

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, APRIL 27, 2016

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

The meeting was called to order at 9:00 a.m. by Mr. Sammons

II. ROLL CALL

Richard Sammons, Chairman	PRESENT (did not return after lunch)
Ann L. Vanneck, Vice Chairman	PRESENT
Peter I. C. Knowles, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	ABSENT (excused)
Michael B. Small, Member	PRESENT
Maisie Grace, Alternate Member	PRESENT
John David Corey, Alternate Member	PRESENT
Betsy Shiverick, Alternate Member	PRESENT

Staff Members present were:

John S. Page, Director of Planning, Zoning & Building

John Lindgren, Planning Administrator

Kelly Churney, Secretary to the Architectural Review Commission

III. PLEDGE OF ALLEGIANCE

Mr. Sammons led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE MARCH 23, 2016 MEETING

Motion made by Ms. Vanneck and seconded by Mr. Garrison to approve the minutes from the March 23, 2016 meeting. Motion carried with all in favor.

V. APPROVAL OF THE AGENDA

Ms. Vanneck stated that there was a request to remove the project B-122-2015 from the agenda at the attorney's request.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the agenda as amended. Motion carried with all in favor.

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.

At this time, Mr. Page went on record to indicate that Mr. Sammons did declare a conflict for the project at 515 N. County Rd. and has correctly completed the 8B form in accordance of State Law.

VII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

B-114-2015 New Residence

Address: 204 Via Del Mar

Applicant: Via Del Mar, LLC

Architect: Smith and Moore Architects/Peter Papadopoulos

Project Description: New two story Mediterranean Revival residence with detached pool cabana on vacant lot. Final landscape and hardscape. At the October meeting this project was deferred to the December meeting at the architect's request. At the December meeting, this project was deferred to January for further study. At the January meeting, the Commission approved the architecture and landscaping presented with the caveat they return in February with different proportions and scale for the front door and windows above the front door. At the February meeting, this project was deferred to the March meeting. This project was again deferred to the April meeting per the applicant's request.

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

Mr. Papadopoulos presented the amended plans to the project, which include a new front door and correcting a few drafting errors.

Commissioners Comments: Some of the members felt the changes were a big improvement.

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

B-116-2015 2015 Addition/Modifications

Address: 425 & 431 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: SKA Architects, Patrick Segraves

Project Description: On the south side, remove bedroom and 1 balcony (27 sq. ft.) and enlarge front balcony at bedroom #2 and exercise room (95 sq. ft.). On the west side, remove west garage gate and close with 6 ft. wall, remove driveway and garage

door and reduce area 45 sq. ft. Driveway area to become patio and landscaping. Curb cuts will be eliminated. Change windows in breakfast area, demolish existing pool and replace with new pool, replace and relocate windows on second floor in proposed bedroom 1, closet and bath 3. On the north side, convert family rooms to open loggia (675 sq. ft.). On the east side, remove existing pool, remove all windows on east wall of first floor. Replace and relocate windows on proposed closet. On the east side, remove existing pool, and remove all windows on east wall of first floor. Replace and relocate windows on proposed closet and add 262 sq. ft. addition to northeast corner, to enlarge living room. At the November meeting, a motion carried to defer this project to the December meeting to accommodate the notification process. A motion carried at the December meeting to defer this project to January for further study. A motion carried at the January meeting to defer this project to February. A motion carried at the February meeting to defer this project to April at the architect's request.

Call for disclosure of ex parte communication: The Commission did not disclose any ex parte communication at this time.

Tom Kirchoff, architect for the owner, stated the project was almost completely approved but the owner decided to change architects. Now that he is the architect, he would like to convince his client to tear down the home. The client is out of town and Mr. Kirchoff would like time with his client to discuss all of the options. He stated he would like to return to the Commission in June.

Motion made by Mr. Small and seconded by Mr. Garrison to defer the project until June. Motion carried with all in favor.

[B-122-2015 New Residence](#)

Address: 201 Debra Lane

Applicant: 201 Debra Lane, LLC

Architect: Dailey Janssen Architects/ Roger P. Janssen

Attorney: Tim Hanlon

Project Description: Construction of a new two story residence, pool, landscape and hardscape. At the December meeting a motion carried to defer this project to the January meeting for restudy. At the January meeting a motion carried to defer this project to the February meeting for restudy. At the February meeting, a motion carried to defer to the March meeting for further study.

This item was withdrawn at the approval of the agenda.

[B-001-2016 New Residence](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 280 North County Rd.

Applicant: 280 NCR, LLC

Architect: SKA Architect + Planner/Patrick Segraves

Landscape Architect: Steven West/Parker-Yannette

Project Description: New two story classical style home to be approximately 7,100 square feet. Home will consist of 5 bedrooms, 7 bathrooms, powder room, living room, dining room, kitchen, family room, loggia, and a three car garage with guest suite above. Final landscaping will be included. At the February meeting, a motion carried to defer to the March meeting for a restudy. At the March meeting, a motion carried that the implementation of the proposed variance would not cause negative architectural impacts to the subject property. A second motion carried to defer this project for further study to the April meeting.

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

Ms. Vanneck stated that this project was at Town Council in April for variance approval and was deferred until May.

Mr. Segraves stated he was in front of the Commission before asking for three variances. He has revised the home significantly, which required him to go back to Town Council and re-advertise because the variances have changed. Now he is asking for a side yard setback for the first and second story of the home and has five letters of support from the neighbors.

Mr. Segraves presented the modified plans for the home. Mr. West presented the landscape and hardscape plans.

Commissioners Comments: Some Commission members were upset that specific details were not included in the mini-sets. Many Commission members questioned the sideyard set back.

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

Discussion occurred regarding the possibility of angling the house instead of getting a variance as well as clarifying the need for the requested variance.

Motion failed 3-4 with Messrs. Knowles, Gruss and Sammons and Ms. Grace opposed.

Mr. Lindgren asked the Commission to give the Town Council a recommendation on the variance requested.

A second motion made by Ms. Vanneck and seconded by Mr. Garrison that the proposed project can be designed in an architecturally suitable manner which conforms to our code of ordinances without the need for a variance.

Discussion occurred regarding the recommendation to Town Council.

Paul Castro, Zoning Administrator, explained why the Commission is charged with looking at the projects and making a recommendation on the variances before the Town Council sees the projects.

Commission Comments: Some liked the style of the house but not the shape in relationship to the variances that it also requires.

Ms. Vanneck withdrew her motion.

More discussion continued between the Commissioners and Mr. Segraves regarding the site plan for the project.

Motion made by Ms. Vanneck and seconded by Mr. Gruss to defer variance and the architecture for one month with the recommendation that the house is too wide and large for the lot.

Mr. Castro further explained what the Town Council is looking for from the Commissioners. More discussion continued between the Commissioners.

Commission Comments: It was suggested to look at the streetscape instead of just looking at the individual lot. The Commission liked the house but need more details in the plans.

Motion passes 6-1 with Mr. Small opposed.

Ms. Vanneck recommended that Mr. Segraves get in touch with the Commissioners before next month's meeting.

[B-004-2016 Demolition/New Residence](#)

Address: 608 Island Dr.

Applicant: Denis P. and Annabelle G. Coleman

Architect: Dailey Janssen Architects/Roger Janssen and Jason Skinner

Landscape Architect: Dustin Mizell/Environment Design Group

Project Description: Demolition of existing residence and construction of a new 2 story residence, pool, hardscape and landscape. At the February meeting, a motion carried to approve the demolition. Another motion carried to defer the new residence project to the March meeting for further study. At the March meeting, a motion carried to defer this for April for further study.

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

Mr. Skinner presented the modified plans, including changes to the one story wing on the north and the covered loggia.

Commission Comments: Many like the new design of the loggia.

Mr. Mizell spoke to the question raised about the 12 foot hedge on the property and while it will not be removed, he agreed to cut it back around the driveway on Island Road.

Mr. Janssen spoke with the neighbor's (to the north) attorney regarding both driveways on Island Road and he explained that the driveways will be offset and agreed to use more landscaping or to install a sliding gate if need be.

Commissions Comments: Many of the Commission members like the driveways on the site plan. Some feel the curb cuts are too large and would like to see them smaller.

Mr. Mizell presented the landscape on Island Road and Island Drive.

Motion made by Mr. Garrison and seconded by Mrs. Vanneck to approve the project as presented. Motion carried with all in favor.

[B-009-2016 Demolition/New Residence](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 1050 N Ocean Blvd

Applicant: E. Hunter Beebe

Architect: Roger P. Janssen/Dailey Janssen Architects

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Demolition of an existing one story single family residence, one story guest house and pool. Construction of a new, two-story residence, 2 (two) one story accessory buildings, pool, landscape and hardscape. At the March meeting, several motions were made. A motion carried that the implementation of the proposed west side variance would cause negative architectural impacts to the subject property. A motion carried that the implementation of the proposed rear variance would not cause negative architectural impacts to the subject property. A motion carried to defer this project to April for further study.

Ms. Vanneck stated that both variances were approved at the April Town Council meeting.

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

Mr. Janssen presented the architectural plans for the home.

Commission Comments: The Commission appreciated all of the details that were provided in the plans. Many liked the design of the house and the folly in the details. Some questioned the brick rather than stucco. Suggestions were made to widen the picture window.

Mr. Williams presented the landscape and hardscape plans.

Commission Comments: Many of the Commission liked the landscape plans. One recommendation was made to include more palms to “beef up” the landscaping on the east wing on the front façade.

Motion made by Mr. Garrison and seconded by Mr. Small to approve the project as presented. Motion carried with all in favor.

At this time, a short break was taken at 10:30 a.m. The meeting resumed at 10:45 p.m. Chairman Sammons passed the gavel to Vice Chair Vanneck and stated he would have to leave later in the meeting. Ms. Vanneck asked to move two projects up in the agenda due to the presenters’ time constraints. She asked that project B-021-2016 be heard first. **Motion made by Mr. Garrison and seconded by Mr. Gruss to move project B-021-2016 Demolition up in the agenda.** Ms. Vanneck asked to next hear project A-018-2016 Additions/Modifications. **A second motion made by Mr. Garrison and seconded by Mr. Knowles to move the projects in the agenda. Motions carried with all in favor.**

[B-021-2016 Demolition](#)

Address: 561 Island Drive

Applicant: 561 Island Drive, LLC

Architect: Michael Perry/MP Design and Architecture, Inc.

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Demolition of existing residence.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison and Mses. Vanneck and Shiverick.

Mr. Perry presented the plans for the demolition and residence. He also presented to the Commission the landscaping would remain after the demolition. Mr. Perry stated he would sod and irrigate after the demolition.

Commission Comments: There was a question about the removal of the four Seagrape trees on the property.

Mr. Williams stated the Seagrape trees will be removed. He offered to try to sell the trees.

Motion made by Mr. Garrison and approved by Mr. Gruss to approve the project as presented. Motion carried with all in favor.

[A-018-2016 Additions/Modifications](#)

Address: 390 N. Lake Way

Applicant: 390 NLWPB, LLC

Architect: Katherine Field

Attorney: Maura Ziska

Project Description: Minor additions to paving around pool, new stone paving on concrete base at pool and driveway, relocation of pool equipment, new outdoor gas fireplace, new fountain bubblers near pool, new wall along street, decorative lighting in pavers around pool.

Call for disclosure of ex parte communication: Disclosure by Ms. Vanneck and Mr. Knowles.

Ms. Vanneck asked Ms. Fields if she is a licensed landscape architect in the State of FL and Ms. Fields stated she does have a temporary license.

Ms. Fields presented the plans for the project including all of the landscape and hardscape.

Commissions Comments: It was suggested the landscape is too green and needs more color. It was also asked if Ms. Fields would be replacing the dead palm tree. She said she would be replacing the palm. The Commission would also like to see the hibiscus stay in the landscaping. Many of the Commissioners thought there were too many lights in the pool area.

A discussion ensued regarding how much lighting was appropriate and wattage versus lumens when considering LED lights.

Motion made by Mr. Garrison and seconded by Mr. Small that the project is approved as presented with the caveat that the hibiscus remains. Motion carried with all in favor.

Mr. Corey suggested that staff study the wattage for LED lights vs incandescent lights for future projects. Mr. Page said he would make a note of this for further study.

B-011-2016 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION W/ SITE PLAN REVIEW

Address: 250 Esplanade Way

Applicant: Mr. and Mrs. Patrick McGowan

Architect: Patrick W. Segraves/SKA Architect + Planner

Landscape Architect: Steven West/Parker-Yannette

Project Description: New two-story island-style home to be approximately 3,800 square feet. Home will consist of 4 bedrooms, 4 bathrooms, powder room, living room, dining room, kitchen, family room, loggia, and a two-car garage. Final landscaping will be included. At the March meeting, a motion carried to defer this project to the April meeting for further study.

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

Mr. Segraves stated he did not present this project yet to the Town Council. This project does not require any variances other than it is a conforming house on a non-conforming lot. Mr. Segraves presented the modified plans for the residence.

Commission Comments: Many thought this home was too tall and the eaves needed to be reduced. Also the Commission wanted more details on the plans for this project. It was suggested that the windows were not in the same proportions. Some felt that some of the changes that were made were positive.

Motion made by Mr. Garrison and seconded by Ms. Grace for a one month deferral for restudy. Motion carried 6-1 with Mr. Gruss opposed.

Bill and Anne Metzger – 277 Esplanade Way, stated their concerns for the size of the house compared to the lot size.

B. MAJOR PROJECTS-NEW BUSINESS

B-012-2016 Addition/Modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(S)

Address: 240 Banyan Rd.

Applicant: M. Timothy Hanlon/Trustee of the 240 Banyan Land Trust Agreement

Attorney: Bill Atterbury/Alley, Maass, Rogers & Lindsay, P.A.

Architect: Mark Marsh/Bridges, Marsh & Associates, Inc.

Landscape Architect: Jorge Sanchez & Brian Vertesch/SMI Landscape Architecture

Project Description: Construction of one-story guest house containing approximately 950 square feet. The architectural style and colors of the guest house are to match those of the main house. The applicant is requesting to move the one-story guest house containing approximately 950 square feet with(i) a front yard setback of 20 feet in lieu of the 35 feet minimum required and (ii) an angle of vision of 134 degrees in lieu of 110 degrees maximum permitted, ten feet closer (east) to the main house.

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

Mr. Atterbury spoke to the variance that is being requested by the applicant. Mr. Marsh presented the architectural plans for the project. The project includes moving the previously approved cabana closer to the main home. Mr. Marsh said the surrounding neighbors are in support of the change.

Mr. Vertesch presented the landscape and hardscape plans for the property, including raising the seawall.

Motion made by Mr. Small and seconded by Mr. Garrison that the implementation of the proposed variances will not cause negative architectural impacts to the subject property. Motion carried with all in favor.

Commission Comments: It was suggested that this building is not visually pleasing and thought the limiting angle of vision and building height plane could partially be the problem. It was also suggested the entry way needed restudy. The Commission felt that the site plan and architecture could work but needs some restudy.

Mr. Lindgren clarified the angle of vision and building height plane terminology for the Commission.

A second motion made by Mr. Small and seconded by Mr. Garrison to defer the project for one month for restudy. Motion carried with all in favor.

[B-013-2016 New Residence](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(S)

Address: 250 Ocean Terrace

Applicant: David G. Lambert as Trustee of the David G. Lambert Revocable Trust

Architect: Tom Kirchhoff/Kirchhoff & Associates

Landscape Architect: Keith Williams/Nievera Williams Design

Attorney: Maura Ziska

Project Description: New one story residence with landscape, hardscape and pool.

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

Ms. Ziska explained the variance that the applicant is seeking and also stated she had a letter of support from one of the neighbors.

Mr. Kirchhoff presented the architectural plans for the project.

Commission Comments: Many of the Commission liked the design of the home and thought the massing was appropriate.

Mr. Williams presented the landscape and hardscape for the project.

Commission Comments: It was suggested the landscaping it too minimal and open and needs to be “beefed up” to create a buffer between the house and the street.

Mr. Williams suggested he could change the heights of the palms on the front of the house to add interest.

Motion made by Ms. Grace and seconded by Mr. Gruss that the implementation of the proposed variance will not cause negative architectural impacts to the subject property. Motion carried 5-2 with Mr. Sammons and Ms. Vanneck opposed.

A second motion made by Ms. Grace and seconded by Mr. Garrison to approve the architectural plans but to defer the landscaping for one month for restudy. Motion carried with all in favor.

B-014-2016 Additions/Modifications

Address: 225 Worth Avenue, Suite B

Applicant: J. McLaughlin/Burton Handelsman

Architect: Stephen L. Griss/Stephen Griss Associates

Project Description: Change of color of existing aluminum storefront framing from medium bronze to white at the existing J. McLaughlin clothing store. It also includes the change of color of the existing store sign lettering from dark bronze to green and the two existing planters from dark green to a lighter green.

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

Mr. Griss presented the changes the client is seeking to the property which include changing colors of the awnings, signage and planters.

Commission comments: Some of the Commission members felt that changing all three items would be too much color. It was suggested changing the planters and awnings only. It was suggested the green would make the signage look dated.

Motion made by Mr. Sammons and seconded by Mr. Small to approve the project as presented with the exception of keeping the signage as is. Motion carried 6-1 with Mr. Knowles opposed. *Please note that Mr. Corey voted in the absence of Mr. Gruss.*

B-015-2016 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO SPECIAL EXCEPTION W/ SITE PLAN REVIEW

Address: 125 Gulfstream Road

Applicant: Louis M. Cohen as Trustee of the Schar Family Trust dated December 26, 2012

Architect: Huy Nguyen and Benjamin Schreier/Affiniti Architects

Attorney: Maura Ziska

Project Description: Demolition of existing site elements only. (Currently a vacant lot) Construction of a new two-story 4511 total SF residence with detached outdoor living area, swimming pool and associated landscape/hardscape.

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

Ms. Ziska explained the special exception with site plan review that the applicant is seeking recommendation on from the Commission.

Mr. Nguyen presented the plans for the new residence and pool house.

Commission Comments: Some of the members felt the details are not in scale with a Mediterranean home. Many felt this home was a bad design and the plan was non-redeemable.

Motion made by Mr. Sammons and seconded by Mr. Garrison to deny the projected as presented. Motion carried with all in favor.

B-016-2016 Additions/Modifications

Address: 548 N. County Road

Applicant: Mr. & Mrs. Nelson Peltz

Architect: Roger Janssen/Dailey Janssen Architects

Landscape Architect: Steven West/Parker-Yannette

Project Description: Relocate and replace the existing cooling tower; new CBS equipment screen walls, new landscape; removal of existing cooling tower, equipment and screen walls.

Call for disclosure of ex parte communication: Disclosure by Mr. Sammons and Mses. Vanneck and Grace.

Mr. Janssen presented the plans for the new chiller unit on the west side of the property.

Mr. West presented the landscaping for the new area for the chiller unit.

Motion made by Mr. Sammons and seconded by Mr. Garrison to approve the project as presented. Motion carried with all in favor.

B-017-2016 Addition/Modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(S)

Address: 7 Lagomar Road

Applicant: Mathieu Roskinsky

Architect: Mario Nievera

Attorney: Maura Ziska

Project Description: Driveway addition modifications and associated landscaping.

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

Ms. Ziska explained the three variances requested by the applicant.

Mr. Williams presented the proposed landscape and hardscape plans for the project as well as photos of the existing area.

Commission Comments: Many of the Commission members did not feel the solution to the applicant's parking problem was a successful one.

Motion made by Mr. Gruss and seconded by Ms. Grace to defer the project for one month for a restudy of the parking arrangement and hedge. Motion carried 6-1 with Ms. Vanneck opposed.

At this time, the meeting took a lunch break at 1:08 p.m. and resumed at 2:04 p.m. Mr. Sammons did not return to the meeting and Mr. Corey voted in his absence.

B-018-2016 Demolition and New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(S)

Address: 261 Seminole Avenue

Applicant: Debra M. Payne Trust

Architect: Patrick Segraves/SKA Architect + Planner

Landscape Architect: Steven West/Parker-Yannette

Project Description: Demolition of existing two-story home. Construction of new two-story Mediterranean Revival-style home to be approximately 3,600 square feet including a two-car garage. Final landscaping will also be included.

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

Mr. Segraves presented photos of the existing home that is to be demolished. Mr. West stated that all of the existing landscape and hardscape currently on site will be removed. Mr. West did note that he will offer the landscape to sell to other landscapers in the event it can be saved and moved.

Ms. Vanneck wanted to note that Mr. Sammons was fully against removing this home.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the demolition as presented with the caveats to sod and irrigate within 30 days. Motion carried 4-3 with Mr. Garrison and Ms. Vanneck and Grace opposed.

Mr. Segraves presented the plans for the new, Mediterranean residence that is proposed. Mr. West presented the hardscape and landscape for the new residence.

Commission Comments: Many of the Commission members thought the design was good and in harmony with what is on the street. There was a comment that there was not enough detail on the plans. There was a question about the window sizes on the second story on the west elevation. Many of the Commission members like the walkway from the front door to the street. It was also suggested that the ceiling height should be lowered, especially on the first floor.

A second motion made by Mr. Small and seconded by Mr. Garrison that the implementation of the proposed variance will not cause negative architectural impacts to the subject property. Motion carried 6-1 with Ms. Grace opposed.

A third motion made by Mr. Garrison and seconded by Mr. Small to approve the project as presented with the caveat that the house is reduced on the first floor by 1 foot and on the second floor by 6 inches. Motion carried 6-1 with Ms. Grace opposed.

B-019-2016 Addition/Modification

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCES(S)

Address: 218 Seaspray Avenue

Applicant: Richard M. Pollock

Architect: Roger Hansrote/Architectural Consultants, Inc.

Project Description: New addition to the existing structure. At the ground floor 73 sq. ft. of new building footprint will be added off the existing dining room on the west elevation. On the second floor an existing area of flat roof will be filled in with 130 sq. ft. new a/c living space. The new roof will align with the existing roof facia and be a flat roof.

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

Mr. Hansrote presented the minor additions to the home, which include the extension of the dining room, first floor sunroom and a second floor addition.

Commission Comments: The Commissioners were happy with the changes.

Mr. Lindgren read the variances that the applicant is seeking for the project.

Motion made by Mr. Garrison and seconded by Mr. Small that the implementation of the proposed variances will not cause negative architectural impacts to the subject property. Motion carried with all in favor.

Motion made by Mr. Garrison and seconded by Mr. Small that the project be approved as presented. Discussion ensued between the Commission members regarding the new zoning changes on the SeaStreets. **Motion carried 6-1 with Mr. Gruss opposed.**

B-022-2016 Additions/Modifications

Address: 641 N. County Rd.

Applicant: Oceanside Palms Estate Corp.

Architect: Stephen Roy & Dale Posey/Roy & Posey Architects

Project Description: Construction of a new one story garage.

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

Mr. Roy presented the plans for a one story free standing garage and modification to the existing motor court.

Mr. Posey presented proposed changes to the landscape and hardscape.

Mr. Roy stated the new garage will mirror the elevations of the existing garage.

Motion made by Ms. Grace and seconded by Mr. Gruss to approve the project as presented. Motion carried with all in favor.

[B-023-2016 New Residence](#)

Address: 430 N. Lake Way

Applicant: Mr. and Mrs. Jack Levy

Architect: Daniel Kahan and Billie Tsien/Smith and Moore Architects

Landscape Architect: Mario Nievera/Nievera Williams Design

Project Description: A new one-story residence in a modern style. Final landscape, hardscape and pool.

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

Mr. Kahan presented the site plan for the new residence and spoke to the history of modern homes in relation to Palm Beach. He also presented a brief floor plan to the home. Ms. Tsien spoke about the materials that will be used in the new residence.

Commission Comments: Many of the Commission members thought this was a wonderful house. It was suggested to limit the hedge in the front so that others passing by could enjoy the view. There was some discussion as to whether this home is too dissimilar to its surroundings.

Mr. Nievera presented the landscape for the project.

Commission Comments: It was suggested to shape the trees in the front to give more interest. It was also suggested that the trees in the front be spaced apart to enhance the front of the home.

Motion made by Mr. Garrison and seconded by Ms. Grace to approve the architecture as presented and defer the landscape for one month for further study. Motion passed 6-1 with Mr. Small opposed.

[B-024-2016 Additions/Modifications](#)

Address: 150 Worth Avenue, Suite 119-125

Applicant: Wilson 150 Worth LLC

Architect: Jerome I. Baumohl

Project Description: Modification and replacement of storefront incorporating a new entrance on Worth Avenue including signage. Note: All finishes for new impact storefront, including signage, are the same as their existing boutique (Suite 113 A).

Call for disclosure of ex parte communication: Disclosure by Messrs. Knowles and Small and Ms. Shiverick.

Mr. Baumoehl presented the proposed changes to the storefront, including colors and signage.

There was a brief discussion regarding the signage.

Motion made by Mr. Garrison and seconded by Mr. Gruss to approve the project as presented. Motion carried with all in favor.

C. MINOR PROJECTS - OLD BUSINESS

A-053-2015 Addition/Modification

Address: 100 El Bravo Way

Applicant: Ken Tropin as Trustee of the Kenneth G. Tropin Trust

Architect: Brooks & Falotico Associates, Inc./Chuck Willette

Landscape Architect: Scott Hyman/Gregory Lombardi Desgin

Project Description: Addition of office and side entry along with driveway and landscape alterations on El Bravo Way. Modifications to doors, hardscape and landscape, alterations along South Ocean Boulevard. Various additions and modifications in the courtyard and rear of the house below existing roof lines.

At the October meeting, a motion carried to defer this project to the November meeting. At the November meeting, a motion carried to approve the landscaping as presented, with the exception of the gate design and the relocation of the Venetian well head; these items were deferred to the December meeting. At the December meeting this project was deferred to the January meeting at the request of the owner's attorney. At the January meeting a motion carried to defer this project to the February meeting at the applicant's request. At the February meeting, a motion carried to defer this project to the March meeting for further study. At the March meeting, a motion carried to defer this project to the April meeting for further study.

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

Mr. Hyman presented the previously approved plan and the changes that are now proposed.

Commission Comments: It was noted that the new chain link fence should be black vinyl and not cloth covered.

Motion by Mr. Gruss and seconded by Mr. Small to approve the project as presented. Motion carried with all in favor.

D. MINOR PROJECTS-NEW BUSINESS

A-013-2016 Additions/Modifications

Address: 1475 N. Lake Way

Applicant: Nicholas Coleman

Architect: Don Skowron

Project Description: Revisions to previously approved project B-042-2016. Revisions include modification of driveway, removal of plant material, addition of plant material.

Call for disclosure of ex parte communication: Disclosure by Mr. Small and Ms. Vanneck.

Ms. Vanneck stated that the changes to be presented have already been completed.

Mr. Skowron presented the history of the project as well as the proposed landscaping.

Commission Comments: Some of the members were upset that the changes were not brought to the Commission before they were made.

A discussion ensued between Ms. Vanneck and Mr. Skowron about the possible landscape choices that would be successful on the property.

Mr. Skowron presented the proposed driveway for the residence.

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

[A-014-2016 Additions/Modifications](#)

Address: 224 Atlantic Avenue

Applicant: 224 Atlantic LLC

Architect: Andres Paradelo

Attorney: Maura Ziska

Project Description: New plant material.

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

Mr. Paradelo stated that the owner did renovations to the existing landscape without obtaining an approval and he was here to present the landscape changes. Mr. Paradelo provided pictures of the streetscape and of the improvements. He stated he is seeking approval of the completed changes.

Rich Shankman, President of the Palm Beach Atlantic Association and neighbor to the applicant, stated his association is in litigation with the applicant for the construction and modifications to the property. He stated his opposition to the landscaping presented.

Ms. Ziska stated the reasons for the changes that were made prior to approval.

Commission Comments: It was noted that the landscape presented lacks appeal and design. The Commission wanted to see more of a fully developed landscape plan for the property.

Motion made by Mr. Garrison and seconded by Mr. Gruss to defer this project for one month for restudy. Motion passed with all in favor.

[A-015-2016 Additions/Modifications](#)

Address: 1900 S. Ocean Blvd.

Applicant: Keith Frankel

Architect: Mark Marsh/Bridges, Marsh & Associates, Inc.

Project Description: Minor changes to the Guest House fenestration and roof and a minor window change to the main house.

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

Mr. Marsh presented the change to the roof of the guest house as well as a window change to the main house.

Commission Comments: Many of the Commission members thought the proposed changes were better.

Motion made by Mr. Small and seconded by Mr. Small to approve the project as presented. Motion approved with all in favor.

[A-016-2016 Additions/Modifications](#)

Address: 1 S. County Rd. (Breakers Spray Cottage)

Applicant: Breakers Palm Beach, Inc.

Architect: Rene Tercilla/Harvard Jolly Architecture

Project Description: Demolition of Chimney stack above the roof line due to structural safety conditions that occurred during the project.

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

Mr. Tercilla presented the history of the project at the Breakers cottage and the need to take down the chimney that was structurally unsafe.

Motion made by Mr. Garrison and seconded by Mr. Small to approve as presented. Discussion ensued among the Commission.

Commission Comments: Many of the Commission members were upset that the chimney was not being replaced, especially for such an old structure.

Mr. Garrison withdrew his motion. Mr. Lindgren stated the Commission could either approve the project as presented or ask them to rebuild the fireplace.

Motion made by Mr. Garrison and seconded by Mr. Corey to rebuild the chimney back to how it looked in the photograph presented and the other chimney in the photograph be repaired and restored to look like the new chimney. Motion carried 6-1 with Mr. Knowles opposed.

[A-017-2016 Additions/Modifications](#)

Address: 135 Gulfstream Rd.

Applicant: Michael Bickford

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

Project Description: Replace existing concrete tile roof with new wood shake roof.

Change existing railings to new aluminum Chippendale style. Other associated minor changes as presented.

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

Mr. Kahan presented the proposed changes to the property, which include a change in roof material, a change in the exterior railings and modifications to an exterior structure.

Commission Comments: The Commission liked the new railings but questioned the new material for the roof.

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

[A-020-2016 Additions/Modifications](#)

Address: 642 N. County Rd.

Applicant: ABMF PB LLC

Architect: Alexis Lugo & Hector Daza/Scott Snyder, Inc.

Contractor: Greg Davies/Davies General Contractors

Project Description: Remove existing piers, lanterns and partial site wall on east of building. Modify stucco cornice and banding on entry pediment and building perimeter. Remove oversized columns on west elevation and replace with quoins on pilasters.

Call for disclosure of ex parte communication: Disclosure by Ms. Vanneck and Shiverick.

Mr. Lugo presented the proposed changes to the exterior of the home.

Commission Comments: Some of the Commission members questioned why all of the detail from the house was being removed. Some of the members liked the removal of the piers in the front of the property. There was also concern about making the cornice out of stucco rather than stone.

Mr. Daza stated they are trying to simplify the details on the home. Mr. Davies talked about the plans of the roof and the cornice.

Mr. Daza stated if they do need to put in a third column, they could use a quoin column. Mr. Garrison did not like that idea. Mr. Lindgren suggested that if they need a third column for support, he would coordinate a staff approval with Mr. Garrison so he could provide his input.

Motion by Mr. Garrison and seconded by Mr. Corey to approve the project as presented with the caveat that the top coping be a stone coping with flashing and that the center column be submitted if necessary to staff for staff approval. Motion carried with all in favor.

[A-021-2016 Additions/Modifications](#)

Address: 870 S. Ocean Blvd.

Applicant: Invest Komfort FL LLC

Architect: Randall Stofft/Randall Stofft Architects, P.A.

Project Description: Change all exterior windows & doors including necessary changes to openings for a consistent top of window elevation. Re-roof to flat cement tile roof.

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

Mr. Stofft presented the proposed changes for the home, including fenestration changes.

Commission Comments: Many of the Commission thought the fenestration changes on the south elevation were not appropriate. The Commission also questioned whether this should be a minor or major project. It was stated that the Commission would like to see detail regarding soffits, eaves, gutters and downspouts. The Commission thought that all of the charm had been taken off of the house in the proposed plans.

Mr. Lindgren stated that he could change this project to a minor with notice.

Motion made by Mr. Garrison and seconded by Mr. Corey to defer this project for one month so that it can be changed to a minor project with notice and also so the applicant can supply the requested details in the plans.

[A-022-2016 Additions/Modifications](#)

Address: 1233 N. Ocean Way

Applicant: Alonso & Associates, Inc.

Architect: Patrick Segraves/SKA Architect + Planner

Project Description: Modification of previously approved elevations (B-084-2015). West elevation-second story windows reduced 6" in height. East elevation-second story windows reduced 12" in height and fixed glass panel inserted between

previously approved windows on the first floor. North elevation-two smaller windows replace previously approved large window on second floor. South elevation-two smaller windows replace previously approved large window on second floor.

Call for disclosure of ex parte communication: Disclosure by Mr. Garrison and Ms. Vanneck.

Mr. Segraves presented the proposed window changes in the project.

Commission Comments: It was suggested the larger proposed window on the east elevation needs a larger header. It was also suggested to use a bay window on the east elevation rather than the large window presented.

Motion by Mr. Gruss to approve the north and south elevation but not the east elevation that was presented. Motion failed for lack of a second.

Motion by Mr. Garrison and seconded by Mr. Small to approve the project as presented with the caveat that the kitchen window on the east elevation is changed to a bay window, similar to what is on the front of the house. Motion carried with all in favor.

VIII. OTHER BUSINESS

None

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None

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

Mr. Small requests that ARCOM discuss a specific agenda item in May regarding the demolition permit application process so that the Commission can be prepared to discuss Skip Randolph's memorandum dated February 13, 2014. Mr. Page confirmed with the Commission that they were comfortable with the topic for discussion.

Mr. Garrison also started the discussion regarding the lack of details being submitted in the plans from the architects. Mr. Lindgren stated that he would update the application form as well as provide a one page addendum to add to the application that clearly states what details the Commission will be looking for in the plans. If the details are not submitted in the future, the applicant will be deferred for one month without being heard by the Commission.

Ms. Vanneck requested that all of the variances requested for each project to be listed in the agenda so that the Commission can understand what the applicants are requesting.

Ms. Grace asked the question about having a lighting standard for LED and incandescent fixtures. Mr. Page addressed this topic and stated this is a project that is currently being worked on in the department.

Ms. Grace requested to see more details on the minor changes being presented.

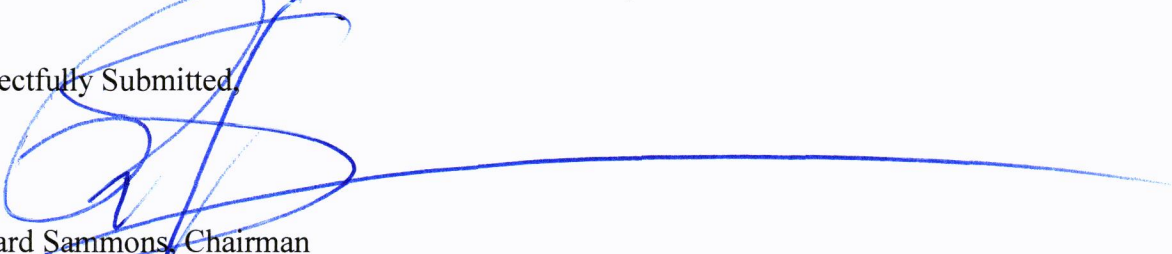
Ms. Grace also requested more discussion regarding the issue of homes being similar versus dissimilar in the surrounding 200 feet. Mr. Page stated he will ask Mr. Randolph to address this at the next meeting.

XI. ADJOURNMENT

Motion made by Mr. Knowles and seconded by Mr. Garrison to adjourn the meeting at 5:31 p.m. Motion carried with all in favor.

The next meeting will be held on Wednesday, May 25, 2016 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,



Richard Sammons, Chairman
ARCHITECTURAL COMMISSION

kmc