



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, JULY 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
Ann L. Vanneck, Vice Chairman	PRESENT
Peter I. C. Knowles, Member	PRESENT
Martin D. Gruss, Member	PRESENT
Robert N. Garrison, Member	ABSENT (unexcused)
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

For the record, it should be noted that Ms. Grace voted in the absence of Mr. Garrison.

III. PLEDGE OF ALLEGIANCE

Mr. Sammons led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE JUNE 22, 2016 MEETING

Motion made by Mrs. Vanneck and seconded by Mr. Gruss to approve the minutes from the June 22, 2016 meeting. Motion carried with all in favor.

V. APPROVAL OF THE AGENDA

Motion made by Mr. Small and seconded by Mr. Gruss to approve the agenda as amended with the deferral of project B-034-2016 168 E. Inlet Dr. and B-036-2016 341 Brazilian Ave. until the August 24, 2016 meeting and the withdrawal of project A-029-2016. 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.

VII. PRESENTATIONS

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

Town Attorney, John Randolph, addressed the topic of demolitions specifically relating to the homes that the Commissioners believe could possibly be landmarked. He provided the Commissioners a brief history of the topic and the decisions the Town Council has made in the past relative. Mr. Randolph handed out a past news article regarding demolitions [Exhibit 1.] He impressed upon the Commissioners that there are items in which they can consider when determining a demolition request and pointed out those items that are stated in the Code. Mr. Randolph answered questions from the Commissioners on this topic. Some discussion continued.

Mr. Page stated the discussion of the larger homes at the North End will be presented by a few residents to the ORS Commission on August 15, 2016. One suggestion that has been made is to require plans for future use of the property when a demolition request is presented to the Commissioners. A lengthy discussion ensued.

Julie Araskog, 1490 Via Manana, stated that the North End group will be asking ORS that ARCOM approve the plans for future use of the property before a property owner can demolish a home.

VIII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

B-020-2016 Demolition/New Residence

Address: 1021 N. Ocean Blvd

Applicant: Maura Ziska, Attorney

Architect: MP Design & Architecture, Inc.

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

At the May meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for two months to the July 27, 2016 meeting.

Please note: The applicant has requested a one month deferral to August 24, 2016.

Mr. Small stated the only issue that should be considered at this time is the length of the deferral. He indicated that he received a letter from neighbors asking for a two months verses the one month requested by the applicant. Discussion continued.

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

Ms. Ziska stated they are asking for a one month deferral rather than the two months the neighbors are requesting. She stated that the project will be ready to be presented at the August 24, 2016 meeting.

Derek Limbocker, 977 N Ocean Blvd., stated that it would be a hardship for him to return to the August meeting.

Carter Pottash, 1029 N Ocean Blvd, wanted to point out that he asked the home owner to meet prior to the July meeting but got no response.

Mr. Small asked Town Attorney Randolph if the Commission was legally restricted on the length of the deferral to be granted. Mr. Randolph addressed this issue.

Mrs. Vanneck asked if the design team would email the plans to the neighbors prior to the next meeting. Ms. Ziska stated that was something they would definitely agree to do. Some discussion continued.

Motion made by Mr. Ives and seconded by Mrs. Vanneck to defer the project for one month to August 24, 2016 at the applicant's request. Motion carried 4-3 with Messrs. Gruss and Small and Ms. Grace opposed.

[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.

At the May meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for two months to the July 27, 2016 meeting.

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

Mr. Janssen stated that they have made changes to the home based on the comments provided by the Commissioners at the May meeting. Mr. Janssen presented the proposed modified plans and noted the changes that were made.

Commissioners Comments: Many Members liked the new changes and thought the massing had improved. Some still felt there was still too much glass and it looked too plain and sterile. It was asked if the rear mass could be lowered.

Mr. Lang presented the changes that were made to address the comments from the Commissioners at the May meeting. Mr. Lang also noted that a wall with additional landscape would be added to help buffer the neighbor to the South.

Commissioners Comments: There was a request that there are no bubblers to be placed in the front fountain. There was also a request to change the proposed magnolia trees to ficus trees. The Commission suggested that Mr. Janssen find a way to add some scale and detail to the home. There was a suggestion to restudy the front door sidelight as well as finding a way to break up the front façade.

Motion made by Mr. Ives and seconded by Mrs. Vanneck to defer the project for restudy for one month. Motion carried with all in favor.

Mr. Lindgren stated that there was a neighbor that wanted to speak in regards to 520 Island Dr.

A second motion made by Mr. Ives and seconded by Mrs. Vanneck to reopen the previous motion to allow for public comment. Motion carried with all in favor.

Charles Hickox, 528 Island Dr., stated his concern regarding the project in that the entertainment area is on the side of the home which would be next to his property. He is worried about the noise level on that side of the home and would like a wall on that side of the property as a buffer. Mr. Janssen addressed this issue.

A third motion made by Mr. Ives and seconded by Mrs. Vanneck to defer the project for restudy for one month. Motion carried with all in favor.

[B-031-2016 Additions/Modifications](#)

Address: 500 S. County Rd

Applicant: The Everglades Club, Inc.

Architect: Jason Drobot/Brasseur & Drobot Architects

Project Description: A 2,064 square foot addition to the northeast side of the existing pro shop located at the north side of the existing golf course and south of Golfview Rd. The existing cart path and adjacent tee box shall be reworked to accommodate the new addition

At the June meeting, a motion carried to defer the project for one month for further detailing and refinement of the design.

Call for disclosure of ex parte communication: Disclosure by Mr. Sammons.

Mr. Drobot presented the changes to the property based on the comments provided by the Commissioners at the last meeting.

Commissioners Comments: Many Commissioners liked the changes.

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

B-032-2016 Demolition/New Residence

Address: 237 Brazilian Ave.

Applicant: Florida Capital Management, LLC

Architect: Roger Janssen/Dailey Janssen Architects, P.A.

Landscape Architect: Chuck Yannette/Parker-Yannette Design Group, Inc.

Project Description: Demolition of existing multi-family residence and hardscape. Construction of a new two-story two family residence each with pools, hardscape and landscape.

At the June meeting, a motion carried to defer the project for one month.

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

Mr. Janssen stated they are requesting demolition of the existing structures, landscape and hardscape and read the demolition report. He then showed the Commissioners photos of the existing structures.

Commissioners Comments: There was a request that the hedge on the east side remain during construction. Mr. Yannette stated that was possible.

Motion made by Mr. Ives and seconded by Mrs. Vanneck to approve the demolition with the caveat to sod and irrigate the property within 30 days and that the hedge on the east side of the property remain during construction. Motion carried with all in favor.

Fran Burns, 227 Brazilian Ave., stated that the condominium where she resides has construction already ongoing on one side, creating dirt and noise, which creates a hardship on some of the older residents.

Rick Keitel, owner at 237 Brazilian Ave., stated he did consider renovations rather than demolition but the property too deteriorated. Also, he stated he has a hardship since he is carrying the property at a high rate every month and would like to move forward as soon as possible.

Mr. Janssen presented the proposed plans for a duplex with guest houses in a Bermuda-Island style. He showed the Commissioners a site plan, floor plans, roof plans, elevations and details for the proposed project. Mr. Janssen addressed the chimney heights, stating the height up to the decorative shroud is where it needs to be per the Code. He provided an option by lowering of the eaves on the guest homes by 30" from the main residence. He also provided another option by showing an elevation with blue Colonial louvered shutters.

Commissioners Comments: Many of the Commissioners liked the new options, especially the shutters. Many Members liked the shroud over the chimneys. There was a concern about the connection between the main house and the guest house and thought this item needed to be restudied. A suggestion was made to switch the windows to double hung windows to be included with the shutters. Mr. Sammons requested that the knees on the scalloped gables be reduced.

Mr. Yannette presented the proposed landscape and hardscape plan.

Commissioners Comments: There was a request for a gardenia to be placed by the front entrance. There was also a suggestion to replace the palms in the front with trees that will provide some shade.

Mr. Lindgren asked if the architect brought a model due to the project's size. Mr. Janssen presented a model to the Commissioners.

Fran Burns, 227 Brazilian Ave., expressed her concern regarding the size of the new structures as well as the chimney between the main house and the guest home. She also requested that the two additional chimneys be reduced in size.

Commissioners Comments: There was a request to make the fireplace, located between the two residences, a gas fireplace rather than a wood burning or to eliminate it all together. Some of the Commissioners had a problem with the connection between the main houses and the guest houses.

Motion made by Mr. Ives and seconded by Mrs. Vanneck to approve the project as presented with the caveats that the eaves lines in the guest house are reduced by 30", the windows will be changed to double hung, shutters put on the windows as presented, eliminating the knees on the gables and to defer for one month the connection between the houses and the guest houses for restudy. Motion carried with all in favor.

A short break was taken at 11:13 a.m. and reconvened at 11:27 a.m.

B-034-2016 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 168 E. Inlet Dr.

Applicant: Mr. & Mrs. Mitchell Evans

Architect: Bob Acree/Acree Design Consulting

Project Description: A 1,595 square foot second story addition onto the existing one story residence.

VARIANCE INFORMATION: The applicant is proposing to add a 1,595 square foot second story addition onto the existing one story residence. The proposed addition will not require the demolition of more than 50% cubic footage of the existing house. The following variances are being requested: 1) lot coverage of 37.8% in lieu of the 30% maximum allowed for a two story structure. The existing lot coverage is 37.8%; 2) cubic content ratio ("CCR") of 4.92 in lieu of the 3.21 existing and 3.99 maximum allowed.

At the June meeting, a motion carried that the implementation of the proposed variance would cause negative architectural impact to the subject property. A second motion carried to defer the architecture for one month for restudy.

Please note: The applicant's attorney has requested a one month deferral to August 24, 2016.

This project was deferred to the August 24, 2016 meeting at the Approval of the Agenda, Item V.

B-036-2016 Demolition/New Cabana and Garage

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) - Done 6/22/16

Address: 341 Brazilian Ave.

Applicant: Patrick and Molly Ryan

Architect: The Pandula Architects, Inc.

Project Description: Remove existing one story cabana, automobile garage and storage structure (approx. 760 sq. ft. ground floor) at finished floor elevation 3.03 and replace with new two story cabana, automobile garage and two guest bedrooms (approx.. 875 sq. ft. ground floor) at finished floor elevation 7.50. New building will be painted stucco to match existing main residence, clay barrel tile roof, wood outlookers and aluminum clad wood windows. Remove existing swimming pool and cast stone pool deck and install new swimming pool and cast stone pool deck. Remove existing automobile drive, combination of brick and concrete. Install new site drainage system, and install new automobile drive at original location. New driveway finish to be a combination of old Chicago brick and cast stone.

VARIANCE INFORMATION: The applicant is proposing to demolish a 750 square foot one story garage/cabana in the rear of the property and construct a new 1,836 square foot two story cabana/guest house/garage addition in the same general location. The following variances are being requested: 1) rear yard setback of 8 feet in lieu of the 15 foot minimum required for a two story structure; 2) west side yard setback of 5.3 feet in lieu of the 15 foot minimum required for a two story structure; 3) lot coverage of 35.5% in lieu of the 33.4% existing and the 30% maximum allowed for two story structures; 4) a drive aisle width to the garage to be 18.2 feet in lieu of 25 foot minimum for back up space.

At the June meeting, a motion carried that the implementation of the proposed variances would not cause negative architectural impact to the subject property. A second motion carried to defer the architecture for one month for restudy.

Please note: The architect has requested a one month deferral to August 24, 2016.

This project was deferred to the August 24, 2016 meeting at the Approval of the Agenda, Item V.

B. [MAJOR PROJECTS-NEW BUSINESS](#)
[B-035-2016 Demolition/New Residence](#)

Address: 210 Palmo Way

Applicant: Eagle Bay Holdings LLC

Architect: MP Design & Architecture Inc.

Landscape Architect: Tony Grimaldi/Tony Grimaldi Landscape Architecture

Project Description: Demolition of existing residence. New two-story shingle style residence with pool, hardscape and landscape.

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

Michael Perry stated they are requesting demolition of the residence, landscape and hardscape and read the demolition report. He then showed the Commissioners photos of the existing residence.

Motion made by Mrs. Vanneck and seconded by Mr. Small to approve the demolition as presented with the caveats to sod and irrigate the property within 30 days and to remove all exotics. Motion carried with all in favor.

Mr. Perry presented the proposed plans for the new residence. He showed the Commissioners a site plan, floor plans, roof plans, elevations and details for the proposed project. He stated that this will be a Beach style home with painted shingle siding. He provided the Commission with a sample of the painted shingles.

Commissioners Comments: Several Commissioners did not like the entry and thought it should look grander. There was a suggestion to restudy the porch roof as it felt too heavy and large for the style. There was also a suggestion to add a transom window over the front door or to change the color to differentiate it. One of the members suggested spreading the columns out in an even fashion on the porch.

Mr. Grimaldi presented the proposed landscape and hardscape plan.

Commissioners Comments: There was a suggestion to put 2 shade trees on each side of the home to help anchor the house. One of the Commissioners made a request to put more buffer around the generator. There was a suggestion to switch the Royal Poinciana trees with the Bougainvilleas that are planned for the front corners of the property.

Julie Araskog, 1490 Via Manana, questioned the setbacks on this proposed home, the roof heights and the dissimilarity of this home compared to the others on the street. Some discussion ensued and these concerns were addressed.

Motion made by Mrs. Vanneck and seconded by Mr. Small to defer this project for one month for restudy to include changing the front porch, columns and front door. Motion carried with all in favor.

At this time, there was a motion by Mrs. Vanneck and seconded by Mr. Ives to move up project B-043-2016. Motion carried with all in favor.

B-043-2016 New Residence

Address: 1230 N. Ocean Way

Applicant: Dr. and Mrs. Tony Nader

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

Landscape Architect: John Lang/Lang Design Group

Project Description: Construction of a two-story single family residence with detached one-story garage and pool. Final hardscape and landscape.

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

Angie Janesheski presented on behalf on Smith and Moore Architects, Inc. Ms. Janesheski stated that this proposed home has been designed based on the Vedic Architectural Principals. The style of the home is of the Bermuda Colonial style. She presented a site plan, floor plans, elevations, renderings and details for the proposed project.

One of the Commission Members asked about the large, 75' setback. Mr. Lang stated that the Vedic Principals dictate that the pool be placed in the current, proposed position.

Commissioners Comments: Some felt the house was heavy and boxy. There was a suggestion to restudy the pergolas as well as the roof over the bay window on the West elevation. There was also a request for the downspout details to be included.

Mr. Lang presented the proposed landscape and hardscape plan keeping with the Vedic Principals.

One of the Commissioners asked if this home was to be used for group meetings. Mr. Lang addressed this issue.

Ken Viellieu, 210 Palmo Way, stated that he and his wife feel that this project fails to meet the criteria of ARCOM, has a concern about the large setback as well as the garage and the pool located in the front of the property. Mrs. Vanneck addressed this concern and asked Mr. Lang to meet with Mr. Viellieu to address his privacy concerns.

Commissioners Comments: There was a suggestion that when the architecture is restudied, some thought needed to be given to the addition of more detail and possibly reducing the size of the wings of the home.

Motion made by Mrs. Vanneck and seconded by Mr. Ives to defer the project for one month for restudy and to bring samples of Vedic Architecture to the August 24, 2016 meeting. Motion carried 6-1 with Mr. Knowles opposed.

[B-037-2016 Demolition/New Residence](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW

Address: 125 Gulfstream Rd.

Applicant: Louis M. Cohen as Trustee for the Schar Family Trust

Architect: Angie Janesheski/Smith and Moore Architects, Inc.

Landscape Architect: Keith Williams/Nievera Williams Design

Attorney: Maura Ziska

Project Description: Minor site demolition and construction of a new two-story Bermuda style single-family residence with pool. Final landscape and hardscape.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW INFORMATION: The applicant is requesting to allow the construction of a 4,592 square foot two-story, single family residence on portions of two platted lots which combined creates a lot that is 75 feet in width in lieu of the 100 foot minimum required.

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

Ms. Ziska addressed the Commission and requested a favorable recommendation to the Town Council for the zoning request.

Ms. Janesheski presented the proposed plans for the new residence. She showed the Commissioners a site plan, floor plans, roof plans, elevations and details for the proposed project.

Commissioners Comments: A request for a paint sample was made. There was some discussion regarding the keystone surround on the front door. Some felt the door should be lowered to allow the exterior band to be lowered as well. There was a suggestion to raise the open arms that surround the front door. Another suggestion was made to pair the columns on the pergola in the rear of the home.

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

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

A second motion made by Mr. Ives and seconded by Mrs. Vanneck approve the project as presented with the caveat to return to the Commission with the changes to the front door and the columns on the pergola and a sample of the paint color. Motion carried with all in favor.

A lunch break was taken at 12:52 p.m. and reconvened at 1:56 p.m.

[B-038-2016 Renovation/Addition](#)

Address: 1098 N. Lake Way

Applicant: Mr. and Mrs. David Saunders
Architect: Patrick Segraves/SKA Architect + Planner
Landscape Architect: Steve West/Parker-Yannette Design Group
Project Description: Renovation and addition of existing two-story Classical style home. Renovation will include modification of front, back and side elevations and addition of 600 square feet for a new master bedroom and balcony on the rear of the second story. Final landscaping will be included.

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

Mr. Segraves presented the proposed plans for the renovations, including streetscape, google earth photos, floor plans, renderings and details.

Mrs. Vanneck asked why the landscaping had already been removed and work had already started before the Commission gave an approval. Mr. Segraves addressed this issue.

Commissioners Comments: There was a question about the purpose of a masonry wall in the rear elevation. There was a suggestion to restudy the front entablature and the balcony that hangs over the cornice.

Mr. West presented the proposed landscape and hardscape modifications to the home.

Commissioners Comments: Some of the Commission thought the landscape plan is lacking. There was a suggestion for more shade trees, especially on the north border to help buffer the neighbor. There was another suggestion to replace the Medjool palms on the west side with the shade trees.

Motion made by Mrs. Vanneck and seconded by Mr. Small to approve the project as presented with the caveat that the balcony railing on the front line up with the columns below and to defer the landscaping for one month. Motion carried with all in favor.

[B-039-2016 Demolition/New Residence](#)

Address: 1610 N. Ocean Blvd.

Applicant: DBSC, LLC c/o Maura A. Ziska, Esq.

Architect: Roger Janssen/Dailey Janssen Architects, P.A.

Landscape Architect: Chuck Yannette/Parker-Yannette Design Group

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

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

Mr. Janssen stated they are requesting demolition of the residence, landscape and hardscape and read the demolition report. He then showed the Commissioners interior and exterior photos of the existing residence.

Motion made by Mrs. Vanneck and seconded by Mr. Gruss to approve the demolition as presented with the caveat to sod and irrigate the property within 30 days. Motion carried 6-1 with Mr. Ives opposed.

Mr. Janssen presented the proposed plans for the new residence. He showed the Commissioners a site plan, floor plans, roof plans, elevations and details for the proposed project. This proposed home is to be in the Bermuda style.

Commissioners Comments: There were concerns that the patio/loggia in the rear was too large and heavy and makes the house seem unbalanced. There were another concerns that from the water, this house looks to similar to the neighboring homes. One of the Members thought the outdoor fireplace on the second floor terrace looked too bulky and contributed to the heaviness to the space.

Suzanne Frisbee, owner, explained the need for the fireplace on the second floor terrace but stated it could be removed.

Mr. Yannette presented the proposed landscape and hardscape for the property.

Jamie Zahringer, 215 Indian Rd., expressed his frustration about the building that has been taking place around him and in the north end of the island. He requested that a one story, rather than a two story home, be built on the property. He also requested that when the landscaping is approved for the home, it takes into account of his property and views to the water.

Julie Araskog, 1490 Via Manana, stated that she believes this home will be excessively similar to the surrounding homes.

Suzanne Frisbee, owner, stated that when they were designing the home, they tried to keep the Zahringer's property, as well as other neighbors, in mind.

Commissioners Comments: The Members asked to look at a photo of the surrounding homes from the water's perspective. The architect was asked to restudy the extra-large outdoor room, the large chimney, the similarity to the surrounding properties and the landscaping.

Motion made by Mrs. Vanneck and seconded by Mr. Knowles for a one month deferral for restudy. Motion carried 6-1 with Mr. Gruss opposed.

[B-041-2016 Demolition](#)

Address: 1020 S. Ocean Blvd.

Applicant: 1020 South Ocean LLC

Architect: Ralph Cantin

Project Description: Demolish existing single family residence and improvements, landscape removal per plans and sod and irrigate.

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

Mr. Cantin stated he is requesting the demolition of the property and indicated the landscape and hardscape that would remain. He indicated that they would be cleaning up the hedge on both S. Ocean and Via Palma to allow for a better sight triangle. He presented photos of the existing structures.

Mrs. Vanneck stated that the Australian pine hedge is valuable, especially for being located next to the ocean. She requested to keep the hedge, while keeping it trimmed and maintained.

Robert Moore, representing Mr. and Mrs. Siegel, 200 Via Palma, requested that the hedge be trimmed to move toward the 30' sight triangle that is normally required.

Motion made by Mr. Small and seconded by Mrs. Vanneck to approve the demolition as presented with the caveat that the Australian pine hedge will remain with a portion being removed for the sight triangle. However the remaining hedge must be clipped, and maintained. Motion carried with all in favor.

[B-042-2016 New Residence](#)

Address: 561 Island Dr.

Applicant: 561 Island Drive, LLC

Architect: MP Design & Architecture Inc.

Project Description: New two-story Mediterranean Style residence with pool, hardscape and landscape.

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

Michael Perry stated the demolition was approved a few months ago. He then passed around a few photos that included new landscaping changes to the proposed residence. Mr. Perry presented the plans, floor plans, roof plans, renderings and details of the proposed Mediterranean style home.

Commissioners Comments: One Member thought this home was boxy and sterile. Another thought it was too heavy and there was no details to soften the heaviness. Some thought the loggia was too large. There was a suggestion to push the house back 5' feet to soften the mass. There was another suggestion to restudy the doors on the family room wing of the home. Several suggestions were made by Mr. Sammons regarding proportions, cornice, fascia, medallions, architrave, archivolt, quoins, chimney caps, windows and suggested the addition of shutters. At this time, the Commission decided to defer the landscape presentation.

Motion made by Mrs. Vanneck and seconded by Mr. Ives to defer the project for one month for restudy. Motion carried with all in favor.

B-044-2016 Demolition/New Residence

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

Address: 232 Colonial Ln.

Applicant: Patrick Segraves/SKA Architect + Planner

Landscape Architect: Don Skowron

Attorney: Maura Ziska

Project Description: Demolition of existing one-story home. New two-story Island Style home to be approximately 2,800 square feet. Home will consist of living room, dining room, kitchen, four bedrooms, four and one half bathrooms, and a one car garage.

SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of a 2,845.5 square foot two-story, single family residence on a non-conforming lot which is 75 feet in width in lieu of the 100 foot minimum required; 82 feet in depth in lieu of the 100 foot minimum required and 6,150 square feet in area in lieu of the 10,000 square foot minimum required. The applicant is requesting a variance to have a front yard setback for one story portion of the residence at 23 feet in lieu of the 25 foot minimum setback required.

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

Mr. Segraves stated they are requesting demolition of the existing residence. He read the demolition report and showed the Commissioners photos of the existing and surrounding homes. Mr. Skowron discussed the landscape that will be removed and what will remain after demolition.

Motion made by Mr. Gruss and seconded by Mr. Small to approve the demolition as presented. Motion carried 4-3 with Mrs. Vanneck and Messrs. Ives and Sammons opposed.

Ms. Ziska addressed the Commission and requested a favorable recommendation to the Town Council for the zoning request.

Mr. Segraves presented the site plan, streetscape, floor plans, roof plans, renderings and details of the proposed Island style home. He also told the Commissioners that the owner is requesting a deconstruction of their home. A company will take everything but the slab. Mr. Segraves stated that they have several letters of support for the project. Mr. Segraves showed the Commissioners a change to the front façade and the front door detail on the overhead projector.

Commissioners Comments: There were some concerns about having a slate roof in Florida. There was a concern that the dormers are too light and that the first and second floor heights needed to be restudied. Many thought this was too dissimilar and lacked charm and needed to look more cottage-y. One member requested a paint sample of the house color. Mr. Sammons thought the balcony in the back was too deep and thought the front door needed restudy.

A second motion was made by Mrs. Vanneck and seconded by Mr. Ives to defer this project for one month for restudy. Motion carried with all in favor.

[B-045-2016 Demolition](#)

Address: 377 N. Lake Way

Applicant: Alan Shulman

Architect: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing two-story structure.

Call for disclosure of ex parte communication: Messrs. Small and Knowles and Mrs. Vanneck.

Mr. Segraves stated he is requesting demolition of the existing residence, landscape and hardscape and read the demolition report. He then showed the Commissioners photos of the interior and exterior of the home as well as the surrounding properties. He indicated the vegetation that would remain after demolition.

Commissioners Comments: There was a suggestion to leave the hedges for some buffer during the demolition. There was also a suggestion to leave any landscaping in good condition on the N. Lake entry side.

Mr. Segraves agreed to leave the hedges on the South and the North for a buffer.

Motion made by Mr. Gruss and seconded by Mr. Small to approve the demolition as presented with the caveats to leave the hedges on the North and South border and the other material on the N. Lake Way entrance during the demolition process and to sod and irrigate the property within 30 days. Motion carried 6-1 with Mr. Sammons opposed.

[B-046-2016 Modification](#)

Address: 269 Pendleton Ave.

Applicant: Danielle Moore

Architect: Jeff Smith/Smith Architectural Group

Project Description: New swinging driveway gate.

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

Mr. Smith presented the proposed driveway gate to the Commissioners. It will look similar to the pedestrian gate that is currently there.

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

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

[A-029-2016 Additions/Modifications](#)

Address: 122 Peruvian Ave.

Applicant: Peruvian Association

Architect: Dave Gengler/Gengler Architects, Inc.

Project Description: Replace existing aluminum fence and gates with new 5.5' h stucco over block wall and new solid aluminum gate. Replace wood dumpster enclosure with new stucco over block wall and gate.

At the June meeting, a motion carried to defer the project for one month.

Please note: The applicant has requested to withdraw this application.

This project was withdrawn at the Approval of the Agenda, Item V.

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

[A-033-2016 Modifications](#)

Address: 200 S. Ocean Blvd.

Applicant: 200 South Ocean Boulevard, 2014 LLC

Architect: Peter D. Moor/Moor, Baker & Associates Architects, P.A.

Project Description: The proposed "minor" changes to this project, previously approved by ARCOM, include various refinements of design elements and the addition of an outdoor oven with chimney in the back yard.

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

Mr. Moor presented the proposed changes to the property to include an outdoor chimney/pizza oven in the rear, fenestration changes, new garage doors, and a perforated wall next to an outdoor staircase.

Commissioners Comments: Some were concerned about how the neighbors would feel about the changes that are proposed. There was a suggestion to allow Mr. Ecclestone a chance to provide input on the proposed plans.

Jeff Smith, Architect, expressed concern on behalf of Mr. Ecclestone and thought he would probably want to see the plans before anything was approved.

Some discussion continued. Some Commissioners thought Mr. Ecclestone should have a chance to look at the plans before any decisions were made.

Commissioners Comments: One of the Commissioners expressed concern with the cutout by the stairs, the chimney for the pizza oven, the new proposed window to the south of the front door and the coral stone finials.

Another Commissioner asked to see the history of changes for each proposed change at the next meeting.

Motion made by Mr. Ives and seconded by Mr. Small to defer the project for one month for restudy and to allow Mr. Ecclestone to look at the proposed changes. Motion carried 5-2 with Messrs. Sammons and Gruss opposed.

[A-034-2016 Additions](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE

Address: 109 Atlantic Ave.

Applicant: Mr. and Mrs. Douglas Rogers

Architect: Smith Architectural Group

Attorney: Maura Ziska

Project Description: Addition of an elevator.

VARIANCE INFORMATION: The applicant is requesting a variance to allow a 179.5 square foot 2 story elevator addition to the rear of the residence with a 7.11 cubic content ratio ("CCR") in lieu of the 7.0 existing CCR and the 3.99 maximum CCR allowed.

Call for disclosure of ex parte communication: None

Ms. Ziska explained the need for the variance that is being requested for this property.

Mr. Smith explained the need for the elevator and showed the Commissioners where the proposed elevator location and design. He indicated the elevator would not be seen from the street.

Commissioners Comments: Many thought it was a nice addition to the home.

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

[A-035-2016 Additions](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 109 Seabreeze Ave.

Applicant: Anne Connelly

Architect: Patrick Segraves/SKA Architect + Planner

Project Description: Renovation of existing two-story residence which includes removal and replacement of existing exterior stairs and enclosure of covered patio.

VARIANCE INFORMATION: The applicant is proposing to construct a two story 42.5 square foot addition which requires the following variance requests: 1) a west side yard setback of 5.33' in lieu of the 15 foot

minimum required and 2.5' existing and 2) a lot coverage of 35.5% in lieu of the 35.3% existing and the 30% maximum allowed by Code.

Call for disclosure of ex parte communication: None

Mr. Segraves presented the proposed changes to an exterior staircase. He indicated that this would not be viewed from the street and has a few letters of support for the project. He also stated that this would afford the adjacent neighbors more privacy.

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

[A-036-2016 Modifications](#)

Address: 1430 N. Ocean Blvd.

Applicant: Greg and Valerie Frost

Architect: MP Design and Architecture Inc.

Project Description: New doors and windows on the east elevation and new roof material.

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

Mr. Perry presented the proposed window and roof changes. He stated the proposed roof will be slate and the windows will be teak. He stated that they are also proposing to remove two small palm trees in the front of the property.

Commissioners Comments: There were comments that this is an improvement. There were concerns stated regarding the slate roof.

Motion made by Mr. Gruss and seconded by Mr. Knowles to approve the project as presented with the caveats that a restudy the roof material is urged and that the applicant return with a landscaping plan for the property before a final C.O. Motion carried with all in favor.

[A-037-2016 Landscape/Hardscape](#)

Address: 342 Garden Rd.

Applicant: Karen E. Terry

Architect: Don Skowron, Inc.

Project Description: New driveway and motor court with associated landscape and changes as presented.

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

Mr. Skowron presented the proposed driveway expansion and parking space and showed the Commissioners the site plan, elevations and photos of the existing driveway. Mr.

Skowron stated that the owner is trying to keep the parking off of the street and that the request for the additional driveway space is allowable within the Code.

Ms. Terry, owner, stated the reason she is requesting the addition parking is for her handicapped father's van that needs some space to pull in and out of the property.

Commissioners Comments: There was a suggestion to use some green material in the rear driveway. There was also a concern about the proposed curb cuts.

Mrs. Vanneck asked if Mr. Skowron if he would reduce his curb cuts to 14' using grass pavers with 3' on each side. Mr. Skowron requested that the curb cuts could be reduced to 15'.

Motion made by Mrs. Vanneck and second by Mr. Small to approve two 15' curb cuts with grass pavers on the front of the house and in the rear parking space. Motion carried with all in favor.

[A-038-2016 Modifications](#)

Address: 1066 N. Ocean Blvd.

Applicant: Mary Ourisman

Architect: Dave Gengler/Gengler Architects, Inc.

Project Description: Fenestration detailing including additional cast stone work around doors and windows.

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

Mr. Gengler presented the proposed changes to the property which would include addition cast stone casings to some of the windows, some hand painted tile and some additional details to the front entry way.

Commissioners Comments: Some of the Members thought the additions were too much and needed some more restraint on the design.

Motion made by Mrs. Vanneck and seconded by Mr. Ives to defer the project for one month for restudy. Motion carried with all in favor.

IX. [OTHER BUSINESS](#)

None

X. [COMMUNICATIONS FROM CITIZENS \(3 MINUTE LIMIT PLEASE\)](#)

None

XI. [COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT](#)

None

XII. ADJOURNMENT

Motion made by Mrs. Vanneck and seconded by Mr. Ives to adjourn the meeting at 5:05 p.m. Motion carried with all in favor.

The next meeting will be held on Wednesday, August 24, 2016 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

Ann Vanneck for Richard Sammons

Richard Sammons, Chairman

ARCHITECTURAL COMMISSION

kmc

Town attorney tells board it can't halt demolitions

David Frisbie successfully appealed the Architectural Commission's decision to defer demolition at 225 Indian Road.



Courtesy of VHT

By ALEESE KOPF
Daily News Staff Writer

Two weeks after receiving a scolding from the Town Council, the Architectural Commission received a visit Wednesday from Town Attorney John Randolph with a now-familiar message about demolition requests.

The commission is...

Architectural panel must grant razing requests if property is not landmarked or nominated. Frisbie successfully appealed the commission's decision last month to defer his demolition application for his property at 225 Indian Road. "The council sustained the appeal on the basis the commission does not have the authority just because they think a house is worth

The council discussed demolition requests after resident David

DEMOLITIONS

Council has rejected demolition delays for Landmarks review

From Page A1

saving to say that you can't demolish it," Randolph told the Architectural Commission. "The president of the Town Council (Robert Wildrick) was very adamant that you stick to your charge and not attempt to save homes that aren't within your jurisdiction to save."

Demolition approval also was an issue in December when a demolition request for 310 Australian Ave. initially failed before gaining enough votes on a separate motion.

In both cases, commissioners expressed regret and reluctance about the prospect of losing a home

study," he said.

Member Ann Vanneck suggested, as Mayor Gail Coniglio did a few weeks ago, that the council review the Landmarks budget. "I understand that we don't have a right, but Landmarks is hindered by volume and by money," she said.

Member Henry Homes III asked, "if it's strictly a rubber stamp, why waste our time?"

Randolph said the commission still must specify certain criteria for approval to protect adjacent property owners, such as dust screens, vibrations, landscaping and traffic regulations.

Later in the meeting, Randolph reminded

commissioners of their responsibilities for approving or deferring new projects.

"Do all of you have the criteria in front of you regarding what you should consider when approving or disapproving?" he asked. "With all due respect, I don't think I do not like it' is a reason to defer or disapprove of something. There are very specific criteria people have to meet. When you defer an application, I believe you should give some guidance as to the criteria you don't feel are being met. It's got to be more than you don't like it."

Randolph said the commission still must specify certain criteria for approval to protect adjacent property owners, such as dust screens, vibrations, landscaping and traffic regulations.

Later in the meeting, Randolph reminded

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2/27/14

Exhibit 1