

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, DECEMBER 14, 2018

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 (left 12:47 p.m.)
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

III. PLEDGE OF ALLEGIANCE

Chairman Vila led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 28, 2018 MEETING

Motion made by Mr. Small and seconded by Mr. Garrison to approve the minutes from the November 28, 2018 meeting. Motion carried unanimously.

V. APPROVAL OF THE AGENDA

Motion made by Mr. Small and seconded by Mr. Garrison to approve the agenda as presented. 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)

There were no comments heard at this time.

VIII. DISCUSSION ITEMS

1. 400 Block of Peruvian Streetscape - Public Works Department

Paul Brazil, Director of Public Works, provided an update on the change in plantings for the 400 block of Peruvian.

Mr. Vila inquired if the new plan was to install the same amount of Sylvester palms as they had proposed for the Ylang Ylang trees. Mr. Brazil replied and stated they would be installing less Sylvester palms than the previously proposed amount of Ylang Ylangs.

Mr. Corey suggested adding smaller, ornamental trees as well to add some variety. Mr. Vila wondered if there was adequate space for additional ornamental trees. Mr. Vila also inquired if the owners of the parking lot had a stake in the plantings. Mr. Brazil stated that the collaborative voice of the residents requested that the Town plant Sylvester palms. Mr. Corey reiterated that a variety in the plantings would make the streetscape more appealing.

Mr. Vila asked the Commissioners if there were more comments or questions regarding the streetscape of the 400 block of Peruvian. There were no comments heard at this time.

Mr. Vila discussed the new motion on the agenda regarding utility easements and informed the Commissioners that some concerns were raised about the motion after the last meeting.

Mr. Martin discussed the motion and stated he relayed the concerns to the Town Manager and the Town Attorney. Mr. Martin stated that moving forward, the Commission would be asking each applicant to grant the easement during the approval of the project. Mr. Martin stated that it would be up to the applicant to grant the easement.

Mr. Floersheimer asked Mr. Martin who would be requesting the easement. Mr. Martin stated the request would come from the Commission.

IX. PROJECT REVIEW

A. DEMOLITIONS AND TIME EXTENSIONS

NONE

B. MAJOR PROJECTS – OLD BUSINESS

B-093-2018 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)

Address: 977 S. Ocean Blvd.

Applicant: 195 Phesten Associates Palm Beach LLC/Contract Purchaser

Professional: Studio SR Architecture, Inc.

Project Description: Demolition of existing single story residence; proposed new two story modern residence in light stone cladding, natural veneer with associated landscape and hardscape.

A motion carried at the August meeting to defer the project to the September 26, 2018 meeting at the request of the attorney. A motion carried at the September meeting to defer the project to the October 24, 2018 meeting at the request of the attorney. A motion carried at the October meeting to defer the project to the November 28, 2018 meeting at staff's request. A motion carried at the November meeting to defer the project to the December 14, 2018 meeting at the request of the attorney.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) INFORMATION:

1) Special Exception with Site Plan Review to allow the construction of a 9,685 square foot two-story, single family residence on a non-conforming lot that is 77 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning District and 13,662 square feet in area in lieu of the 20,000 square foot minimum area required in the R-A Zoning District. 2) A request for a variance to allow the proposed swimming pool to have a 5-foot rear yard setback in lieu of the 10-foot minimum required and a 30-foot front yard setback in lieu of the 35-foot minimum required in the R-A Zoning District. 3) A request for a variance to allow a building height plane setback to be 35 feet in lieu of the 50-foot minimum setback required.

Ms. Ziska requested a one-month deferral for the project to provide more time to work with the neighbors on a design that was agreeable by all parties involved.

Ms. Catlin expressed concern and suggested that the architect reach out to the Commission members before they present their design at the public meeting.

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

Many of the Commission members felt a withdraw of the project, rather than deferral, was more appropriate.

Ms. Ziska provided a history of the project and explained the reason the deferrals that had been requested.

Mr. Lindgren stated that staff had requested one of the deferrals to review the zoning requirements for the design.

Mr. Corey expressed concern with the number of deferrals, especially since the Commissioners had not once weighed in on the design.

Mr. Zukov stated that after meeting with the design team, he believed they could benefit from some guidance from the Commissioners.

Ms. Catlin stated she appreciated that the design team was attempting to work with the neighbors on an acceptable design. However, her concern was that the neighbors' voices were not being heard in a public forum. She also thought the Commissioners needed to weigh in on the design.

Mr. Floersheimer thought it was important for the Commission to see the boundary of the buildable lot.

Mr. Garrison was bothered that not all of the Commissioners were contacted for input. Mr. Garrison also believed the design team would benefit from some guidance.

Mr. Ives thought it was important for the design team to get their plans out in the open to allow the Commission, as a whole, to provide their comments. Mr. Ives spoke favorably about the design team and their previous designs. He also stated that his concern with the plans that he reviewed related to north end of the home.

Ms. Grace stated her perception was that the design team was trying to assess who would be in favor and who would oppose the project and then deciding whether they should present or request a deferral. Ms. Ziska stated that the owners have committed to finding a plan that would be acceptable to their neighbors.

Mr. Corey requested that any future plans include the addition of scale figures, details for the shutters and a north and south cross section of the elevation.

Mr. Lindgren stated he misspoke and it would be the applicant's fourth requested deferral.

Mr. Vila stated he was unsure if he could support a fourth deferral.

Ms. Grace asked for clarification on the deferral requests.

Mr. Small stated he could not support deferral. He believed the project needed a fresh start and stated he would support a withdraw of the project.

Motion made by Mr. Ives and seconded by Mr. Zukov to defer the project to January 23, 2019. Motion failed 2-5 with Messrs. Vila, Small, Corey, Garrison and Ms. Grace.

Mr. Small reiterated that he would support a withdrawal of the project since there had been more than three deferrals.

Mr. Lindgren explained the procedure of the withdraw of a project after three deferrals.

Motion made by Mr. Small and seconded by Mr. Corey to remove the project from the agenda due to the excessive number of deferrals. Motion carried 5-2, with Messrs. Zukov and Ives opposed.

C. MAJOR PROJECTS – NEW BUSINESS

B-113-2018 New Construction

Address: 111 Atlantic Ave. (FKA 111 Atlantic Ave. – East)

Applicant: Todd Glaser

Professional: Jose Luis Gonzalez-Perotti/Portuondo-Perotti Architects

Project Description: Construction of a new, two-story single-family residence and related site, landscaping, pool on an existing vacant lot.

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

Rafael Portuondo, Portuondo-Perotti Architects, presented the architectural plans for the new residence. He showed the Commission alternate plans on the overhead projector.

Ms. Shiverick was in favor of the courtyard layout, garden design and corner windows. She suggested that there might be too much adornment on the home. Ms. Shiverick asked about the material and color of the adornments. Mr. Portuondo responded and stated he would agree to return to the Commission for a discussion on the design. Ms. Shiverick suggested choosing one motif and reducing some of the adornments.

Ms. Catlin was in favor of the design. She agreed with Ms. Shiverick about the amount of adornments. She questioned whether the house was too contemporary for the street.

Mr. Garrison thought the design was one of the best that he has seen. He questioned the adornments shown on the garage wall.

Mr. Corey thought this was a great example of the art deco style. Mr. Corey also questioned the amount of decoration proposed. He thought the horizontal design worked well. Mr. Corey asked about the materials proposed. Mr. Corey stated he had seen a transition design of a Mediterranean Revival and Art Deco and wondered if that design would work in the proposed area.

Mr. Ives agreed that the design was superb. He was comfortable with the design style on the street.

Ms. Grace appreciated that the design respected the scale of the neighborhood. She was in favor of the garden layout. She asked about the home to the east and questioned if they would be affected by the parking. Mr. Portuondo responded.

Ms. Grace asked about the metal windows and trellis and asked how they would appear. Mr. Portuondo responded and showed the Commission a material sample.

Mr. Vila supported the house design and did not believe there was an excessive amount of adornments.

Mr. Corey inquired about the colors proposed for the house.

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

Mr. Corey asked about the material proposed for the pavers. Mr. Williams responded and presented a material sample. Mr. Corey was in favor of the tree species and multiple fountains. Mr. Corey asked about the east side plantings next to the garage. Mr. Williams responded.

Ms. Grace asked if the color for the home and the windows were noted on the plans. Mr. Portuondo read the colors into the record.

Ms. Catlin was in favor of the landscape plan and expressed the same concerns for the buffer on the east side as Mr. Corey.

Mr. Small was in favor of design. Mr. Small asked the owner if he would agree to the utility easement.

Todd Glaser, owner, stated he would support the easement and added that the easement was on the plans.

Mr. Vila inquired about the landscape design in relation to the art deco home. Mr. Williams responded. Mr. Vila asked Mr. Williams how he accounted for the wind for this location in his design. Mr. Williams stated that the landscaping would be well protected by the neighboring home. Mr. Vila asked if any thought was given to adding plantings with scent. Mr. Williams stated that he proposed Gardenias and Ylang Ylang in the design.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented with the agreed upon utility easement by the owner. Motion carried unanimously.

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

Mr. Martin asked Mr. Portuondo to clarify his comments regarding revisions that were made after he met with the Commissioners. Mr. Portuondo responded.

Mr. Corey asked about the suggestion that was made about the courtyard. Mr. Portuondo stated he did not address the suggestion in his presentation.

B-114-2018 New Construction

Address: 113 Atlantic Ave. (FKA 111 Atlantic Ave. – West)

Applicant: Todd Glaser

Professional: Jose Luis Gonzalez-Perotti/Portuondo-Perotti Architects

Project Description: Construction of a new, two-story single-family residence and related site, landscaping, pool on an existing vacant lot.

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

Rafael Portuondo, Portuondo-Perotti Architects, presented the architectural plans for the new residence.

Ms. Catlin expressed concern about the view of the garage door. She stated she was in favor of the rest of the design. Mr. Portuondo responded.

Mr. Corey thought the house was well executed and was in favor of the site plan. He thought the house would enhance the beauty on the street.

Ms. Grace stated she was in favor of the design. She asked for some clarification for the windows on the second floor, south elevation. Mr. Portuondo responded and showed an alternate design for the second story windows on the overhead projector.

Mr. Garrison thought the entry was very unique. He thought the design was outstanding. He liked the alternate design of the second floor windows.

Mr. Ives thought the design was excellent. He appreciated that the architect considered the streetscape when designing the proposed home.

Mr. Vila asked the professional to discuss the proposed materials for the project. Mr. Portuondo presented the proposed materials for the residence. Mr. Vila asked about the material for the ridge caps, windows and doors. Mr. Portuondo responded.

Ms. Grace questioned the white color proposed for the home and thought a warmer white would be more appropriate. Ms. Grace asked if the color for the home and the windows were noted on the plans. Mr. Portuondo read the colors into the record.

Mr. Vila agreed with Ms. Grace about the color for the proposed home.

Todd Glaser, owner, discussed the paint that he would like to use. Ms. Shiverick stated that her home is painted with the paint that Mr. Glaser described. Mr. Vila

suggested that Mr. Glaser use the paint he proposed, rather than the white submitted. Mr. Glaser agreed.

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

Mr. Vila asked Mr. Williams about the materials proposed for the paths. Mr. Williams responded.

Ms. Grace questioned the transition from the meandering stone path to the area surrounding the pool.

Mr. Vila asked about the proposed Banyan and asked if it was susceptible to the White fly infestation. Mr. Williams responded.

Mr. Floersheimer asked about the location for mechanical equipment. Mr. Williams showed the Commission the proposed location.

Mr. Vila thought that both designs were superb and would enhance the beauty of the streetscape.

Mr. Small asked the owner if he would agree to the utility easement. Todd Glaser, owner, stated he would support the easement.

Motion made by Mr. Small and seconded by Mr. Ives to approve the project as presented with the alternate window and door design presented on the overhead projector as well as the agreed upon utility easement by the owner. Motion carried unanimously.

B-121-2018 Modifications

Address: 200 Via Palma

Applicant: Herbert & Jeanne Siegel

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates

Project Description: Replace 2 existing aluminum motorized gates on Via Palma with similar design. Replace aluminum railing at site wall with similar design. Paint site walls to match house paint color. New cast stone caps at gate piers. New aluminum motorized gate on Eljan Lane and any associated changes.

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

Mr. Kirchhoff provided a brief history of the changes to the home. He presented the architectural modifications to the existing residence.

Mr. Ives inquired about the project's classification as a major project. Mr. Lindgren responded.

Ms. Shiverick stated that the letter in opposition indicated that the proposed gates were too industrial. Ms. Shiverick asked Mr. Kirchhoff about the material of the gate.

Ms. Catlin asked for more clarification on the gate design.

Mr. Floersheimer asked Mr. Kirchhoff if he had spoken to the neighbor. Mr. Kirchhoff responded.

Ms. Grace stated that the black color proposed seemed cold and asked if the professional had considered another color. Mr. Kirchhoff responded.

Mr. Corey asked whether original gate design matched the railing on the wall. He also wondered if the railing caps on the wall and gate were consistent. Mr. Kirchhoff responded.

Ms. Grace reiterated that the prior gate color was white.

Mr. Garrison asked about the gate width. Mr. Kirchhoff stated it was 32 feet wide and explained the reason for the width. Mr. Garrison asked if the caps on the columns would match the caps on the wall. Mr. Kirchhoff responded and further explained the design.

Mr. Corey stated that the plans showed that the gate dimension was proposed at 16 feet. Mr. Kirchhoff responded.

Ms. Shiverick asked if the owner considered using two residential gates that open to the interior. Mr. Kirchhoff stated there was not enough room on the driveway.

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

Bob Donnelly, 190 Via Palma, stated a different gate was shown to him than what was presented. He stated that he removed his objection to the project.

Mr. Small seconded the motion. Motion carried 6-1, with Mr. 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.

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

Mr. Mizell presented the landscape and hardscape modifications proposed for the existing residence.

Mr. Small stated he was in favor of the proposal and thought the gates were consistent with the street.

Ms. Grace inquired about the proposed pergola. Mr. Mizell responded and showed the Commission the location of the pergola. Ms. Grace asked if the professional had a drawing of the pergola. Mr. Mizell responded and provided some details on the pergola.

Motion made by Mr. Garrison to approve the project as presented with the caveat that the professional return to the Commission with the pergola details for approval.

Mr. Corey asked if there was consideration to place the gate on Crescent Drive rather than Wells Road. Mr. Mizell responded and stated the reason for the design. Mr. Corey stated that he felt that the gates on Wells Road were not appropriate for the street and added he could not support the project.

Mr. Floersheimer stated that he spoke to the owner who stated that access to the second garage would not be possible if the gate was located on Crescent Drive.

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

Motion withdrawn by Mr. Garrison.

Mr. Small asked the professional if he would agree to provide a utility easement. Mr. Mizell stated he would support the easement.

Motion made by Mr. Small and seconded by Mr. Ives to approve the project as presented with the agreed upon utility easement by the professional and with the caveat that the design for the pergola would return to the Commission at the January 23, 2019 meeting. Motion carried 6-1, with Mr. Corey opposed.

Ms. Grace asked the professional to bring photographs of the house at the next presentation so that the Commission can determine if the pergola would match the home. Mr. Mizell confirmed he would.

B-123-2018 Additions/Modifications

***ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO
VARIANCE(S)***

Address: 874 S. County Rd.

Applicant: 874 South County LLC
Professional: Nievera Williams Design
Project Description: Proposed 60KW generator along the west side of the property that will be enclosed by a 4'7" tall wall.

VARIANCE(S) INFORMATION: The Applicant is proposing to install a 60 KW generator to the west of their residence and within a street side yard ("Vita Serena") that will require the following variances: 1. A variance to place the generator in the street side yard setback along Vita Serena with a setback of 8.75 feet in lieu of the 35 foot minimum required. 2. A variance to allow the proposed generator to result in a landscaped open space of 44.9% in lieu of the 45.3% existing and the 50% minimum required in the R-A Zoning District.

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

Maura Ziska, attorney for the applicant, explained the proposed zoning requests and advocated for a positive recommendation to the Town Council.

Jedidiah Hall, Nievera Williams Design, presented the proposed plans for the generator.

Mr. Garrison asked about the proposed height of the generator. Mr. Hall responded.

Ms. Grace stated she believed the addition would not negatively affect the architecture.

Please note: Mr. Small stepped out of the room. Ms. Shiverick voted for this project only in the absence of Mr. Small.

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

Mr. Ives asked the professional if he would agree to provide a utility easement. Mr. Hall stated he would support the easement.

Motion made by Mr. Ives and seconded by Mr. Garrison to approve the project as presented with the agreed upon utility easement by the professional. Motion carried unanimously.

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.

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 proposed modifications to the existing property.

Mr. Corey asked about the existing banyan tree on the northwest corner and stated that the plan did not accurately show the landscaping. Mr. Schreier stated the landscape would remain as is. Mr. Corey stated that his concern was that the proposed plan could not be implemented without affecting the Banyan tree. Mr. Schreier responded. Mr. Corey made a suggestion to rearrange the second bay of the garage so that it would not affect the tree.

A discussion ensued about the garage design and the Banyan tree.

Mr. Corey suggested that the applicant return with an accurate landscape plan.

Mr. Floersheimer agreed with Mr. Corey. Mr. Floersheimer pointed out some inconsistencies in his photos and renderings. He also stated that he thought the Chattahoochee driveway would need to be widened.

Mr. Vila also agreed with Mr. Corey's assessment of the Banyan tree.

Motion made by Mr. Corey 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.

Ms. Grace inquired about the skylight in the proposed roof. Mr. Schreier stated that the skylight was existing.

Mr. Zukov seconded the motion.

Mr. Garrison stated a survey would be needed.

A discussion ensued about the roots of the Banyan tree, whether the roots would be affected and the method to determine if they would be affected.

Motion carried 4-3, with Messrs. Small, Garrison and Vila opposed.

Mr. Vila asked the clerk to read the motion. Ms. Churney restated the motion made by Mr. Corey.

B-125-2018 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 302 Via Linda

Applicant: Michael F. Neidorff

Professional: Jeffery Smith/Smith Architectural Group

Project Description: Replace existing windows & doors with impact-rated units in a different lite configuration, raise the parapet at the entry and garage and a 63 S.F. 1 story addition.

VARIANCE(S) INFORMATION: The Applicant is requesting the following variances to raise the height of the ceiling and parapet in 2 areas of the one story residence: 1) Request to raise the parapet by 2 feet and the ceiling by 2.34 feet at the garage to accommodate a car lift so that three cars can be parked in the existing two-car garage. The garage has an existing non-conforming side yard setback of 5 feet in lieu of 12.5 feet required. The variance is to raise the height in the existing setback. 2) Request to raise the parapet over the main house to be 5.33 feet in lieu of the 4 feet existing and the 3 foot maximum allowed in the R-B Zoning District for a parapet roof height. 3) Request to allow the landscape open space to decrease from the previously permitted 39.9% to 35.7% in lieu of the 45% minimum landscaped open space required. The existing landscape open space is 32.5%.

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

Maura Ziska, attorney for the applicant, explained the proposed zoning requests and advocated for a positive recommendation to the Town Council.

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

Mr. Vila asked if the lift could be moved inward so that the roof would not have to be raised. Mr. Smith responded.

Ms. Grace stated she preferred the 9 over 9 windows rather than the proposed 4 over 4 windows.

Mr. Floersheimer asked about the existing generator that was shown on the plans as well as the existing wood fence. Mr. Smith stated that they are proposing to put in a generator with the required setbacks.

Mr. Garrison agreed with Ms. Grace and thought the 9 over 9 windows were more suited for the home. Mr. Garrison also asked about the five-foot addition to the front of the home. Mr. Smith responded and showed the location of the addition.

Ms. Catlin agreed that the 9 over 9 windows were better. She also asked about the different arrangement of doors and windows on the south and west elevations.

Mr. Smith stated that the since the changes were not visible from the street, they were not under the purview of ARCOM. Mr. Lindgren confirmed Mr. Smith's statement.

Mr. Vila supported the changes with the exception of the proposed window change.

Mr. Small asked the professional if he would agree to the utility easement. Mr. Smith stated he did not speak to his client about the utility easement but added he felt there was enough room on the North Lake Way side of the property.

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

A second motion made by Mr. Garrison and seconded by Mr. Zukov to approve the project as presented with the exception that the new windows are 9 over 9, the addition of the generator, the new wood wall in the rear and with the agreed upon utility easement by the professional. Motion carried unanimously.

B-126-2018 Additions/Modifications

Address: 2875 S. Ocean Blvd.

Applicant: Acqua PB, LLC

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: 666 square foot dining loggia addition to the south side of 2875 S. Ocean building.

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

Mr. Segraves presented the architectural plans for the loggia addition to the commercial building.

Ms. Grace thought the loggia addition improved the building but asked if more color could be added to the landscaping. Mr. Segraves responded.

Mr. Vila suggested adding Bougainvillea to the columns. Mr. Segraves agreed and was in favor of the suggestion.

Mr. Small questioned the loggia location and asked why the addition was not placed on the east façade. Mr. Segraves responded. Mr. Small stated he liked Mr. Vila's suggestion about the addition of the Bougainvillea. Mr. Segraves agreed.

Mr. Vila asked about the removal of the Cabbage palms and suggested the addition of Coconut palms. Mr. Segraves responded.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the project as presented with the caveat that the landscaping is enhanced with color. Motion carried unanimously.

Mr. Floersheimer questioned if a utility easement was needed in the motion. Mr. Segraves stated that the utilities had already been placed underground in this location.

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.

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.

Taylor Smith, Smith and Moore Architects, Inc., presented the architectural plans proposed for the new residence. Mr. Smith presented an alternate view of the west façade on the overhead projector as well as material samples.

Ms. Grace stated she felt the stone clad entry portico was too heavy and severe. She also felt the three-car garage was crammed on site. She requested removing some of the height within the two floors of the home. She believed that the west elevation fenestration was overdone. She suggested reducing the number of sliding doors in the center section on the west façade.

Mr. Small expressed concern for the asymmetrical doors and balconies on the east elevation and suggested that the design needed some more thought.

Mr. Floersheimer was in favor of the overall design. Mr. Floersheimer asked about the design element over the front door. Mr. Smith responded and explained the design. Mr. Floersheimer agreed with Mr. Small's assessment of the east elevation. Mr. Smith stated that some Commissioners expressed concern with the subservient garage design. As a result, he placed an alternate design of the garage on the overhead projector and passed out pages to the Commissioners.

Ms. Catlin stated she liked the house and redesign however she did not agree with the other Commissioners. She thought the house appeared cold and large for the location of the home. She thought the previous home had character and warmth

where this design lacked those elements. She thought the north end needed a design that related more to the previous home.

Mr. Corey expressed concern that the house was rendered incorrectly given the grade of the lot. He agreed with Ms. Catlin and felt the home was cold, massive and too large for the site. He thought the fenestration on the west elevation was overblown.

Ms. Shiverick stated she agreed with her fellow commissioners. She suggested changing the balcony over the garage to stucco. She was in favor of the design and its execution but did agree that it was too cold of a design.

Mr. Ives thought the house was well thought out and a good design. He supported the varied balconies.

Mr. Garrison agreed with Ms. Catlin and thought the house was too cold and too large for the lot. He also expressed concern for the height of home and stated he would like to see the roof plan. He thought the mass of the home needed to be reduced.

Mr. Vila agreed with Mr. Garrison that the house was too large for the site. He thought there was a lack of grace to the use of the site. He thought the interpretation of the style was good. He suggested a restudy of the fenestration on the west elevation. Finally, he thought the feeling of the design style was not suited for the neighborhood.

Motion made by Ms. Grace and seconded by Mr. Corey to defer the project in accordance with the Commission's comments to January 23, 2019 meeting.

Anne Metzger, 277 Esplanade Way, expressed her opposition to the project.

Motion carried unanimously.

Please note: Ms. Grace left the meeting at 12:47 a.m. Ms. Shiverick voted in the absence of Ms. Grace.

D. MINOR PROJECTS – OLD BUSINESS

A-051-2018 Modifications

Address: 400 Chilean Ave.

Applicant: PB 400 Chilean LLC

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

Project Description: Construction of a 529 square foot canvas parking awning.

A motion carried at the November meeting to defer the project to the December 14, 2018 meeting at the staff's request.

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

Mr. Smith stated the Town Council approved the project at their December meeting, contingent on the Architectural Review Commission's approval. He presented the proposed parking awning for the existing building and site. Mr. Smith presented a material sample to the Commissioners.

Mr. Vila asked about the trellis material. Mr. Smith responded.

Mr. Corey stated he was supportive of a parking structure but expressed concern for the materials proposed. He added that he could not support the project.

Ms. Shiverick asked if the parking spaces would be shared. Maura Ziska, attorney for the applicant, discussed the owners and the parking situation. Ms. Shiverick agreed with Mr. Corey and added she would rather see a different material used for the structure. Mr. Smith discussed the proposed material.

Mr. Ives stated it was not offensive and added he could support the project.

Ms. Catlin stated she felt neutral about the proposal. She asked the professional if there was something that could be changed to add some interest.

Mr. Floersheimer asked if the wind would affect the structure. Mr. Smith responded.

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

Mr. Corey read the proposed product material that was printed on the mini-set.

Motion carried 5-2, with Ms. Shiverick and Mr. Corey opposed.

A-054-2018 Modifications

Address: 1263 N. Lake Way

Applicant: Henry P. McIntosh IV

Professional: James Clancy/Advance Solar and Spa

Project Description: Installation of photovoltaic system.

A motion carried at the November meeting to defer the project to the December 14, 2018 meeting as there was no professional to present the project.

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

Orion McKnight, Advance Solar and Spa, presented the proposed photovoltaic system for the existing residence.

Mr. Vila inquired how the panels would be attached to the roof. Mr. McKnight responded with the process of attaching the panels.

Mr. Garrison asked who would maintain and replace the panels. Mr. McKnight responded and discussed the maintenance plan.

Mr. Vila asked if the owner would be able to sell back to FPL. Mr. McKnight responded. Mr. Vila inquired if there was a battery storage installed. Mr. McKnight stated that he believes the owner did not purchase the battery.

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

E. MINOR PROJECTS – NEW BUSINESS

A-052-2018 Additions/Modifications

Address: 218 Royal Palm Way

Applicant: Robb E. Turner

Professional: Dustin Mizell/Environment Design Group

Project Description: Addition of two entry columns on Royal Palm Way.

Hardscape & landscape to be modified to accommodate improvements.

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

Mr. Mizell presented the architectural modifications to the commercial residence.

Mr. Small thought the addition of the columns were a good improvement. He stated that he wished the east façade could be addressed. Mr. Vila agreed.

Ms. Shiverick asked if there were lights proposed for the top of the columns. Mr. Mizell responded and stated that lights were proposed on the columns. Ms. Shiverick stated that she preferred the columns without the lights.

Mr. Vila suggested a different solution rather than the lights proposed. He stated he could not support the lights.

Mr. Corey asked about the details and lumens of the lights proposed.

Mr. Mizell asked if the approval could include recessed lights rather than the lights on top of the columns.

Motion made by Mr. Small and seconded by Mr. Corey to approve the project as presented with the caveat that the lights are recessed into the columns. Motion carried unanimously.

Mr. Floersheimer asked if the Commission needed to request the utility easement.

The motion was amended to include the agreed upon utility easement.

X. **OTHER BUSINESS**

Mr. Vila congratulated Mr. Corey for completing his master gardening course. Mr. Corey informed the Commission about the course and spoke very highly of the program.

Dustin Mizell, Environment Design Group, stated he was very familiar with the program. He added that the course was very difficult and expressed his appreciation to Mr. Corey for completing the program.

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

There were no comments heard at this time.

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

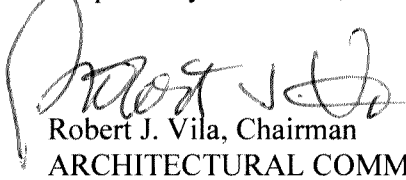
Mr. Lindgren reviewed the 2019 ARCOM Meeting Dates.

XIII. **ADJOURNMENT**

Motion made by Mr. Ives and seconded by Mr. Small to adjourn the meeting at 1:11 p.m. Motion carried unanimously.

The next meeting will be held on Wednesday, January 23, 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