

TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, NOVEMBER 30, 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 9:01 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 (left at the lunch break)
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	PRESENT (arrived at 9:04 a.m.)
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

Paul Castro, Zoning Administrator

Kelly Churney, Secretary to the Architectural Review Commission

III. PLEDGE OF ALLEGIANCE

Mr. Sammons led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE OCTOBER 26, 2016 MEETING

Motion made by Mrs. Vanneck and seconded by Mr. Gruss to approve the minutes from the October 26, 2016 meeting. Motion carried with all in favor.

V. APPROVAL OF THE AGENDA

Mrs. Vanneck requested to defer project B-062-2016, 425 Chilean Ave. and B-063-2016, 130 Dolphin Rd. to the December 28, 2016 meeting. Mrs. Vanneck also requested to withdraw project B-061-2016, 254 Sunrise Ave. from the agenda.

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

VI. ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY

Ms. Churney administered the oath at this time and throughout the meeting as necessary.

Mr. Page also stated for the record that Mrs. Vanneck declared a conflict at 1330 N. Ocean Blvd. at the October 26, 2106 meeting and has correctly completed the 8B form in accordance with State Law.

VII. PROJECT REVIEW

A. MAJOR PROJECTS-OLD BUSINESS

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

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

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

Mr. Segraves presented to the Commissioners surrounding properties photos, an aerial photo, a site plan, streetscape, floor plans, renderings, and elevations of the proposed project. He showed the Commissioners all of the changes that he had made since the project was last presented.

Commissioners Comments: Many of the Commissioners thought the design had improved from the last presentation. There was a question about the color of the house. Mr. Segraves presented the Commissioners with a sample color of the house and shutters but stated he was open to different colors. Some of the members also questioned the rear awnings. One

member asked about the detail of the shutters. Mr. Segraves responded. Mr. Corey offered a suggestion for the placement for the louvers on the shutters. One Commissioner thought it looked boxy among the other homes on the street. Chairman Sammons provided the following suggestions: changing the door height to a 6'8" door, varying the height on the door and windows, taking 4" off the height of the first floor or lowering the mid-band and restudying the balcony posts.

Mr. Skowron presented the proposed landscape and hardscape plans. Mr. Skowron showed the Commissioners a site plan and elevations of the proposed project.

Commissioners Comments: Mrs. Vanneck expressed her concern about the Pygmy Date Palms on the front elevation and thought they needed to be thinned out. Many other Commissioners agreed. Mrs. Vanneck also thought the front bedroom needed some landscaping and suggested to restudy the heights of the plantings as well. Ms. Shiverick asked about the possibility of adding another Banana tree. Mr. Skowron responded. Mr. Corey suggested to add a shade tree on the front west side.

Julie Araskog, 1490 Via Manana, stated that she thought the house was too dissimilar for the street in terms of its height and mass and expressed concern that the house is too boxy.

Motion made by Mr. Garrison and seconded by Mr. Small that the implementation of the proposed special exception, site plan and variance would not cause negative architectural impact to the subject property. Motion carried 5-2 with Mrs. Vanneck and Mr. Sammons opposed.

A second motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented with the caveat that the columns on the front are changed, the front door is changed to a 6'8" door, the windows on the bottom floor are raised, lowering the clapboard to the bottom of the plate, lowering the balcony and to defer the landscaping for one month to the December 28, 2016 meeting. Motion carried 5-2 with Mrs. Vanneck and Mr. Gruss opposed.

Mr. Small requested that the new changes in the architecture be presented in the new landscaping plan at the next meeting. Mr. Segraves agreed to this request.

B-50-16 Additions/Modifications

Address: 2300 Ibis Isle Rd. West

Applicant: Rob and Sue Bushman

Architect: Quinn Miklos/Miklos Architecture

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 to the September meeting. At the September meeting, a deferral request was granted to the October meeting. At the October meeting, a deferral request was granted to the November meeting.

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

Mr. Miklos presented streetscape photos, a site plan, elevations, section details and renderings for the proposed project and indicated all of the changes since the last presentation. Mr. Miklos also presented samples of the roof as well as the driveway.

Commissioners Comments: Many of the Commissioners were not in favor of either gates and of gates in general and suggested using landscaping as a buffer. Mr. Miklos stated that he would remove the fencing from the project and would restudy the gates. Mr. Corey suggested to restudy the pilasters as the seemed heavy and that the front entry seemed to wide and needed some restudy. Chairman Sammons made the following suggestions: changing the roof to a mitered corner, changing the bedroom to the same size of the garage, narrow the columns at the front entry, trying a smaller cupola on the pavilion, align the pavilion eaves with the house eaves, reduce the beams to 8' on the pavilion and the front entry and to reduce the height of the entablature.

Motion made by Mrs. Vanneck and seconded by Mr. Garrison to defer the project for restudy to the December 28, 2016 meeting paying close attention to the comments from the chairman as well as removal of the fence, a restudy of the driveway material, and to return with a new gate plan if necessary. Motion carried with all in favor.

[B-059-2016 Demolition/New Residence](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 221 Oleander Ave.

Applicant: Barnacle PB LLC

Architect: Michael J. Johnson Architect, P.A.

Attorney: Maura Ziska

Project Description: Demolition of existing 2 story building and construction of a new 2-story single family residence. New hardscape and landscape.

VARIANCE INFORMATION: The applicant requests a variance to allow construction of a new 2,930 square foot, two story residence on a lot with a depth of 56 feet in lieu of the 100 foot minimum required and a lot area of 4,200 square feet in lieu of the 10,000 square foot minimum; a variance to allow lot coverage to be 41.6% in lieu of the 30% maximum allowed; a variance to allow a front yard setback to be 13.5 feet in lieu of the 25 foot minimum; and a variance to allow a rear yard setback to be 10 feet in lieu of the 15 foot minimum required.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for one month for restudy to the November 30, 2016 meeting.

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

Ms. Ziska provided a brief history of the property and explained the variance that they are seeking a favorable recommendation to the Town Council for the project.

Daniel Menard presented all of the comments that the Commissioners made at the last meeting and discussed the changes that were made in response to those comments. Mr. Menard presented a site plan, neighborhood study; neighborhood photos, floor plans, roof plan, detail sheets and elevations and indicated where the changes had been made.

Ms. Ziska stated that there were no neighbor objections to the project and that they also had one letter of support.

Commissioners Comments: Many of the Commissioners were in favor of the changes and thought the house had charm. Mr. Corey asked about the position of the louvers on the shutters and thought the pergola on the side of the house seemed a bit strange. Chairman Sammons made the following suggestions: reduce the fascia to 4", lower the eave line, reduce the door height, reduce the first floor about one foot, change the casements to 3'4" wide, place the pergola underneath the eave, reduce size of brackets, add a beam underneath the pergola on the side and simplify the stucco band.

Don Skowron presented the proposed landscape and hardscape plan. He showed the Commissioners a site plan and elevations of the proposed project.

Commissioners Comments: There was a suggestion to restudy the front landscaping, especially the symmetry. Many of the Commissioners thought there needed to be a canopy tree in the corner of northeast corner of the lot. There was a suggestion to put a second canopy tree on the northwest corner as well and to scoop out the hedge to do so. There was a suggestion to make an arched hedge over the front walkway. A suggestion was made to put something along the back wall as well.

Motion made by Mr. Garrison and seconded by Mr. Small to defer the project for restudy to the December 28, 2016 meeting paying close attention to the comments from the chairman. Motion carried with all in favor.

[B-061-2016 Lighting](#)

Address: 254 Sunrise Ave.

Applicant: Philip Witt

Architect: Molnar Jordan and Associates

Project Description: Exterior LED Lighting upgrade. Replace exterior canopy mount lighting fixtures, add new exterior wall mount lighting fixtures and add new pole fixtures.

At the October meeting, a motion carried to defer the project for one month to the November 30, 2016 meeting.

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

B-062-2016 Demolition/New Residence

Address: 425 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: Kevin Asbacher/Asbacher Architecture

Project Description: Demolish (2) existing two-story townhomes. Construct a new two-story residence in the French Neoclassical style with a one-story 2 car garage. Final landscape and hardscape.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for one month for restudy to the November 30, 2016 meeting.

Please note: This discussion item was deferred to the December 28, 2016 meeting at the Approval of the Agenda, Item V.

B-063-2016 Demolition/New Residence

Address: 130 Dolphin Rd.

Applicant: 130 Dolphin Rd LLC

Architect: Michael J. Johnson Architect P.A.

Project Description: Demolition of existing structure. New 2-story residence. Updated cottage style. White stucco finish with black trim and grey cement tile roof. New landscape and hardscape.

At the October meeting, a motion carried to defer the project for one month for a complete restudy to the November 30, 2016 meeting.

Please note: This discussion item was deferred to the December 28, 2016 meeting at the Approval of the Agenda, Item V.

B-064-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 316 Seabreeze Ave.

Applicant: Mr. & Mrs. Gregory Fisher

Architect: Patrick Segraves, SKA Architect + Planner

Landscape Architect: Don Skowron

Project Description: Demolition of existing house and new construction of 2,800 square foot Mediterranean Revival two-story home. Home will consist of three bedrooms and two and one half baths with living room, dining room and kitchen. Final landscape/hardscape to be included.

VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of a 2,700 square foot two-story, single family residence on two platted lots which combined creates a lot that is 50 feet in width in lieu of the 100-foot minimum required and 6,125 square feet in area in lieu of the 10,000 square foot minimum area required. The following variances are being requested. To allow a 6-foot west side yard setback for the two story portion in lieu of the 15-foot minimum required and to allow a 6-foot east side yard setback for the one story portion in lieu of the 12.5-foot minimum required.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the architectural presentation of the new construction to the November 30, 2016 meeting.

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

Mr. Segraves asked if he could present both homes to the Commission as a joint presentation. Mr. Sammons agreed but stated that the Commission would act on each project separately.

Mr. Segraves stated that both homes 316 and 320 Seabreeze Ave. were approved for demolition but his client decided not to demolish the homes until after season. He stated that the owner spent time talking to the neighbors and to get feedback on the proposed plans for both homes. Mr. Segraves presented a contextual site plan, a streetscape, a footprint of the existing houses to be demolished and to be built, renderings, elevations, floor plans and materials to be used for the proposed projects. Mr. Segraves indicated that the large front hedge at 320 Seabreeze Ave. would remain.

Mr. Skowron presented the landscape and hardscape plan for both projects. He showed the Commissioners a site plan and elevations for both properties.

Mrs. Vanneck inquired about the hedge in the middle of the rear yard if these properties are to be considered as a compound. Mr. Skowron stated that the hedge would be removed. She also stated that there are too many palms proposed at the rear of the properties and suggested placing two shade in the rear of the properties.

Commissioners Comments: Many of the Commissioners thought that both homes were too similar and were not in favor of the designs because they looked alike.

Mr. Garrison expressed concern that the driveway proposed at 316 Seabreeze Ave. would not work with the existing large tree in the front yard. Mr. Skowron stated that the tree would be moved if it became necessary.

Motion made by Mr. Gruss and seconded by Mr. Ives to deny the both applications because the proposed homes are excessively similar.

Anne Pepper, 333 Seaspray Ave., expressed concern that the structures are too similar and feels it diminishes the character of the Sea Streets.

Dorothy Martin, 312 Seabreeze Ave., expressed concern about the setback variances and the close proximity of the proposed home to her bedroom. She also expressed concern about elevation and drainage.

There was some discussion on the pending motion.

Motion failed 2-5 with Messrs. Knowles, Garrison, Small and Sammons and Mrs. Vanneck opposed.

A second motion made by Mr. Ives and seconded by Mrs. Vanneck to defer the projects at 316 and 320 Seabreeze Ave. for two months to the January 25, 2017 meeting for significant redesign.

Mr. Castro stated that the new design cannot contain a gate and wall that would connect the two properties.

Mr. Knowles asked Mr. Segraves to restudy the side yard setbacks.

Motion passed with all in favor.

A short break was taken at 10:51 a.m. The meeting resumed at 11:05 a.m.

[B-065-2016 Demolition/New Construction](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 320 Seabreeze Ave.

Applicant: Mr. & Mrs. Gregory Fisher

Architect: Patrick Segraves, SKA Architect + Planner

Landscape Architect: Don Skowron

Project Description: Demolition of existing house and new construction of 2,800 square foot Mediterranean Revival two-story home. Home will consist of three bedrooms and two and one half baths with living room, dining room and kitchen. Final landscape/hardscape to be included.

VARIANCE INFORMATION: The applicant is requesting for approval of a special exception with site plan review to allow the construction of a 2,713 square foot two-story, single family residence on two platted lots which combined creates a lot that is 50 feet in width in lieu of the 100-foot minimum required and 6,125 square feet in area in lieu of the 10,000 square foot minimum area required. The following variances are being requested. To allow a 6-foot east side yard setback for the two story portion in lieu of the 15-foot minimum required and to allow a 6-foot west side yard setback for the one story portion in lieu of the 12.5-foot minimum required.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the architectural presentation of the new construction to the November 30, 2016 meeting.

Please note: This item was heard with B-064-2016, 316 Seabreeze Ave and a motion was made at that time, relative to this project.

[B-066-2016 Demolition/New Construction](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 340 Seaview Ave.

Applicant: Town of Palm Beach (Tom Bradford, Town Manager)

Architect: Nelo Freijomel/Stephen Boruff, AIA Architects + Planners, Inc.

Landscape Architect: Keith Williams/Nievera Williams Design

Attorney: Maura Ziska/Kochman & Ziska

Project Description: Demolition of the existing one-story recreation center, maintenance building, pro shop, tennis hitting wall & backstop and the construction of a new two-story, community center & gymnasium, new maintenance building and a new tennis observation pavilion with attached tennis hitting wall & maintenance yard and associated site work including a new elevated plaza, numerous new stairs and ramps, new playground area and the renovation and expansion of on-site parking.

VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to approval to allow a new two-story 33,810 square foot Recreation Center for the Town of Palm Beach that will include a new athletic field, parking lot, gymnasium, tennis pro shop, multi-purpose room, fitness center with locker rooms, concession area, classrooms, offices and new maintenance building, new tennis backboard, new scoreboard. A second special exception request is to allow for a rebound wall to be constructed on the north side of the new maintenance building. The following variances are being requested in order to construct the new community center: 1) A west side yard setback of 10 feet in lieu of the 30 foot minimum required for properties that are in excess of 20,000 square feet; 2) A north side yard setback of 8 feet in lieu of the 30 foot minimum required for properties that are in excess of 20,000 square feet; 3) A street rear yard setback for the new parking lot on Royal Palm Way of 4 feet in lieu of the 35 foot minimum required for properties that are in excess of 20,000 square feet; 4) an east side yard setback of 4 feet in lieu of the 30 foot minimum required for the new parking lot on Royal Palm Way for properties that are in excess of 20,000 square feet; 5) a height of 27 feet in lieu of the 22 foot maximum allowed; 6) an overall height of 35 feet in lieu of the 30 foot maximum allowed; 7) a vertical distance to the top of beam of 30.75 feet in lieu of the 26 foot maximum distance allowed from the crown of street to top of beam; 8) landscaped open space of 43% in lieu of the 55% minimum required for properties that are in excess of 20,000 square feet; 9) parking lot interior landscaped open space of 5% in lieu of the 10% minimum required; 10) to allow signage on the proposed scoreboard which would exceed the maximum signage allowed (of one for each street frontage); 11) to allow three (3) air-conditioning units to be on the roof that is in excess of the 4 foot maximum allowed. The proposed A/C units will be 5 feet tall plus the height of the stand.

At the October meeting, a motion carried to approve the demolition. A second motion carried to defer the project for restudy, with particular attention to reducing the mass and addressing the elimination of the north field for one month to the November 30, 2016 meeting.

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

Mr. Page reminded the Commission that the demolition was approved in October for this project but the architecture was deferred for one month for restudy to address the elimination of the north field and reducing the overall mass.

Mr. Sammons stated that the Commission would be reviewing the architecture and landscape and asked the public to limit their comments to the quality of the architecture.

Beth Zickar, Director of Recreation, thanked the Commissioners for their feedback at the previous meeting and stated the favorable recommendations that they are seeking for the Town Council. She also stated that the Town Council would consider the feedback from the Recreation Advisory Commission and the public.

Ms. Ziska provided the modifications to the proposed variances and explained those changes to the Commissioners.

Mr. Freijomel clarified a square footage calculation for the Commissioners. There was some discussion on the reduction on the square footage.

Mr. Freijomel presented existing, previously proposed and currently proposed building footprints and discussed the square footages that are proposed. He also discussed the massing of the previously proposed and the currently proposed building. He presented a site plan, floor plans, elevations, roof plan, renderings and two additional parking options. Mr. Freijomel indicated, in detail, all of the changes that had been made since the last time the project was presented.

Mr. Williams presented the landscape and hardscape for the proposed project. Mr. Williams presented a site plan and elevations for the project and indicated the changes that were made since the last time the project was presented.

Mr. Sammons asked if the site is greener than what is existing today in terms of trees. Mr. Williams responded.

John Randolph, Town Attorney, stated that the Commissioners should be exclusively reviewing the architecture. He also stated that any recommendations that the Recreation Advisory Commission made should be presented to the Town Council and is not for their purview.

Ms. Grace asked for clarification on the variances. Ms. Ziska explained each variance and the changes that are now being proposed. Mr. Page stated that the Zoning Administrator will verify all of the changes to the variances.

Mr. Ives asked Ms. Ziska if other properties on Seaview would require the same variances if they were to be built today. Ms. Ziska responded.

Mr. Castro suggested the Commission make recommendations on all of the parking options that were presented to provide the most flexibility to the Town Council.

Mrs. Vanneck stated she thought the newly proposed building fit in well with the surrounding structures and was impressed with the changes. She also stated she preferred parking option B. There was some discussion about the parking options.

Mr. Gruss asked about the plans for the field during the construction. Mr. Freijomel responded and also talked about the CM at risk, which is being proposed and will be put in place.

Mr. Small asked if a multi-level parking garage and a multi-story exercise room overlooking the field was ever considered. Mr. Freijomel stated that the area was too narrow. Mr. Castro stated that option would not be feasible.

Mr. Garrison asked if a full size soccer field was possible with both parking options. Mr. Freijomel responded.

Mr. Knowles asked for confirmation for the Town's request with the newly proposed recreation center. Mr. Page responded.

Alexandra Hufty Anlyan, 154 Atlantic Ave., spoke in opposition to the project and about the massing of the proposed building.

Jack McDonald, stated that the Palm Beach Day School needed between 20 and 30 variances to be built and asked about the hedging material being proposed for the tennis courts. Mr. Williams responded. There was some discussion about this topic.

Susan Watts, 44 Cocconut Row, questioned the square footage of the building that was reported in the Palm Beach Daily News, stated the massing is too large and there are too many windows in the proposed building.

Julie Araskog, 1490 Via Manana, asked about the basketball court size, where the cars and trucks would park during the construction, and stated that the proposed building is too massive from the street and did not fit in architecturally. Mr. Freijomel responded.

Victoria Donaldson, 227 Brazilian Ave., stated her concern about the safety of the children during the construction, thought the building was too tall and thought it would be intimidating to children.

Sofia Maduro, 249 Everglade Ave., talked about the Recreation Advisory Commissioners recommendations, stated that the proportions are still out of scale and it was still too large. Mr. Freijomel responded to some Ms. Maduro's comments.

Jane Goodman, stated that the Recreation Advisory Commission voted 4-3 against the design and asked for the Commission to defer the project.

Michael Ainslie, 202 Plantation Rd., stated that the new design made changes in the right direction and asked the Commission to endorse the new design.

Matthew Smith, 1237 N Ocean Way, complimented the architecture, thought the changes were dramatic and was in favor of the new design.

Commissioners Comments: There was a comment made that the new design is not beautiful or attractive. Another comment was made that the building isn't inspiring and since this is a public building, it needs to inspire people. Another member thought the project was still too massive and questioned whether the gymnasium is necessary. There was a suggestion to remove the fitness center from the second floor to therefore reduce the variances. One member stated that the whole site would be fenced during construction, regulated by security. There was a question about the lower windows on the north elevation

on the gymnasium. Some felt that the scale of the building was appropriate and fit in the area nicely. Chairman Sammons recommended the following: the building needs greater presence and questioned the style and character, restudy the beam across the fitness center, restudy the windows, remove a bit of height on the building, restudy the loggias on the gymnasium and the main building, increase the size of both towers and add more character, suggested steel windows and doors, increase the grills above the doors and restudy the eave details.

Motion made by Mrs. Vanneck and seconded by Mr. Garrison that the implantation of the proposed variances will not cause negative architectural impact to the subject property with the existing parking or parking option B. Motion carried 4-3 with Messrs. Ives, Gruss and Small opposed.

A second motion made by Mrs. Vanneck and seconded by Mr. Gruss to defer the project for one month for restudy to December 28, 2016. Motion carried 6-1 with Mr. Ives opposed.

A lunch break was taken at 1:02 p.m. The meeting resumed at 2:00 p.m. Mr. Ives arrived at 2:02 p.m. Ms. Grace arrived at 2:22 p.m.

B-067-2016 New Residence

Address: 212 Coral Lane

Applicant: Linda Saville

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

Landscape Architect: Keith Williams/Nievera Williams Design

Project Description: New one and two-story single family residence with associated landscape/hardscape improvements.

At the October meeting, a motion carried to defer the project for one month to the November 30, 2016 meeting for restudy.

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

Mr. Marsh stated that the changes have made the proposed home more traditional based on the comments from the last month's presentation. Mr. Marsh presented an aerial map, site plan, streetscape, surrounding property photos, floor plans, previously proposed and currently proposed elevations, renderings and details. Mr. Marsh explained all of the changes that were proposed.

Mr. Knowles asked about samples. Mr. Marsh showed the Commissioners different samples.

Mr. Garrison stated that the first floor window in the center on the north elevation needed to be changed to be less prominent. He also stated that the space on the east elevation between the windows on the two floors needed to be restudied. There was some discussion on these items.

Many of the Commissioners thought the design changes were a vast improvement.

Chairman Sammons made the following recommendations: add inflection to the front entry and widen the arch, restudy the window in the middle with the different cornice, add two more columns to the back porch and suggested to lower the height of the building. Mr. Marsh responded. Mr. Sammons also suggested that the frieze is too heavy.

Mr. Corey suggested to restudy the sliding doors in the rear of the house and asked about the material of the garage door.

Mr. Williams presented the proposed landscape and hardscape for the project. He presented the site plan and elevations and indicated all of the changes since the project was presented at last month's meeting.

Mrs. Vanneck thought the plans were well done and suggested adding an arched palm on the north elevation. Mr. Williams agreed.

Ms. Shiverick felt like the garden was incongruous with the house design and suggested adding more green and tropical plants rather than colorful flowers in the garden. Mr. Williams agreed.

Mr. Sammons stated the planks were not consistent with the new house design. Mr. Williams agreed. Mr. Sammons also asked if the pitch could be lowered over the closet and the dining room to remove the flat spots. Mr. Marsh responded and explained the roof. Mr. Sammons also asked about the channeling on the garden elevations. Mr. Marsh responded.

Motion made by Mrs. Vanneck and seconded by Mr. Ives to approve the project as presented with the caveat that the changes are made from the suggestions from the chairman and to also revisit the planks to something less linear in the landscaping. Motion carried with all in favor.

[B-068-2016 Additions/Modifications](#)

Address: 1333 N. Lake Way

Applicant: Douglas and Susanne Durst 2012 Family Trust

Architect: Dustin Mizell/Environment Design Group

Project Description: Addition of a service gate and a pedestrian gate located along the south property line.

At the October meeting, a motion carried to defer the project for one month to the November 30, 2016 meeting for restudy.

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

Mr. Mizell explained the changes that were made since the last month's presentation. He stated that the project has now been landscaped along Ocean Terrace. Mr. Mizell presented a site plan, previously proposed and currently proposed renderings, photos of the existing conditions and indicated the proposed changes.

Many of the Commissioners were in favor of the proposed changes. Mr. Sammons made a suggestion that the top of the gate should be straight rather than arched.

Motion made by Mrs. Vanneck and seconded by Mr. Garrison to approved the project as presented with a straight top to the gate. Motion carried with all in favor.

B. MAJOR PROJECTS-NEW BUSINESS

B-070-2016 New Residence

Address: 266 Fairview Rd.

Applicant: Beacon 266 LLC

Architect: Matthew Kraig/MHK Architecture & Planning

Landscape Architect: Lang Design Group

Project Description: Construction of a new two story single-family residence with pool, spa, hardscape and landscape.

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

Mr. Kraig stated that this is a spec house. He presented an aerial map, streetscape, surrounding property photos, a site plan, CCR diagram, floor plans, elevations, renderings, inspirational photos, building sections, detail sheets and presented a material sample board for the proposed home.

Ms. Grace asked the style of the proposed home. Mr. Kraig stated it was the Florida Coastal Cottage style.

Commissioners Comments: Many of the Commissioners were not in favor of the exposed gable, particularly on the front of the home. Some felt the layout of the house worked well. One member was not in favor of the details on the exterior of the home. There were suggestions to restudy the material, siding and sliding doors. There was a question about the proposed colors and the composite trim. A comment was made that the volume of the roof was too large and needed to be reduced. One of the members preferred the look of a metal roof rather than the proposed cedar shake. There was a comment that the roof brackets were too long and should possibly be removed. One of the members stated the front and the back facades do not relate and questioned the stone choice on the waterfall.

Motion made by Mr. Garrison and seconded by Mrs. Vanneck to defer the project for one month to December 28, 2016 for a complete restudy. Motion carried with all in favor.

B-072-2016 New Residence Modification

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1610 N. Ocean Blvd.

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

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

Project Description: Variance needed for previous ARCOM approval of a new two story residence; construction of a new two story residence with pool, hardscape and landscape. ARCOM to make recommendation for variances for point of measurement for building height, overall height and CCR.

VARIANCE INFORMATION: The applicant requests three (3) variances for a point of measurement to allow the construction of a new 9,670 square foot two story residence. The proposed variances are for the new house to have a point of measurement at 8 feet National Geodetic Vertical Datum ("NGVD") in lieu of the 7.5 foot NGVD required and the 9.5 NGVD finished floor elevation proposed which will accomplish the following: 1) Allow a cubic content ratio ("CCR") to meet the maximum allowed by code at the ratio of 3.85 (94,999 cubic feet) in lieu of the 3.97 ratio (97,839 cubic feet) calculated at 7.5 NGVD; 2) Allow a height to meet the maximum allowed by code at 22 feet in lieu of the 22.25 feet if measured at 7.5 NGVD; 3) Allow an overall height to meet the maximum allowed by code at 30 feet in lieu of 30.1 feet if measured at 7.5 NGVD.

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

Mr. Janssen stated that ARCOM had recently approved the plans for a new two-story residence at this location. Mr. Janssen stated that during the review of the plans with the building department, it was discovered that the building height was measured at 7.5 NGVD and they are requesting it to be measured 8.0 NGVD. He explained the reasoning for the request.

Ms. Ziska stated that this request is driven by the FEMA requirements and further explained the request.

Mr. Small expressed his concern with the illegal parking that is occurring around the site. Ms. Ziska responded and stated she would pass the message on to the contractor.

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

A second motion made by Mr. Small and seconded by Mr. Garrison to approve the project as presented with no parking allowed on N. Ocean Blvd or E. Inlet Dr. Motion carried with all in favor.

B-073-2016 Additions/Modifications

Address: 250 List Rd.

Applicant: Donald and Kim Patrick

Architect: Mark Marsh/Bridges, Marsh & Associates

Landscape Architect: Dustin Mizell/Environment Design Group

Project Description: Renovation to an existing single story residence to include the addition of 200 sq. ft., a new covered entry element, covered patio, trellis, new window and doors, and new flat concrete tile roof. Improvements to hardscape & landscape as well.

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

Mr. Marsh presented the renovations for the project. He presented a site plan, existing and proposed floor plans, roof plan, existing and proposed elevations, material samples and colors, and renderings for the proposed project.

Mr. Mizell presented the proposed landscape plan for the property. He presented a site plan, renderings and elevations of the proposed project.

Commissioners Comments: Many of the members were in favor of the changes.

Mr. Corey asked about the relocation of the Royal Palms and stated he thought that they were not in keeping with the house. Mr. Mizell responded.

Mrs. Vanneck suggested to relocate the Royal Palms to the proposed location of the King Alexander Palms. Mr. Mizell agreed.

Motion by Mrs. Vanneck and seconded by Mr. Small to approve the project as presented with the caveat that the Royal Palms are relocated to the center of the property. Motion carried with all in favor.

[B-074-2016 Landscape Modifications](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 357 Seabreeze Ave.

Applicant: William J. Georgas

Architect: Tim Johnson/Fernando Wong Outdoor Living Design

Attorney: Frank Lynch

Project Description: Installation of perimeter fence and related landscaping.

VARIANCE INFORMATION: The applicant is proposing to install a six foot (6') high wooden fence on the west property line. The following variances are being requested: a) to allow the wooden fence with a zero (0) setback in lieu of the three foot (3') minimum required; b) to allow said wooden fence without the required three foot (3') high hedge in front of the wooden fence.

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

Mr. Lynch explained the proposed project and the reason for the variance requests. Mr. Lynch entered an Installation and Maintenance Agreement between Mr. Georgas and the Town of Palm Beach into the record. Mr. Lynch explained the hardship for the variance requests.

Mr. Small asked a question about the location of the fence in relation to the plantings. Mr. Lynch responded.

Mr. Johnson discussed the existing planting height.

Mr. Lindgren explained the Town of Palm Beach's right of way on the property. Some discussion continued on this issue.

Mrs. Vanneck asked about the existing fence on the exterior of the landscaping. Mr. Lynch stated it was staff approved. Mr. Lindgren stated the reason for the approval.

Ms. Grace asked about the possibility of conditioning the approval that the hedge remain tall enough to block the fence, the possibility of the Town selling the right of way to the property owner and the possibility of removing the approval if the hedge is not taken care of by the owner. Mr. Lindgren responded.

Mr. Knowles questioned the hardship. Mr. Lynch responded.

Motion made by Mr. Garrison and seconded by Mr. Ives that the implementation of the proposed variance will not cause negative architectural impact to the subject property. Motion passed 4-3 with Ms. Vanneck and Grace and Mr. Small opposed.

A second motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented. Motion passed 4-3 with Ms. Vanneck and Grace and Mr. Small opposed.

[B-075-2016 Landscape/Hardscape Modifications](#)

Address: 160 Seaview Ave.

Applicant: Coral Beach Corporation

Architect: Ralph Cantin/AIA

Landscape Architect: John Lang/Lang Design Group

Project Description: Revisions to previously approved landscape/hardscape and lighting.

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

Mr. Lang discussed the changes for the proposed project. He presented a site plan, elevation and lighting plan. He confirmed that lights would not shine in to the neighbor's property.

Mrs. Vanneck suggested to continue the hibiscus down the wall on the north elevation. Mr. Lang explained the reasons for the discontinuation of the hibiscus. Mrs. Vanneck suggested adding bougainvillea down the wall to continue the color. Mr. Lang agreed.

Motion made by Mrs. Vanneck and seconded by Mr. Garrison to approve the project as presented with the caveat that bougainvillea is added on the east side of the long wall on the north elevation. Motion carried with all in favor.

C. MINOR PROJECTS - OLD BUSINESS

NONE

D. MINOR PROJECTS-NEW BUSINESS

A-054-2016 Hardscape Modifications

Address: 2773 S. Ocean Blvd., Bldg. 1

Applicant: Waterfront Services, Inc.

Engineer: Howard J. Miller

Project Description: Install new railing, concrete curb and planter removal.

Call for disclosure of ex parte communication: None.

Craig Perry, Waterfront Services, Inc., explained the proposed changes of the railings at the property.

Mr. Garrison asked how the fence would be fastened to the deck. Mr. Perry responded.

Motion made by Mr. Garrison and seconded by Mr. Ives to approve the project as presented with the caveat that the railings are core drilled when installed and that they meet the current building code. Motion carried with all in favor.

IX. OTHER BUSINESS

Mrs. Vanneck stated that she felt that projects should not be reviewed with the mini-sets are not submitted on time. Mr. Lindgren responded. Some discussion continued regarding the new ARCOM submittal requirements.

Mr. Page reviewed the 2017 ARCOM meeting dates with the Commissioners and stated that the meetings may have been moved due to some religious holidays.

X. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None

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

Mr. Small informed the Commission about the passing of Bob Moore and stated that he would be missed.

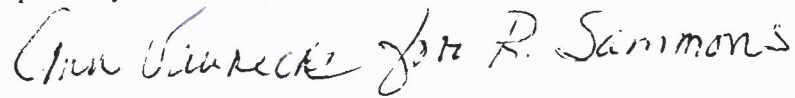
Ms. Grace asked a question about the details on the agenda.

XII. ADJOURNMENT

Motion made by Mr. Ives and seconded by Mr. Garrison to adjourn the meeting at 3:51 p.m. Motion carried without benefit of a roll call.

The next meeting will be held on Wednesday, December 28, 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 that reads "Chris Bunker for R. Sammons". The signature is written in a cursive, flowing style.

Richard Sammons, Chairman
ARCHITECTURAL COMMISSION

kmc