

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, MAY 25 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
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	PRESENT
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 APRIL 27, 2016 MEETING

Motion made by Mr. Garrison and seconded by Ms. Vanneck to approve the minutes from the April 27, 2016 meeting. Motion carried with all in favor.

V. APPROVAL OF THE AGENDA

Motion made by Ms. Vanneck and seconded by Mr. Gruss to approve the agenda as amended. Motion carried 6-1 with Mr. Garrison opposed.

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. PRESENTATIONS: (Please limit to 15 minutes)

1. Presentation from Julie Araskog and John Dotterer relative to the evolving trend of larger homes at the island's north end.

Ms. Araskog expressed concerns about the overly massive homes that are being built in the north end of the island and feels an ARCOM Ordinance is the solution. She provided a demolition history since 2008 to the Commissioners and spoke to the disharmony these new homes are creating. Ms. Araskog handed out a portion of the ARCOM Ordinance, Sec. 18-146 thru 18-208 and spoke to the applicable statements in the Ordinance (Exhibit 1). Ms. Araskog and Mr. Dotterer showed pictures of new homes and older homes in the north end. Mr. Dotterer presented a handout of suggestions for future projects to be seen by ARCOM (Exhibit 2) and stated he feels like the north end is in danger.

Commissioners Comments: Many Commissioners appreciated the presentation. Ms. Vanneck stated that the Commission does spend a lot of time looking at all of the projects. A few Commissioners believed that the presentation should be given to the ORS as well. Some of the Commissioners admitted that some mistakes have been made. There was a suggestion made that a zoning amendment, similar to the Sea Streets, could be appropriate for the north end homes.

VIII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

B-001-2016 New Residence

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 280 North County Rd.

Applicant: 280 NCR, LLC

Architect: Patrick W. Segraves/SKA Architect + Planner

Landscape Architect: Steve 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. A motion carried at the April meeting to defer the variance and architecture for one month with the recommendation that the house is too wide and large for the lot.

MODIFIED SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCES INFORMATION: The applicant is requesting to allow the construction of a 7,205 square foot two-story single family residence and detached one-story pool cabana and garage on a non-conforming lot, comprised of portions of platted lots, which has a width of 92.6 feet in lieu of the 100 foot minimum required. The

original application has been modified such that the garage has been moved towards the rear (north end) of the property, as requested by ARCOM, and the main house has been moved towards the front (south end) of the property in order to accommodate the garage and pool cabana. In connection with the proposed construction, the following two variances are being requested: (a) a request for a variance to construct a two-story house with a second story street sideyard setback (east side of the property) of 25 feet in lieu of the 30 foot minimum required, (b) a request for a variance to construct a two-story house with a one story street sideyard setback (east side of the property) of 21.5 feet in lieu of the 25 foot minimum required. The original application included a variance request for an east side yard setback for the two-story portion. The plans have changes such that the request has been modified to a one-story portion. In addition, the angle of vision variance request on the original application is no longer necessary as per the change in plans.

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

Mr. Segraves presented the site plan of the project and stated he has 5 letters of support for the project. He also stated that they have reduced the amount of variances needed down to one. He presented the changes to the plans that have been made since the last time he presented to the Commissioners. He turned the presentation over to Steve West. Mr. West presented the landscape and hardscape plans for the property and noted that he tried to add color in the pedestrian zone on the east elevation.

Commissioners Comments: There were a few suggestions made to add height and a few shade trees on the N. County Rd side of the property. The Commissioners thought it was a big improvement from the last presentation but thought the flowers on the east elevation did not work. They liked the lattice work on the wall but thought the purple flowers needed to be removed.

Motion made by Mr. Gruss and seconded by Mr. Small to defer the landscaping for one month for restudy. Motion failed 2-5 with Messrs. Knowles, Garrison, Ives and Sammons and Ms. Vanneck opposed.

The Commissioners decided to discuss the architecture and provide their comments.

Commissioners Comments: Some of the Commissioners felt the house still sat too far forward on the lot for its massing. It was stated that landscaping in the front may soften the massing. Mr. Sammons provided some suggestions to reduce the height of the eaves, to move the front columns closer and to widen the front door. Mr. Sammons also suggested to put a cap on the gate columns. Many Commissioners thought the architect has done a good job listening to the comments. It was suggested to put a large shade tree on the corner of the lot to soften the massing. Many Members suggested to eliminate the kitchen/family room loggia off of the rear and using that space to move the house back on the lot.

Susan Gary, 229 Onondaga Ave., stated she thought this house was massive and emphasized the point of the earlier presentation about the large homes taking over the north end. Ms. Gary also stated this house had no charm or beauty.

Motion made by Ms. Vanneck and seconded by Mr. Ives that the implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion carried 6-1 with Mr. Gruss opposed.

A second motion made by Ms. Vanneck and seconded by Mr. Garrison to approve the project as amended by eliminating the loggia off of the kitchen, expanding the loggia off of the family room, adding an entry to the loggia from the kitchen, moving the house back close to 10 feet, putting at least one large shade tree on the corner of the property, and adding a shade tree on the east elevation to punctuate the long wall. Motion carried 4-3 with Messrs. Gruss, Ives and Sammons opposed.

At this time, a motion made by Ms. Vanneck and seconded by Mr. Small to move project B-020-2016 1021 N. Ocean Blvd., under Major Projects-New Business, to the front of the agenda to be heard after the break. Motion carried with all in favor.

There was a short break taken at 10:30 a.m. and the meeting resumed at 10:47 a.m.

Anne and Bill Metzger, 277 Esplanade Way – stated they were interested in the next project [B-011-2016, 250 Esplanade Way] but had to leave for a personal obligation.

B-020-2016 Demolition/New Residence

Address: 1021 N. Ocean Blvd

Applicant: Maura Ziska, Attorney

Attorney: James Green

Court Reporter: Kathleen Szabo, US Legal Support

Architect: Michael Perry & Caroline Koons Forrest/MP Design & Architecture, Inc.

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: Demolition of existing residence. New two story residence with basement, pool, landscape & hardscape.

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

Ms. Ziska stated she is the agent and attorney for the property owner, Mr. Don Burns, who would like to build something more to his taste. Ms. Ziska also stated that they are seeking a Site Plan approval from the Town Council however they were deferred to ARCOM first before the Council would make a ruling. Ms. Ziska noted that Mr. Burns has tried to engage the residents in discussion about the proposed plans but has been mostly unsuccessful. She also corrected some inaccuracies in the opposition letters that were submitted to the Commissioners.

Mr. Perry presented the demolition plan of the existing home first. He showed the Commissioners pictures of the interior and exterior and provided some history of the home, including all additions. Mr. Perry turned the presentation over to Mr. Williams. Mr. Williams presented the landscape demolition plan for the property.

Ms. Grace questioned the intent of the report, written by David Chase that was handed to the Members by Ms. Ziska.

Motion made by Mr. Ives and seconded by Ms. Vanneck to approve the demolition as presented with the usual caveats to sod and irrigate within 30 days. Motion carried with all in favor. Many Commissioners expressed their displeasure in the demolition of this home.

Mr. Gruss also questioned the intent of the report written by David Chase. Town Attorney, Skip Randolph, stated that if the applicant asks for it to be made part of the record, the Commissioners need to accept it as part of the record.

Mr. Perry restated this is a non-conforming lot in the R-A Zoning District. He also indicated that there are many different types of architectural styles in the area of the project. He presented the proposed architectural plans with elevations and floor plans. Mr. Perry said that all of the mechanical equipment will be housed in the basement and not in the sideyard. He addressed questions about the roofing material and drainage. He also presented the style and dimensions of neighboring homes. He turned the presentation over to Caroline Koons-Forrest. Ms. Forrest spoke regarding International Style and the different styles of homes in the area. She also presented more design details and information about the materials to be used on the proposed home. Ms. Forrest turned the presentation over to Mr. Williams. Mr. Williams presented the proposed site plan, landscape and hardscape elevations. He addressed questions regarding the pool and spa dimensions. He and Ms. Forrest addressed the landscape buffers on both sides of the property.

Mr. Randolph stated that the expert witness should indicate to the Commissioners, which part of his submitted document that should be considered today.

David Chase, expert witness for the applicant, spoke to his qualifications and licensures and noted his presentation is his own opinion. He provided his opinion on the International Style of architecture and as it relates to Palm Beach. He also presented a list of 8 homes of International Style that are listed in Palm Beach.

Mr. Sammons asked Mr. Randolph if the Commission is bound by the decisions that they have made in the past. Mr. Randolph indicated that the application and the evidence presented today should be considered on its own and the Commission has a right whether they want to consider what decisions they have made in the past.

Following Mr. Chase's presentation, there was some discussion between the Commissioners whether the presentation was relevant.

David Lawrence, architect at 205 Worth Ave., representing 12 owners who have objections to the proposed house, stated all of the objections and the reasons for the objections.

John and Debby Oxley, 1045 N. Ocean Blvd, stated their objection to the proposed home, finding it disturbing and too dissimilar and think it's wrong that the house will be located closer to the ocean.

Derek Limbocker, 977 N. Ocean Blvd, stated his objection to the proposed home because he feels that house will be too large for the lot. He also stated his objection to the proposed landscaping.

Ed Holt spoke in representation of Mary Hultar, 980 N. Ocean Blvd., and stated she feels that the proposed home is too big, the landscaping is unreasonable and that her privacy will be gone.

Carter and Afsy Pottash, 1029 N. Ocean Blvd., stated their objections to the home. Mr. Pottash read his wife's comments regarding her objection to the proposed home. She feels it is too large of a house for the lot size, it is excessively dissimilar and has some privacy concerns as well.

Donald Burns, applicant, stated he met with Dr. and Mrs. Pottash twice and once with Mr. Pottash contrary to what the couple had previously stated.

There was a short break taken at 12:58 p.m. and the meeting resumed at 1:05 p.m.

Mr. Green asked the Chairman if he could present a brief rebuttal with Mr. Chase. Mr. Green asked Mr. Chase about the location of the proposed house as well as the landscaping that exists currently. Mr. Chase stated that landscaping can mitigate massing, dissimilarity of a home and promote harmony. Ms. Vanneck stated that the Commission is charged with looking at the home without landscaping.

The Commissioners asked Mr. Perry questions about the excavating and the bulk head. The Commissioners also asked for clarification on the lawn grade and the north and south retaining wall size. Mr. Garrison asked about the panes of glass on the home that were presented.

Commissioners Comments: Many thought the house was too large for the lot. Many did not like the tower on the top of the roof. Some of the Commissioners had a problem with the County Road façade.

There was some discussion about the screens on the front windows on the west façade.

Motion made by Mr. Ives and seconded by Ms. Vanneck to defer the project for restudy for two months to return to the Commission on July 27th. Motion carried 6-1 with Mr. Sammons opposed.

There was a lunch break taken at 1:35 p.m. and the meeting resumed at 2:30 p.m.

Motion made by Mr. Small and seconded by Ms. Vanneck to defer Town Attorney Randolph's presentation under section IX. Other Business to next month due to time constraints. Motion carried with all in favor.

Mr. Page reminded the Commissioners to make sure they are speaking directly into their microphones when talking.

[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: Steve 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. A motion carried at the April meeting to defer this project to the May meeting for further study.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The Applicant is requesting a Special Exception with Site Plan Review to allow the construction of a 3,700 sq.ft. two story, single family residence on a portion of a platted lot which is 88 feet in width in lieu of the 100 foot minimum required.

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

Mr. Segraves stated this was intended to be a vacation home but the applicants have now decided to become full time residents. He presented the new changes in the plans since the last time he presented to the Commissioners. He turned the presentation over to Mr. West who presented the landscape and hardscape that is proposed.

Commissioners Comments: Mr. Segraves was commended on the detail he provided in his presentation and for taking out a foot to lower the eaves. The Members thought it was more in scale and they liked the changes. It was suggested to increase the wings to allow the garage roof line to match the den roof line.

Motion made by Ms. Vanneck and seconded by Mr. Garrison to approve the project as presented with a changes to the garage and den roof lines. (Note: This approval included recommending approval of the Special Exception with Site Plan Review to Town Council.)

Susan Gary, 229 Onondaga Ave., stated that she thought it was a vast improvement and went from common to a house with more detail.

Motion carried with all in favor.

[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

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

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.

At the April meeting, a motion carried that the implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion carried to defer this project to the May meeting for restudy.

Call for disclosure of ex parte communication: Disclosure by Messrs. Ives and Garrison.

Mr. Marsh presented the modified proposed plans, including changes to the front façade and the widening of the wings on the cabana.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented. Mr. Sammons made some comments on the roof on the center portion of the cabana. **Motion carried 6-1 with Mr. Sammons opposed.**

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: Kirchhoff & Associates

Landscape Architect: Keith Williams/Nievera Williams Design

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

At the April meeting, a motion carried that the implementation of the proposed variances will not cause negative architectural impacts to the subject property. A second motion was carried to approve the architectural plans but to defer the landscaping to the May meeting for restudy.

VARIANCE INFORMATION: A request for a variance to allow the construction of a new 5,215 square foot one story residence with a point of measurement of 9.5 feet National Geodetic Vertical Datum ("NGVD") for cubic content ratio ("CCR") in lieu of the 7.5 foot NGVD required when determining cubic content ratio on lots abutting a low street. The CCR at the point of measurement is (4.63) 65,052 cubic feet. If the variance is approved for the finished floor elevation to be 9.5 feet NGVD the CCR would be (3.92) 55,044 cubic feet.

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

Mr. Williams presented the proposed amended landscape plans to the north front portion of the home.

Motion by Ms. Vanneck and seconded by Mr. Garrison to approve 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

Project Description: Driveway addition modifications and associated landscaping

At the April meeting, a motion carried to defer the project to the May meeting for restudy.

Please note this project has been withdrawn at the request of the applicant's attorney.

Motion made by Ms. Vanneck and seconded by Mr. Garrison to remove the project from the agenda. Motion carried with all in favor.

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

Address: 430 N. Lake Way

Applicant: Mr. and Mrs. Jack Levy

Architect: Tod Williams and Billie Tsien/Smith and Moore Architects

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

At the April meeting, a motion carried to approve the architecture as presented but to defer the landscaping to May for further study.

Please note the applicant has requested a deferral until the June meeting.

Motion made by Ms. Vanneck and seconded by Mr. Small to defer the project to the June 22nd meeting. Motion carried with all in favor.

B. [MAJOR PROJECTS-NEW BUSINESS](#)

[B-025-2016 Additions/Modifications](#)

Address: 1906 S. Ocean Blvd

Applicant: 1906 South Ocean Boulevard, LLC

Architect: Christopher H. Stone

Project Description: Proposed items include a new generator building and minor changes to the previously approved two story residence, including the removal of mullion caps from the east and west curtain wall, and changing the glass east entry door to solid wood with painted finish.

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

Mr. Stone presented three changes to the previously approved design. These changes included a change from a glass to a wood door, removal of the mullion caps on the east and west curtain walls and the addition of 2 generators to be housed in a generator building.

Commissioners Comments: The Commissioners liked the removal of the mullion caps.

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

B-026-2016 Time Extension

Address: 30 Blossom Way

Applicant: Blossom Way Holdings, LLC

Architect: Jeff Smith/Smith Architectural Group, Inc.

Project Description: A time extension for a period of one year of the approval of complete demolition of the existing residence, structure, pool, driveway, hardscape and landscape material removal as reflected on the survey.

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

Mr. Smith asked the Commissioners for a time extension.

Motion made by Ms. Vanneck and seconded by Mr. Ives for a one year time extension. Motion carried with all in favor.

B-027-2016 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS ON SITE PLAN REVIEW WITH VARIANCE(S)

Address: 354 Chilean Avenue

Applicant: Island House Condominium Association, Inc.

Architect: Roger Hansrote & Richard Leja/ACI, Inc.

Project Description: Construct a 1,116 s.f. awning on the south side of the building to cover 10 existing parking spaces.

SITE PLAN REVIEW WITH VARIANCE(S) INFORMATION: The applicant is requesting a Site Plan Review to allow the construction of a 1,116 sq. ft. carport/awning to provide covered parking for 10 parking spaces on the south side of the existing parking lot. The following variances are being requested to construct the awning: a) to allow lot coverage of 42.5% in lieu of the 39% existing and the 30% maximum allowed, b) to allow a rear yard setback of 1.95 feet in lieu of the 30 foot minimum required for a multi-family building.

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

Mr. Leja stated they are seeking approval for an awning in the rear of their property to cover parking spaces as well as a favorable recommendation to the Town Council regarding their variances request. He stated this awning could be removed in the event of storms.

Motion made by Ms. Vanneck and seconded by Mr. Garrison that the implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion carried with all in favor.

A second motion by Ms. Vanneck and seconded by Mr. Garrison to approve the project as presented. Motion carried with all in favor.

B-028-2016 Additions/Modifications

Address: 250 Angler Avenue

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Dustin Mizell/Environment Design Group

Project Description: Addition of a motorized vehicular gate in the existing motor court. Garden pillars, addition of a fence, and modified landscaping.

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

Mr. Mizell presented a motorized vehicular gate and fence to the property. The applicant feels it is a very busy intersection and wants this for safety. Mr. Mizell presented the proposed elevation and gate to be used.

Motion made by Mr. Garrison and seconded by Mr. Small to approve the project as presented. Motion carried 4-3 with Messrs. Ives and Sammons and Ms. Vanneck opposed.

[B-029-2016 Landscape/Hardscape](#)

Address: 1333 N. Lake Way & 243 Ocean Terrace

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Dustin Mizell/Environment Design Group

Project Description: Final landscape and hardscape plan. Addition of a new pool, expanded terrace, and pool deck. Interior and perimeter landscaping will be included.

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

Mr. Mizell presented the proposed plans for the demolition of the existing pool and the new hardscape and landscape for the property.

Commissioners Comments: The Commissioners liked the plans. Ms. Vanneck asked for an addition of a second pier or the removal of the existing pier.

Motion made by Ms. Vanneck and seconded by Mr. Ives to approve the project as presented with the removal or addition of an additional pier for balance. Motion carried with all in favor.

There was a short break taken at 3:35 p.m. and the meeting resumed at 3:43 p.m

[B-030-2016 Demolition/New Residence](#)

Address: 520 Island Drive

Applicant: 520 Island Drive, LLC

Architect: Roger Janssen/Dailey Janssen Architects

Landscape Architect: John Lang/Lang Design Group

Project Description: Demolition of existing residence and construction of a new 2-story residence, pool, hardscape and landscape.

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

Mr. Janssen presented the plans for demolition of the existing structure.

Motion made by Ms. Vanneck and seconded by Mr. Knowles to approve the demolition as presented with the usual caveats to sod and irrigate within 30 days. Motion carried 6-1 with Mr. Sammons opposed.

Mr. Janssen presented the proposed plans for the new residence. He stated this was a large lot with water on both sides of the property. Mr. Janssen talked about the design of the home and trying to take advantage of the water views. He showed the proposed floor plans and elevations of the home as well as a few pictures he used for inspiration in designing the home. Mr. Janssen stated he has been speaking with the representative for the neighbor to the south, Keith Williams, and indicated he will work with him on the landscape buffer. Mr. Janssen turned the presentation over to Mr. Lang. Mr. Lang presented the hardscape plan, including the many water features around the proposed home. He also presented the landscape plan for the property. He reiterated that he will work with Keith Williams for the landscape buffer between the project and the Hickox's property.

Ms. Vanneck asked Mr. Lang to keep the historical palm tree where it exists today. Mr. Lang stated he would keep the tree in its current location.

Keith Williams on behalf of the Hickox's who live at 528 Island Drive, stated that Ms. Hickox's concerns were the size and location of the house, the lack of landscaping in the front of the home and the south screening buffer.

Brittain Bardes Damgard, 555 Island Drive, stated she was also representing some of the neighbors on the street. She said that she believes the house is too large for the lot, there is not enough landscaping and it does not fit in the neighborhood. She read the opposition letter written by Linda and Charles Hickox.

Page Lee Hufty, 340 Island Road, stated that many of the larger homes being built lack curb appeal, charm and mystery.

Commissioners Comments: Some felt the massing needed to be reduced, especially on the east elevation. It was stated that this house was too sterile and needed character. There were comments regarding the many different materials being used, that it was not cohesive and some questioned the choices. A few members felt that the west elevation lacked character. Mr. Garrison sternly requested more details in the next presentation.

Motion made by Ms. Vanneck and seconded by Mr. Garrison to defer the project for complete restudy of architecture and landscape to the July 27th meeting. Motion carried 6-1 with Mr. Knowles opposed.

C. [MINOR PROJECTS - OLD BUSINESS](#)

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

Address: 224 Atlantic Avenue

Applicant: 224 Atlantic LLC

Architect: Andres Paradelo
Project Description: New plant material.

A motion carried at the April meeting to defer this project to May for further study.

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

Mr. Paradelo presented the landscaping that existed previously and then presented the proposed landscaping.

Ms. Vanneck stated it was a vast improvement. **Motion made by Ms. Vanneck and seconded by Mr. Garrison to approve the project as presented. 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.

A motion carried at the April meeting to defer this project to May for further study.

Call for disclosure of ex parte communication: Disclosure by Messrs. Small and Gruss.

Mr. Stofft stated that this project is mainly window replacement with surrounds and detailing. Since the last presentation to the Commissioners, he indicated that he has eliminated a fair amount of glass. He also indicated he is replacing the roof from a barrel tile to a flat cement tile roof. He also said he restudied the railings. He presented the new proposed plans.

Commissioners Comments: Mr. Stofft was asked about the history of the house. Some of the members didn't like the light sconces next to the windows. It was suggested that the three windows on the front where the living room and dining room are located could be made into two larger windows. Many of the Commissioners liked the barrel tile roof rather than the flat cement tile. It was noted that the balcony on the east side of the home is unsupported. Mr. Sammons asked that the north elevation be restudied.

Motion made by Ms. Vanneck and seconded by Mr. Ives for a one month deferral for restudy. Motion carried with all in favor.

D. [MINOR PROJECTS-NEW BUSINESS](#)

[A-019-2016 Additions/Modifications](#)

Address: 301 Polmer Park Rd

Applicant: Brenda Axelrod

Architect: Michael Johnson & Daniel Menard

Project Description: Add new window to second floor on east elevation. Remove moldings around window.

Call for disclosure of ex parte communication: None

Mr. Johnson turned the presentation over to Mr. Menard. Mr. Menard presented the proposed addition window to the home.

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

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

Address: 150 Worth Avenue, Ste 111

Applicant: Wilson 150 Worth LLC

Architect: Jerome Baumohl

Project Description: Complete renovation of store interior. Modify upper exterior signage panel. Existing storefront to remain.

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

Mr. Baumohl stated that Christofle would like to change their exterior signage and presented the changes.

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

[A-025-2016 Additions/Modifications](#)

Address: 102 Angler Avenue

Applicant: Michael and Elizabeth Chu

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

Project Description: Change wood clad garage doors to Eden Coast garage doors (composite wood finished).

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

It was clarified that these new garage doors were installed without the Commissioners authorization. Ms. Vanneck stated that in the past, the Commission has stated that they would not authorize composite doors.

Mr. Stofft stated the benefits of the proposed doors and said the owner has had many neighbors give her compliments on the doors.

Commissioners Comments: Many members were disappointed when they saw the doors.

Elizabeth Chu, owner of 102 Angler Ave., stated the reason they switched from the wood door to the composite door. She also stated the reason she wanted to use this door and indicated they would be screened by landscaping.

Motion made by Ms. Vanneck and seconded by Mr. Knowles to deny the project as presented. Motion carried 4-3 with Messrs. Gruss, Garrison and Small opposed.

[A-026-2016 Additions/Modifications](#)

Address: 171 Dunbar Rd

Applicant: Sciame Homes

Architect: Benjamin Schreier/Affiniti Architects

Project Description: Renovation and alteration of an existing 2 story home. No alterations will occur at the front of the home. There will be no landscape or hardscape alterations except for placement of sod where approximately 100 square feet of the existing structure is removed for the purpose of opening up the east yard when viewed from the covered loggia. From the public ways, there will be no exterior changes which are visible.

Call for disclosure of ex parte communication: Disclosure by Messrs. Small, Sammons and Ms. Grace.

Mr. Schreier stated that he is proposing changes to the rear of the home on the northeast corner. Mr. Schreier presented the changes that are proposed.

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

[A-027-2016 Additions/Modifications](#)

Address: 167 Seagate Road

Applicant: Adele Merck

Architect: Gerard Beekman/Gramatan Corporation

Project Description: Modifications to fenestration on a previously approved Jamaican inspired stucco house.

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

Mr. Beekman stated that the project was previously approved but he had a few proposed changes. Mr. Beekman presented the proposed changes, including diamond muntins, expanding the drive gate to 12' 8" wide and adding lanterns to the piers along with other changes.

Commissioners Comments: It was noted that some of the Members did not like the lighting on the piers next to the gate. Others thought it depended on the type of lighting. It was also noted that the muntins on the small windows were not appropriate. It was suggested that the staff could approve the lighting upon the time the applicant had it selected.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project with the changes that were suggested and that staff approve the lighting when it is submitted. Motion carried with all in favor.

A-028-2016 Additions/Modifications

Address: 1071 N. Ocean Blvd.

Applicant: 1071 NOB Trust

Architect: John Lang/Lang Design Group

Project Description: Front hedge height reduction from 18' o.a. to 15' o.a. Tips of 18' hedge trimmed to give a more hedge like appearance.

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

Mr. Lang stated that the hedge was planted as previously approved and he has made 4 minor changes in the landscaping. He presented those changes. Mr. Lang clarified that they were approved for an 18' Japanese Blueberry hedge. He said they installed the trees at 18' and had them trimmed to 16' to allow it to fill in and grow back to 18'. He said it will take 3-5 months to fill in and grow.

Mr. Page stated he has received 3-4 comments from individuals that were concerned and felt that that something might be done to reduce the landscaping from the original ARCOM approval.

Motion made by Mr. Ives and seconded by Mr. Knowles to approve the hedge as it was originally presented and approve additions to the project. Motion carried with all in favor.

VIII. OTHER BUSINESS

1. Presentation from Town Attorney Randolph relative to demolition review and approval procedures and related ARCOM code requirements.

This item was deferred to next month earlier in the agenda.

Mr. Small asked if we could place this item first on the agenda next month.

Mr. Ives stated he is concerned with the lack of details in the presentations.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

NONE

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

Ms. Grace asked a question about picking up mini-sets.

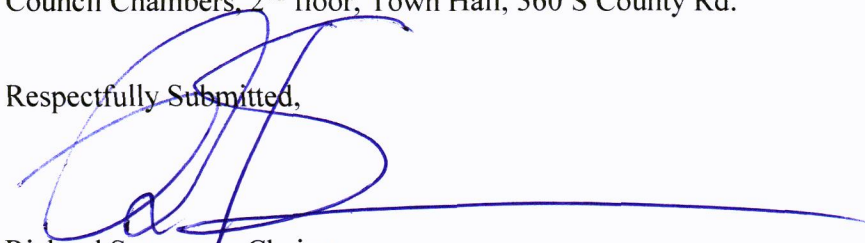
Mr. Lindgren asked the Commissioners if we could include their email address on the public roster. The Commission decided not to include their email addresses on the roster.

XI. ADJOURNMENT

Motion made by Mr. Ives and seconded by Ms. Vanneck to adjourn the meeting at 6:04 p.m. Motion carried with all in favor.

The next meeting will be held on Wednesday, June 22, 2016 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

A large, stylized handwritten signature in blue ink, likely belonging to Richard Sammons, is written over the text "Respectfully Submitted," and extends across the page.

Richard Sammons, Chairman
ARCHITECTURAL COMMISSION

kmc

EXHIBIT 1

ARCHITECTURAL REVIEW ORDINANCE

**ARTICLE III SEC. 18-146
THROUGH SEC. 18-208**

PURPOSE

SECTION 18-146

Preserve beauty

©...Since the beauty of a community involves aesthetic quality of all one sees in moving about, it goes far beyond the design of the individual architectural facades.

(d) The comprehensive plan and zoning codes are the most powerful legal enforcement of an overall urban concept, but alone they do not create beauty, aesthetic order, or amenity. The **task of the architectural commission** is therefore to preserve various elements of urban beauty **and require that new projects enhance the existing elements.**

(e) The essential foundation of beauty in communities is **harmony.**

The plan for achieving beauty must grow out of **special local characteristics of site, aesthetic tradition,** and development potential.

ARCHITECTURAL COMMISSION

SEC. 18-205 CRITERIA FOR BUILDING PERMIT

ARCOM may approve, approve with conditions, or disapprove of the issuance of a building permit in any matter subject to its jurisdiction only after consideration of whether the following criteria are met:

- (1) The plan for the proposed building or structure is in conformity with good taste and design and contributes to the **image of the town** as a place of beauty, **spaciousness**, balance, taste, **fitness***, **charm**, and high quality

****According to Webster New World dictionary: Fitness definition:**

1. to be suitable to; 2. to be the proper size, shape, etc. for

SEC 18-205 CRITERIA FOR BUILDING PERMIT

(6) The proposed building is NOT EXCESSIVELY DISSIMILAR IN RELATION TO ANY OTHER EXISTING STRUCTURE, or for which a permit has been issued, ...within 200 feet of the of the proposed site in respect TO ONE OR MORE of the following features (IN OTHER WORDS IF ONE FAILS THAT ALONE IS SUFFICIENT TO DENY OR REQUIRE THE PLAN BE BROUGHT INTO COMPLIANCE):

- (a) Height of building or height of roof**
- (b) Other significant features including but not limited to the materials or quality of architectural design**
- (c) Architectural compatibility**
- (d) Arrangement of components of the structure**
- (e) Appearance of mass from the street or from any perspective visible to the public or adjoining property owners**
- (f) Diversity of design that is complimentary with size and massing of adjacent properties**

SEC. 18-205 CONTINUED

g. Design features that will avoid the appearance through improper proportions

h. Design elements that **protect the privacy of neighboring properties**

...(8) THE proposed building or structure is appropriate in relation to the **established character of other structures** in the **immediate area** or the neighboring areas in respect to significant design features such as material or quality or architectural design as viewed from any public or private way (except alleys).

REQUESTED CHANGES

1. 18-202 (1). NOTICE TO PROPERTY OWNERS WILL INCLUDE PROPOSED PLANS, AND WILL BE CHANGED FROM 30 DAYS TO 45 DAYS BEFORE THE INITIAL ARCOM PRESENTATION OF SAID PLANS.
2. 6. SECTION 18-202 (3). PHOTOS OF ADJACENT BUILDINGS WITHIN 200 FEET MUST BE PROVIDED IN AT LEAST SIZE 4X6. (APPLICANT OFTEN SUBMITS ONLY FINGERNAIL PHOTOS.)
3. IF A PROPOSAL IS DEFERRED, THE APPLICANT MUST SERVE ANY NEW PLANS WITH SUBSTANTIAL REVISIONS TO ARCOM 24 DAYS BEFORE THE REVISED PLANS MAY BE REVIEWED AT AN ARCOM MEETING.
4. SEC. 18-206. DEMOLITION PERMITS ARE NOT ISSUED UNTIL REPLACEMENT BUILDING PLAN IS APPROVED UNLESS DEMOLITION IS REQUIRED FOR THE SAFETY OF THE TOWN OR NEIGHBORING PROPERTIES.

REQUESTED CHANGES

5. APPLICANT TO SERVE NOTICE, PLANS, AND REVISIONS TO ALL INTERESTED PERSONS WHO REGISTER THEIR EMAIL ADDRESSES WITH THE ZONING ADMINISTRATOR FOR SUCH PURPOSE. OBJECTING NEIGHBORS MAY EMAIL COMMENTS DIRECTLY TO THE APPLICANT AND ARCOM MEMBERS. (THIS WILL REDUCE FORWARDING TIME AND EFFORT BY TOWN STAFF.)

6. ARCOM WILL CONSIDER ITS PRIMARY MISSION AND REQUIRED CRITERIA (SEC. 18-146, 205) AT THE INITIAL MEETING. (THIS WILL SAVE ARCOM TIME AND EFFORT, AND REDUCE APPLICANT'S TIME AND COST.)

7. ARCOM AND THE TOWN COUNCIL EXERCISE THEIR RESPONSIBILITIES IN EVERY CASE, WHETHER OR NOT NEIGHBOR OBJECTIONS ARE FILED.