



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, SEPTEMBER 28, 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 9:05 a.m. by Mrs. Vanneck.

II. ROLL CALL

Richard Sammons, Chairman	PRESENT (arrived at 9:30 a.m.)
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 (left at 3:53 p.m.)
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

Mrs. Vanneck led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE AUGUST 24, 2016 MEETING

Motion made by Mr. Small and seconded by Mr. Garrison to approve the minutes from the August 24, 2016 meeting. Motion carried with all in favor.

V. APPROVAL OF THE AGENDA

Motion made by Mr. Knowles and seconded by Mr. Ives to approve the agenda as amended with the deferral of the discussion regarding 129 Woodbridge Rd. until the October 26, 2016 meeting; to remove A-044-2016, 331 Polmer Park Rd. and A-048-2016, 3030 S. Ocean Blvd. from the agenda; to defer B-050-2016, 2300 Ibis Isle Rd.

West to the October 26, 2016 meeting and to move A-45-2016, 219 Orange Grove Rd. to follow project B-054-2016, 221 Orange Grove Rd. 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. DISCUSSION ITEMS

1. Discussion of synthetic window/door product for window/door replacement at 433 Seaspray Ave.

Doug Warner, Contractor for 433 Seaspray Ave. stated that his client would like to use a fiberglass clad product for her home, which she has used in the past. He passed around a sample of the product. This product would be used on a sliding glass door that would replace a double swinging door on a balcony that faces the street.

The Commissioners asked questions about the product and were addressed by Mr. Warner.

Motion made by Mr. Garrison and seconded by Ms. Grace to allow staff to approve this product when presented to the staff for approval. Motion carried 6-1 with Mr. Ives opposed.

2. Discussion of removal of Schefflera and structure of adjacent wall at 129 Woodbridge Rd.

Please note: This discussion item was deferred to the October 26, 2016 meeting at the Approval of the Agenda, Item V.

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.

Landscape Architect: Keith Williams/Nievera Williams Design

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. At the July meeting, a motion carried to defer the project for one month at the attorney's request. At the August meeting, a motion carried to defer the project to the September 28, 2016 meeting for restudy of the west elevation, including the landscaping, the approach to the home and the possibility of installing gates.

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

John Randolph, Town Attorney, asked the Commissioners to base their decisions on the evidence presented in the meeting and not to be prejudiced by the external ex parte communications. Mr. Randolph also asked if the applicants and/or objectors wanted to hear the names of the individuals who wrote letters to the Town regarding the project.

Mr. Lindgren stated that he forwarded all letters to both the applicant's and the objector's attorneys.

Mr. Randolph stated that the Commissioners need to consider prior evidence as well as evidence to be presented when making their decisions. He also stated that the whole project is still under consideration for approval. Mr. Randolph spoke about a quasi-judicial hearing and the obligations of such hearings. He then addressed the appeal process of the decision, should someone decided to do so.

Some questions were asked by the Commissioners at this time which were addressed by Mr. Randolph.

Ms. Ziska asked Mr. Sammons is he listened to the meeting last month and/or read the minutes. Mr. Sammons confirmed that he did. Ms. Ziska entered the plat of Eden properties into the record as well as a transcript from the Town Council meeting from January 13, 2016.

John Eubanks, attorney for the surrounding neighbors, stated his objections to the documents that Ms. Ziska entered into the record.

Donald Burns, 1021 N. Ocean Blvd., stated he did contact his neighbors by various methods to solicit input regarding the changes to the west façade and received no response.

Michael Perry reviewed all of the changes that were made since the last presentation in August. Most of the changes were to the west façade, which included a reduction in the second story terraces, a reduction in length of the structure, the second story set back on the west façade to add an undulation to the front, an addition of a parapet over the entry feature, the addition of limestone wall sections and a wall in the front of the property including two epya louvered gates for the north and south entry. Mr. Perry showed new proposed elevations and renderings for the project. Mr. Perry showed a rendering of the perspective that the neighbor at 1020 N. Ocean Blvd. would have with her existing landscaping conditions plus the proposed landscaping for the project. He indicated that they would like to try to duplicate the current landscaping for the project.

Keith Williams showed the Commission the new proposed landscaping changes. He indicated that most of the changes have taken place on the west façade. He indicated that they tried to mimic the canopy effect that currently exists on the property. He showed the Commission photos of the current landscaping and then the proposed elevations and renderings for the project.

Caroline Koons-Forrest stated that there has been a reduction in square footage and larger setbacks proposed since the last presentation. She also stated that there are not any wrap around balconies, walkways or any theaters or gymnasiums proposed for the home.

Commissioners comments: Many thought the landscaping plans for the west façade was much improved and enhanced the project.

Some discussion ensued regarding notice to the neighbors and which neighbors were within 200 feet of the property.

Mr. Randolph reminded the Commissioners to use the time to ask questions regarding the project rather than making decisions at this time.

Mr. Page read the section of the Ordinance that speak about structures being excessively similar and excessively dissimilar.

John Eubanks, 605 N. Olive Ave., Attorney, spoke on behalf of several surrounding neighbors. Mr. Eubanks put the sections 18-205 and 18-146 of the Town's Ordinances on the overhead and went over several points in each section applicable to his clients' objections. He also discussed the description of International Style in the 1996-1997 Architectural Guidelines and its reference to gross square footage.

Greg Kino, Attorney, spoke on behalf of several surrounding neighbors. Mr. Kino refuted that he did respond to Mr. Burns' request to meet though a letter to Maura Ziska, dated 9-23-16 and did not receive a response. Mr. Kino also stated it was the applicant's burden to prove that the project is not excessively dissimilar to any of the surrounding homes. Mr. Kino put on the overhead the definitions of "excessively" and "dissimilar" and discussed these words with the Commissioners.

Rick Gonzalez, registered architect and working for Messrs. Eubanks and Kino as an expert, stated his credentials. Mr. Gonzalez handed out a presentation that he then reviewed with the Commission that delineated the criteria that he feels that makes the proposed project excessively dissimilar.

David Lawrence, President of David Lawrence Architecture and representing many of the surrounding neighbors, stated his objections regarding the undivided fenestration, the applicant's inability to blend the project's height and gross square footage of surrounding structures, the excessively dissimilar facades and lot coverages. He concluded by stating the sections of the Ordinance he feels that this project fails to meet and that the application should be denied.

James Green, 222 Lakeview Ave., Attorney for the applicant, asked to cross examine Mr. Gonzalez. Mr. Green asked Mr. Gonzalez different questions about the existing home and the proposed project.

Some of the Commissioners expressed their frustration and did not think the questioning was necessary. Mr. Randolph asked the record to reflect that all parties had a reasonable amount of time to be heard.

Jeri Sibel, spoke on behalf of Mary Hulitar who lives at 980 N. Ocean Blvd, and stated that Ms. Hulitar feels this project is excessively different and asked the Commissioners to honor the Town's Ordinance and to reject the application.

Esther Feldberg, 1020 N. Ocean Blvd., stated she feels this house is untraditional to its surroundings, too large and dissimilar.

Hank Harbaugh from Tulsa, OK and representing John and Debby Oxley, stated that the Oxleys oppose the project.

Carter and Afsy Pottash, 1029 N. Ocean Blvd., asked the Commissioners to conclude that the proposed project is excessively different from their home.

Ms. Koons-Forrest wanted to clarify that the information that they gathered to create the models and to determine the neighboring roof types was gathered from the Records department in the Town. There was some discussion about roof heights and eve heights. She also commented on the requirements for finished floor heights and F.A.R.

Mr. Williams stated that some of the elevations that Mr. Gonzalez presented were outdated and did not reflect the currently proposed designs. He also spoke about the other facades not presented in that they have remained unchanged since their last presentation.

Commissioners Comments: Some of the Commissioners thought the west façade was much improved and was now more in concert with the east elevation. Many thought the proposed landscaping was fantastic. Some Commissioners felt while the changes made were thoughtful, this house would still not be in harmony with the surrounding homes. It was also stated that this house was monolithic, institutional, lacked charm and presence and should not rely on landscaping to mitigate the massing of the house.

Motion made by Mr. Small and seconded by Mrs. Vanneck to deny project B-020-2016 based on failure to comply with Section 18-205 of the Code, paragraphs a (4), a (6) sub c, d, e, f and a (8). Motion carried 5-2 with Messrs. Ives and Garrison opposed.

A short break was taken at 11:27 a.m. The meeting resumed at 11:39 a.m.

[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. At the July meeting, a motion carried to approve the demolition. A second motion carried 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.

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

Mr. Janssen presented the previous and proposed elevations and reviewed the changes with the Commissioners. The changes include fenestration changes, addition of shutters and the location change of the chimney between the houses and the guest homes.

Commissioners comments: There was a comment made that the changes were a big improvement. Mr. Sammons thought the sashes on the proposed windows were too skinny and suggested using a wider window in the areas where there are two double windows placed with a mullion in the middle. Mr. Sammons thought the windows on the front elevation should be widened as well. Mr. Corey suggested using 2 over 2 rather than 6 over 6 in the fenestration.

Motion by Mr. Garrison and seconded by Mrs. Vanneck to approve the project with the recommendations that the windows on the front and west elevations be restudied using the suggestions made by Mr. Sammons and that the staff could approve the changes. Motion carried with all in favor.

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. At the July meeting, the project was deferred to the August meeting. At the August meeting, the project was deferred to the September meeting.

Call for disclosure of ex parte communication: Disclosure by Mses. Grace, Shiverick and Mr. Small.

Gene Pandula stated that the variance request was approved in June by the Commissioners and the Town Council. He showed the Commissioners the two changes made to the project from their suggestions, which were changes to the fenestration as well as reducing the height of the proposed building. He also showed the Commissioners the proposed site plans, floor plans and elevations.

Don Skowron presented the proposed landscape and hardscape plans for the project.

Commissioners Comments: One Commissioner thought this new structure was a little large. Another thought the addition was fitting with the neighborhood. There was a suggestion to break up the landscaping on the front of the home. Mr. Skowron addressed this issue.

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

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

At the July meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for one month to the August meeting. At the August meeting, a motion carried to approve the architectural portion presented but to defer the landscaping for one month to allow the neighbors to the east and north to review the landscaping plans.

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

Chuck Yannette presented the changes to the proposed landscape plans. He indicated that he spoke to both neighbors and believes that they have addressed all of their concerns.

Motion by Mrs. Vanneck and seconded by Mr. Ives to approve the project as presented.

Mr. Small indicated he spoke to the neighbor to the east of the project and that she indicated that her concerns were resolved.

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.

Landscape Architect: Keith Williams/Nievera Williams Design.

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

At the July meeting, a motion carried to defer the project for one month for restudy. At the August meeting, a motion carried to approve the architectural portion of the project as presented, including the wrought iron railing on the rear façade and the two chimneys but to defer the landscaping for one month.

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

Mr. Williams showed the Commissioners the originally proposed elevation for the project. He then showed the current proposed elevation that opened up the landscaping for the front entrance with the changes.

Commissioners Comments: There was a question whether Podocarpus columns that are positioned against the house were necessary. Mr. Williams answered this question.

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

B-044-2016 Demolition/New Residence

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

Address: 232 Colonial Ln.

Applicant: SKIK, LLC (Zvenka Kleinfeld, Manager)

Architect: Patrick Segraves/SKA Architect + Planner

Landscape Architect: Keith Williams/Nievera Williams Design.

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.

At the July meeting, a motion carried to approve the demolition. A second motion carried to defer the architecture for one month to the August meeting. At the August meeting, a motion carried to defer the project for one month to restudy the front elevation and to defer the landscaping presentation.

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

Pat Segraves presented the street view, aerial view, floor plans, the previously proposed front elevation and the currently proposed front elevation. Mr. Segraves reviewed all of the changes that were made on the elevations.

Commissioners Comments: Many of the Commissioners thought that the changes made were heading in the wrong direction and the project was becoming too dissimilar to the surrounding neighbors. There were comments made that the massing on the second floor on the front façade was peculiar and the house was dark, foreboding and lacked charm. There was a suggestion to commit to a certain style.

Motion made by Mrs. Vanneck and seconded by Mr. Ives to deny project B-044-2016 based on failure to comply with Section 18-205 of the Code, paragraphs a (1), a (4) a (6) sub b, c, d, e, g and a (8). Motion carried 4-3 with Messrs. Knowles, Small and Sammons opposed.

A second motion was made by Mr. Ives and seconded by Mr. Garrison to reconsider the motion. Motion carried with all in favor.

A third motion was made by Mr. Small and seconded by Mr. Garrison to defer the project to the November 23, 2016 for restudy, based upon the comments from the Commissioners and in particular, the comments from the Chairman. Motion carried 6-1 with Mr. Ives opposed.

B-050-2016 Additions/Modifications

Address: 2300 Ibis Isle Rd. West

Applicant: Rob and Sue Bushman

Architect: Quinn Miklos/Miklos Architecture

Landscape Architect: Carol Perez/Grant Thornbrough & Associates

Project Description: 1) Re-configure existing driveway and front property line pilaster layout; 2) add two driveway gates; 3) replace existing flat cement tile roof with new flat cement tile roof; 4) bedroom, covered front entry and rear covered pavilion additions; 5) existing pool and spa shape slightly reconfigured; 6) existing landscaping adjusted and augmented.

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

Please note: This discussion item was deferred to the October 26, 2016 meeting at the Approval of the Agenda, Item V.

B. MAJOR PROJECTS-NEW BUSINESS

B-052-2016 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 414 Australian Ave.

Applicant: Christopher and Susan Cowie

Architect: MP Design and Architecture, Inc.

Project Description: 57 SF Garage Addition

VARIANCE INFORMATION: The applicant is proposing to add a 56 square foot one story addition to their existing garage located in the front of their residence in order to accommodate a vehicle. The following variances are being requested: 1) east side yard setback of 5.33 feet in lieu of the 10 foot minimum required; 2) front yard setback of 19.16 feet in lieu of the 23.62 existing and the 25 foot minimum required; 3) lot coverage of 34.6% in lieu of the 34.1% existing and the 30% maximum.

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

Maura Ziska addressed the Commission and explained the variances in which they are seeking a favorable recommendation to the Town Council.

Michael Perry presented the site plan and explained that they are requesting to expand the existing garage large enough to allow an automobile to be parked inside. He showed the Commissioners the existing roof plan and proposed roof plan and elevations.

Commissioners comments: There was a comment made that the new addition enhanced the home. Mr. Sammons suggested making the new roof a shed roof rather than a flat roof.

Motion made by Mrs. Vanneck and seconded by Mr. Small that the implementation of the proposed variances would not cause negative architectural impact to the subject property. Motion carried with all in favor.

A second motion was made by Mrs. Vanneck and seconded by Mr. Garrison to approve the project as presented with the caveat that the roof is changed to a shed roof as suggested by the Chairman. Motion carried with all in favor.

[B-055-2016 Additions/Modifications](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 241 El Dorado Ln.

Applicant: Mr. & Mrs. Keogh

Architect: MP Design and Architecture

Project Description: One story addition to main house, new one story detached two car garage, all finishes to match existing with new landscape and hardscape.

VARIANCE INFORMATION: The applicant is requesting a variance to allow a 898 square foot addition one story addition to the main house and a 842 square foot one story garage addition (total of 1,740 sq. ft.) which will require the following variances: 1) an east side yard setback of 12.5 feet in lieu of the 30 foot minimum required for a lot over 20,000 square feet with a width of 246.60; 2) a west side yard setback of 12.5 feet in lieu of the 30 foot minimum required for a lot over 20,000 square feet with a width of 246.60; 3) a rear yard setback of 9.5 feet in lieu of the 10 foot minimum required; 4) lot coverage of 32.4% in lieu of the 30% maximum allowed for single story construction on lots in excess of 20,000 square feet.

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

Maura Ziska explained the variances to the Commissioners that are required for the project.

Michael Perry presented the site plan, street scape, photographs, floor plans and elevations for the proposed project. He explained the proposed additions and the changes to the proposed residence.

Maura Ziska stated that the surrounding neighbors are in favor of the project.

Andres Paradelo presented the changes to the landscape and hardscape for the project. He indicated which landscaping would remain and also stated any landscaping affected by the construction would be replaced.

Commissioners Comments: Many of the Commissioners thought the addition created an unsightly north elevation and needed some undulation in the long wall. Mrs. Vanneck stated that the current hedge is in very bad shape and needed some immediate attention. There was a suggestion to reduce the hardscape around the pool area. There was also a suggestion to reduce the curb cuts during the hardscape changes.

Motion made by Mr. Garrison and seconded by Mrs. Vanneck to defer the project for one month to restudy the north elevation and the driveway entrance. Motion carried by all in favor.

Sara Simovich, 3456 N Ocean Blvd. #505, addressed the Commission about a problem she had with concrete restoration that was done to her balcony. Mr. Page stated he would research her problem and report back to the Commission.

[B-056-2016 Modification](#)

Address: 515 N. County Rd.

Applicant: County Road Property, LLC

Architect: N/A

Project Description: Request to terminate a restrictive covenant on the above referenced property that required a previous owner to maintain a hedge along the western boundary of the property as a condition of the Town approving a new residence on the property. The residence has since been demolished and the Town has approved a subdivision of the property into three (3) lots. The termination is necessary to remove the agreement from title and allow the lots to be sold without such encumbrance.

Call for disclosure of ex parte communication: Disclosure by several members. *It should be noted that Mr. Sammons had recused himself from this project and Ms. Grace voted in his absence.*

Maura Ziska stated that the Town Council has approved the subdivision of the property and the house had been demolished. She asked to remove the deed restriction agreement from the title in order to have a clear title to sell the lots as 3 separate lots.

Commissioners Comments: One of the members asked about the timeline of the hedge removal. Ms. Ziska stated the hedge would not be removed until the lot was sodded and there was a final inspection from the town. Many of the members thought it would be a mistake to remove the hedge until the properties are sold.

Jeff Smith, 241 Sanford Ave., cautioned the Commissioners from removing the hedge and provided his reasons.

There was some discussion about removing the deed restriction but requiring each owner to maintain their hedge section until new a new redevelopment plan is presented to the Commission.

Motion made by Mr. Garrison and seconded by Mr. Small to approve the removal of the deed restriction with the caveats that the palms on the northwest corner of the property remain and that the hedge remains until each owner applies to remove their section of the hedge and to replace it with something of their choice. Motion carried with all in favor.

A lunch break was taken at 1:07 p.m. The meeting resumed at 2:02 p.m.

[B-057-2016 Additions/Modification](#)

Address: 200 Tradewind Dr.

Applicant: Mr. & Mrs. Anthony Beyer

Architect: Smith Architectural Group, Inc.

Project Description: Replace existing double mansard roof with new flat roof. New doors and windows in new locations. Modifications to facades with additions totaling 823 square feet. New one story, 250 square foot pool pavilion. Final landscape, hardscape and new pool.

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

Jeff Smith stated he did not receive the letter of objection by the Goodmans and just reviewed it over the break. The plan for the house is to remove the double mansard roof and to add some minor additions to the home. Mr. Smith spoke to the styles of architecture in the neighborhoods. Mr. Smith also spoke to the height and hardscape reductions proposed for the project. He presented an aerial map and elevations, renderings of all facades.

Mario Nievera presented the proposed landscape and hardscape plan for the property. He addressed the reduction in hardscape with the driveway changes and details for the new garden areas.

Commissioners Comments: There was a suggestion to add texture to the exterior of the home to give it more interest. There was a suggestion to replace some of the palms with shade trees. Some of the Commissioners thought the proposed home was boxy and lacked detail. There was a recommendation to put some shade trees on the corner. Some of the Commissioners liked the new changes. There was a concern that removing the roof would leave the window unshaded. The suggestion was made to add a 4-5 inch overhang when the new roof is installed.

There was some discussion about the material of the sliding doors.

Mr. Smith stated that Mrs. Goodman received notice for the project and had the opportunity to have someone represent her interests.

Mr. Smith stated that the front feature of the home is a wood texture and showed the Commissioners a picture on the overhead projector. Mrs. Vanneck suggested that the wood texture be bleached teak and that the front doors be replaced with natural wood doors. Mr. Smith was hesitant to use a natural wood varnish due to weather damage.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented with the caveat that the front doors are stained and that a sample of the stain is presented to staff for approval and to add the shade trees that Mrs. Vanneck suggested. Motion carried 4-3 with Messrs. Sammons and Small and Mrs. Vanneck opposed.

[B-054-2016 New Residence](#)

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

Address: 221 Orange Grove Rd.

Applicant: Chris and Alice Holbrook

Architect: Design Phase Architecture, LLC

Project Description: New one-story Caribbean Style house and pool with associated landscape and hardscape.

SPECIAL EXCEPTION AND SITE PLAN REVIEW INFORMATION: The applicant is requesting a Special Exception with Site Plan Review to allow the construction of a 3,429 square foot one-story, single family

residence on portions of two platted lots which combined creates a lot that is 82 feet in width in lieu of the 100-foot minimum required and 8,917.50 square feet in area in lieu of the 10,000 square foot minimum area required.

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

Maura Ziska explained special exception and the site plan review that are being requested.

Laura Wright stated she would be presenting two projects today. One project is a new home on a vacant lot and the second project is a renovation of the existing home. Both houses are owned by the applicant. Ms. Wright explained the wishes of the applicants is to create a type of family compound for themselves and their children. She presented the site plan, streetscape, photos of surrounding neighbors, floor plan, roof plan, elevations and material details of the proposed home.

Commissioners Comments: Many thought the house was well done, charming, modest and fit into the neighborhood. There were suggestions to increase the size of all of the pilasters and pillars. There was a suggestion to use a pure white for the paint color. Ms. Wright passed out paint color samples. There was a suggestion to add more character to the west and north facades. There was a suggestion to restudy the roof over the enclosed via. There was also a suggestion to restudy the windows on the corners of the Master Bath and Bedroom.

Motion made by Mr. Garrison and seconded by Mrs. Vanneck that the implementation of the proposed special exception would not cause negative architectural impact to the proposed subject property. Motion carried with all in favor.

A second motion made by Mr. Garrison and seconded by Mrs. Vanneck to approved the project as presented with the caveat to restudy the roof with the Chairman's suggestions and that all of the columns are made to be larger. Motion carried with all in favor.

D. MINOR PROJECTS-NEW BUSINESS

[A-045-2016 Modifications/Landscape/Hardscape](#)

Address: 219 Orange Grove Rd.

Applicant: Christopher and Alice Holbrook

Architect: Design Phase Architecture, LLC

Project Description: Scope of renovation work: re-design driveway, pool and associated hardscape/landscape, modify paint colors of house, trim and shutters. Modify garage door design. Remove windows at south/west façade of garage.

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

Laura Wright stated this project consisted of cleaning up the landscaping, creating some gardens and tying the two properties together. Ms. Wright presented the streetscape,

existing photos, elevations and renderings of the proposed project. She presented all of the proposed changes to the current home and garage. She also stated the paint colors would match the new proposed home. Ms. Wright stated that although it was not included in her application, she would like to request permission to change the current roof to be replaced with wood shingles to match the new proposed house.

Commissioners Comments: Many of the Commissioners were in favor of changing the roof to the wood shingle.

Dustin Mizell presented the proposed landscape and hardscape for both projects. He presented site plans and renderings for both projects.

Commissioners Comments: There was a suggestion to change the palm trees on the western boundary for the project at 221 Orange Grove to a shade tree. There was also a suggestion to use a vine other than Bougainvillea on the trellis over the garage at 221 Orange Grove.

Motion made by Mrs. Vanneck and seconded by Mr. Ives to approve the project at 221 Orange Grove Rd. as presented with the caveat to substitute the palms in the southeast corner with a canopy shade tree and that the vine on the trellis is not Bougainvillea. Motion carried with all in favor.

A second motion made by Mrs. Vanneck and seconded by Mr. Ives to approve the landscape project at 219 Orange Grove Rd. as presented. Motion carried with all in favor.

A third motion made by Mrs. Vanneck and seconded by Mr. Ives to approve the architectural project at 219 Orange Grove Rd. as presented to include approval of a new wood shingle roof. Motion carried with all in favor.

C. MINOR PROJECTS - OLD BUSINESS

[A-038-2016 Modifications](#)

Address: 1066 N. Ocean Blvd.

Applicant: Mary Ourisman

Architect: Nievera Williams Design

Project Description: Site hardscape and landscape revisions to include driveway modifications, landscape layout revisions and overall hardscape revisions.

At the July meeting, a motion carried to defer the project for one month for restudy. At the August meeting, a motion carried to defer the project to the September meeting.

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

Keith Williams presented the changes to the landscape and hardscape for the project. Mr. Williams presented a picture of the front of the house on the overhead projector. He stated the front landscaping bedding is making it hard for the owners to enter and exit the residence.

Commissioners Comments: There was a suggestion to reduce the curb cuts and to make the apron smaller. There was another suggestion to keep some smaller plantings in the apron and to put a shade tree on the corner.

Motion made by Mr. Garrison and seconded by Mrs. Vanneck to approve the project as presented with the caveat to reduce the curb cuts at least to 14 feet (preferably 12 feet) and if staff sees the site triangles and feels the need to change the direction of the project, the architect would return to the Commission with their intentions. Motion carried with all in favor.

[A-044-2016 Landscape/Hardscape](#)

Address: 331 Polmer Park Rd.

Applicant: Diane & Matthew Barrett

Architect: Mario Nievera/Nievera Williams Design

Project Description: Hardscape and landscape renovation at existing property.

At the August meeting, a motion carried to defer the project to the September meeting.

Please note: This discussion item was removed at the Approval of the Agenda, Item V.

D. MINOR PROJECTS-NEW BUSINESS

[A-047-2016 Modifications/Landscape/Hardscape](#)

Address: 122 Peruvian Ave.

Applicant: The Peruvian Association

Architect: Fairfax Sammons and Partners

Project Description: Replacement of existing fence and gates with a single gate, flanking piers, and planting screen. Piers will have lanterns, planting bed redistribution. New planting bed enclosures at courtyard, and courtyard paver replacement.

Call for disclosure of ex parte communication: Disclosure by Mses. Vanneck, Grace and Shiverick. *It should be noted that Mr. Sammons had recused himself from this project and Ms. Grace voted in his absence.*

Jaime Torres presented the proposed changes to the landscape and hardscape to the property. He presented a site plan, current photos, renderings and material details.

Commissioners comments: One of the Commissioners wanted to make sure there was no opposition from the residents.

Mitch Brown, VP and acting President of the Peruvian Association, stated that they have alleviated the concerns of the residents.

There was some discussion whether some green space could be added in replace of one of the parking spaces. Mr. Brown stated that they are lacking in parking.

Mr. Garrison suggested that the gate should swing out as an exit rather than in as proposed.

Motion made by Mr. Small and seconded by Mr. Garrison to approve the project as presented with the caveat that the gate will swing out of the courtyard and to add plantings in the planting beds. Motion carried with all in favor.

[A-048-2016 Landscape/Hardscape](#)

Address: 3030 S. Ocean Blvd.

Applicant: The PalmBeacher Apartments Inc. c/o John Sorochnik

Architect: Lynn Bender/Edgar Duenas Bunker Engineering

Project Description: The 1960's built condo is seeking approval for landscape & hardscape improvements, mainly due to the recent new seawall construction in rear yard area. Proposed renovations include new plantings with additional landscape areas, a pool deck expansion with new security fencing, walls & pergola over existing bath building. A new awning is proposed in place of the previously removed covered overhang at main lobby entrance.

Please note: This discussion item was removed at the Approval of the Agenda, Item V.

[A-049-2016 Modifications](#)

Address: 216 Sandpiper Dr.

Applicant: LC Homes of South Florida, LLC

Architect: Roger P. Janssen/Dailey Janssen Architects

Project Description: Request for modification to previously approved submittal B-059-2015.

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

Mr. Janssen stated that this project had been previously approved and that they are requesting a modification, which would include about 18 +/- inches of wall height reduction on the front elevation. He stated the reason for the request was that the slab was poured higher than specified on the plans. He also told the Commission that the roof line would remain the same.

Commissioners Comments: It was suggested to raise the whole house 16 inches to keep the house that was previously approved.

There was some discussion on the requirements to raise the house and variances it would need to do so.

Commissioners Comments: There was a suggestion to change the windows on the front façade from 6 over 9 to 6 over 6 to help mitigate the problem. The Commissioners were split on their preference for the currently proposed plans versus the previously proposed plans. There was also a suggestion to lower the window sills to mitigate the problem.

Motion made by Mr. Garrison and seconded by Mrs. Vanneck for the applicant to either return for a variance or to change the windows to a 6 over 6 or to lower the window sills by 6 inches and return to staff and the Chairman for approval for the window changes. Motion carried 5-2 with Messrs. Ives and Sammons opposed.

A-051-2016 Landscape/Hardscape

Address: 272 Queens Ln.

Applicant: Jennifer Lazzara

Architect: Mario Nievera/Nievera Williams Design

Project Description: Hardscape, grading, and landscaping improvements.

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

Keith Williams presented the proposed landscape and hardscape changes for the residence. He showed the Commissioners a site plan, current photos of the home, elevations and renderings. He stated that the column heights were proposed on the plans at 7 feet and he thinks they need to be 6 feet. He also stated that the renderings show the pickets centered between one another and that is incorrect.

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

A-052-2016 Landscape/Hardscape

Address: 742 Slope Trail

Applicant: Karen and Macelo Dorea

Architect: Mario Nievera/Nievera Williams Design

Project Description: Revised landscape plans (revised from approved May 2015 ARCOM plans) for existing residence.

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

It was noted that Mr. Small had left and Ms. Grace was gone and Mr. Corey would be voting in place of Mr. Small.

Keith Williams presented the proposed landscape and hardscape changes for the residence. He showed the Commissioners a site plan, elevations and renderings of originally proposed and currently proposed.

Commissioners Comments: There was a suggestion to allow the trees flanking the driveway to grow more loosely rather than to have them finely clipped to allow them to grow together to create an archway.

Motion made by Mrs. Vanneck and seconded by Mr. Gruss to approve the project as presented with the caveat to allow the trees in the front to grow together to create an archway. Motion carried with all in favor.

A-053-2016 Driveway Gates/Posts

Address: 314 Dunbar Rd.

Applicant: Marilyn Sultan

Architect: Mario Nievera/Nievera Williams Design

Project Description: Replacement of driveway gate and posts. New gate and posts will be gray painted aluminum.

Call for disclosure of ex parte communication: None.

Mr. Nievera presented the proposed gate change to the Commissioners.

There was some discussion about the origins of the proposed gate.

Mr. Lindgren stated that the gate will need to be at least 18 feet from the edge of the street.

There was a suggestion to beef up the posts.

Motion made by Mrs. Vanneck and seconded by Mr. Gruss to approve the project as presented with the caveat that they move the gate back 18 feet from the sidewalk and that the posts are beefed up. Motion carried with all in favor with Messrs. Ives and Sammons opposed.

IX. OTHER BUSINESS

Mr. Page informed the Commissioners that their decision for the project at 1230 N. Ocean Way was being appealed. The Town Council will listen to that appeal on October 13, 2016.

Mr. Garrison stated he would not be able to make the next meeting in October. He also stated that the regulations and language, especially the excessively similar and excessively dissimilar, needed to be revisited since it has been many years since it has been revised. There was some discussion on this issue among the Commissioners.

X. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None

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

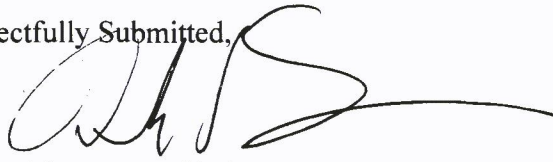
None

XII. ADJOURNMENT

Motion made by Mrs. Vanneck and seconded by Mr. Ives to adjourn the meeting at 4:15 p.m. Motion carried with all in favor.

The next meeting will be held on Wednesday, October 26, 2016 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S County Rd.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'R. Sammons', with a long horizontal flourish extending to the right.

Richard Sammons, Chairman
ARCHITECTURAL COMMISSION

kmc