded. Mr. Small recommended adding extra screening on the south elevation due to an overly tall house behind the proposed home.

Ms. Grace stated that she would support a wood cedar roof.

Ms. Catlin questioned the Bougainvillea's viability at the home. She asked Mr. Maclean to look at an alternative. Mr. Maclean agreed to look different alternatives. Ms. Catlin also recommended using low materials that allow visibility at the entrance of the driveway.

Mr. Corey was in favor of the landscape plans. He expressed concern for not being able to view the cross sections of the lot, particularly due to the low elevation of the street.

Motion made by Mr. Ives and seconded by Mr. Small to approve the 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.

A discussion ensued between staff and Mr. Corey about whether cross sections of the lot were required. Mr. Ménard stated that he would bring the cross sections of the lot at the February meeting.

Motion carried unanimously.

D. MINOR PROJECTS – OLD BUSINESS

A-044-2018 Modifications

Address: 1040 N. Lake Way

Applicant: Edward and Brooke Garden
Professional: Patrick O'Connell/Patrick Ryan O'Connell Architect
Project Description: Replace existing wood front door, sidelites and transom with new wood and glass double door.

A motion carried at the October meeting to defer the project for restudy to the November 28, 2018 meeting. A motion carried at the November meeting to defer the project to the January 23, 2019 meeting at the request of the architect.

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

Mr. O'Connell presented the modified plans for the new front door.

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

Motion made by Mr. Ives and seconded by Mr. Garrison to approve the project as presented with the request that the professional 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 unanimously.

E. MINOR PROJECTS – NEW BUSINESS

A-003-2019 Modifications

Address: 245 Pendleton Ave.

Applicant: 245 Pendleton LLC

Professional: Jacqueline Albarran/SKA Architect + Planner

Project Description: New railing on south (front) balcony similar to other Monterey railings on the street. Three new windows and shutters on the second floor of west (side) façade to match existing. Existing black shutters to be painted celadon green.

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

Ms. Albarran presented the proposed architectural modifications to the existing residence.

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

Motion made by Mr. Ives and seconded by Mr. Zukov to approve the project as presented with the request that the professional 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 unanimously.

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.

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

Mr. West presented the modification to the previously approved planting design.

Mr. Corey accepted the removal of the ficus but added that he was not in favor of the Medjool Date Palm. He recommended using a different species, such as a Live Oak.

Ms. Catlin thought the Date Palms complimented the architecture.

Ms. Grace stated she preferred a similar tree to the Banyan tree.

Mr. Vila agreed with Ms. Catlin and thought the previously proposed Banyan tree was the wrong material. He stated he would support the proposal.

Mr. Floersheimer recommended using a Gumbo Limbo rather than the proposed Date Palms. Mr. West stated the reasons he preferred not to use a Gumbo Limbo.

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

Motion made by Ms. Grace and seconded by Mr. Corey 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. Motion carried 4-3, with Messrs. Ives, Vila and Small opposed.

A-006-2019 Modifications

Address: 2300 Ibis Isle Rd W

Applicant: Rob Bushman

Professional: Nievera Williams Design Group

Project Description: Revision of vehicular entry gate.

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

Keith Williams, Nievera Williams Design, presented the proposed modified gate.

Mr. Zukov stated he thought the gate was too simple.

Ms. Catlin thought the proposed gate was not inviting and preferred the first gate proposed.

Mr. Ives asked about the height of the gate in relation to the hedge. Mr. Williams responded. Mr. Ives was in favor of the simplicity of the gate design.

Ms. Shiverick agreed with Mr. Ives. She questioned the size of the stucco finials proposed. Mr. Vila suggested removing the finials.

Mr. Garrison asked about the gate's material and longevity. Mr. Williams responded.

Mr. Corey thought the gate looked foreboding and was similar to a service gate. He stated he was in favor of the previously proposed gate design.

Mr. Small stated the property to the north had a similar gate. He agreed with the suggestion to remove the finials.

Ms. Grace stated she was in favor of the new gate.

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

X. **OTHER BUSINESS**
NONE.

XI. **ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**
There were no comments heard at this time.

XII. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT**
Mr. Vila stated he would not be at the meeting in April.

Mr. Small thanked Ms. Churney for the correspondence regarding the upcoming term appointments in March.

Mr. Martin discussed an upcoming policy change that will be implemented by the Planning, Zoning and Building Department regarding combination projects. Mr. Martin answered the Commissioners questions regarding this change.

Mr. Floersheimer asked about the Commission's review of demolition requests. Mr. Martin responded. Some of the Commissioners expressed their frustration about the Commission's inability to deny a demolition request. A short discussion ensued about this topic.

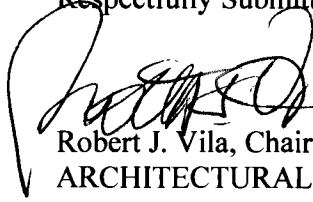
Mr. Small brought up the issue of ARCOM models and the of updating them with each presentation.

XIII. ADJOURNMENT

Motion made by Mr. Small and seconded by Mr. Corey to adjourn the meeting at 3:50 p.m. Motion carried unanimously.

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

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Robert J. Vila", is written over a horizontal line.

Robert J. Vila, Chairman
ARCHITECTURAL COMMISSION

kmc