



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL COMMISSION MEETING HELD ON WEDNESDAY, DECEMBER 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 9:01 a.m. by Mrs. Vanneck.

II. ROLL CALL

Richard Sammons, Chairman	ABSENT (unexcused)
Ann L. Vanneck, Vice Chairman	PRESENT
Peter I. C. Knowles, Member	PRESENT
Martin D. Gruss, Member	ABSENT (unexcused)
Robert N. Garrison, Member	PRESENT
Alexander C. Ives, Member	PRESENT (arrived at 9:09 a.m.)
Michael B. Small, Member	PRESENT
Maisie Grace, Alternate Member	PRESENT
John David Corey, Alternate Member	PRESENT
Betsy Shiverick, Alternate Member	ABSENT (unexcused)

Staff Members present were:

Veronica Close, Assistant Director of Planning, Zoning & Building

John Lindgren, Planning Administrator

Kelly Churney, Secretary to the Architectural Review Commission

Please note: Ms. Grace and Mr. Corey voted in the absence of Messrs. Sammons and Gruss.

III. PLEDGE OF ALLEGIANCE

Mrs. Vanneck led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 30, 2016 MEETING

Motion made by Mr. Small and seconded by Mr. Knowles to approve the minutes from the November 30, 2016 meeting. Motion carried 6-0, with all in favor.

V. APPROVAL OF THE AGENDA

Mr. Small expressed his concern about the Town's Recreation Center deferral request to the month of January rather than February. He also expressed concern about the project at 319 Seaspray Avenue, B-076-2016, being presented.

Mr. Small asked to defer the following projects to the January 25, 2017 meeting: B-063-2016, 130 Dolphin Rd., B-066-2016, 340 Seaview Ave., B-078-2016, 157 Peruvian Avenue, B-080-2016, 1632 S. Ocean Blvd.

Mr. Lindgren asked to defer B-071-2016, 1090 N. Lake Way to the January 25, 2017 meeting.

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

Mrs. Vanneck addressed Mr. Small's concern about 319 Seaspray Ave. Ms. Grace expressed her concern about a neighbor not receiving a notice for the project. Mr. Lindgren confirmed that notices were sent out to the correct individuals.

Nadine Levy, 315 Seaspray Ave., stated that Mr. Shaw was unaware that the project was to be presented until she told him about the meeting.

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. 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 - Done 11/30/16

Address: 232 Colonial Ln.

Applicant: SKIK, LLC (Zvenka Kleinfeld, Manager)

Architect: Patrick Segraves/SKA Architect + Planner

Landscape Architect: Don Skowron

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. At the November meeting, a motion carried that the implementation of the proposed special exception, site plan and variance would not cause negative architectural impact to the subject property. A second motion carried 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, the clapboard is lowered to the bottom of the plate, the balcony is lowered and to defer the landscaping for one month to the December 28, 2016 meeting.

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

Mr. Skowron presented the modifications to the landscape plan that included additions that were recommended by the Commission at the last meeting. He presented a site plan and colored elevations.

Mr. Garrison asked about the architecture presentation. Mr. Lindgren reminded the Commissioners that the architecture was approved with conditions and that the project was deferred for landscape and hardscape changes only.

Daniel Clavijo, SKA Architect + Planner, stated that the new elevation was included with the proposed landscaping. Mr. Clavijo also read a letter from the owner requesting to increase the front door to 7'0" and the hardship for his request.

Mr. Lindgren stated that this request could not be heard since it was not submitted prior to the meeting. He stated it could be deferred and heard at the January 25, 2017 meeting. Some discussion continued on this request.

Motion made by Mr. Ives to defer the project to January 25, 2017.

Mr. Lindgren asked if the Commission would like to continue with the discussion regarding the landscape and hardscape presentation that was presented.

Motion seconded by Mr. Garrison.

Mr. Skowron asked the Commission to consider the landscaping changes. The Commission decided to defer the project.

Motion carried with all in favor.

[B-050-2016 Additions/Modifications](#)

Address: 2300 Ibis Isle Rd. West

Applicant: Rob and Sue Bushman

Architect: 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. At the November meeting, a motion carried 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.

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

At this time a resident at 160 Chilean Ave asked about the deferral of the project at 157 Peruvian Avenue. Mrs. Vanneck addressed the resident and answered his question.

Jaime Lichi, Miklos Architecture, presented the proposed modifications to the project. He presented floor plans, elevations, a site plan, detailed sections, color renderings and a landscape plan.

Mr. Small asked whether or not a wall or fence was being proposed in the front of the residence. Mr. Lichi stated that there was no wall or gate proposed, only pilasters which have changed locations.

Many of the Commissioners were in favor of the new plans without the fence, the removal of the cupola and thought the front proportions were better.

Mr. Corey asked for clarification on the size of the pilasters. Mr. Lichi answered his concerns.

Mr. Garrison recommended 9" for the columns and asked for confirmation that all columns would be the same size. Mr. Lichi stated that they would all be uniform.

Mr. Lindgren asked that the applicant move to the correct page in the presentation when being addressed by the Commission.

There was a discussion about the digital presentation and the mini-sets not matching.

Mrs. Vanneck asked about the material for the driveway and asked to see a sample.

Grant Thornborough, Landscape Architect, stated that the owner would like to use a granite chip for the driveway material but not bring a sample. Mrs. Vanneck stated she would like to see the sample.

Mr. Garrison stated on plan SP1, a new 4' aluminum gate was being proposed and questioned why this gate was indicated on the plan.

Motion made by Mr. Small and seconded by Mr. Knowles to defer the architecture and landscaping to the January 25, 2017 meeting. Motion carried with all in favor.

Mrs. Vanneck indicated that the reason for the deferral was that the digital presentation and the mini-sets did not match and they failed to bring in sample materials.

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.

Landscape Architect: Don Skowron

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. At the November meeting, a motion carried to defer the project for restudy to the December 28, 2016 meeting paying close attention to the comments from the chairman.

Call for disclosure of ex parte communication: None.

Maura Ziska, Attorney for the applicant, provided a brief history of the property and explained the variances in which they are seeking favorable recommendations 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 stated that the Engineering Department requested that one parking spot be provided on the street. Mr. Menard showed the Commission how that would be provided. Mr. Menard presented a site plan, proposed streetscape, lot coverage, surrounding photos, floor plans, a roof plan, previously proposed and current proposed elevations, colored renderings, color samples, shutter samples and indicated where the changes had been made.

Many of the Commissioners were in favor of the changes.

Mr. Small asked what prompted the request for the parking space on the street. Mr. Lindgren answered Mr. Small's question. Mr. Small stated his concern for the parking on this street because of the size of the street. Ms. Ziska stated that the previous residence was four units and the currently proposed residence is a single family residence which should reduce the amount of vehicles on the street.

Mr. Corey asked about the proposed variance requests. Ms. Ziska answered his questions. Mr. Corey also questioned whether the proposed changes to the roof line and massing would be a benefit due to the small street and viewing angle.

Ms. Grace asked about the roof and overall massing and questioned if the roof could be lowered further. Ms. Ziska reminded the Commission that they had presented a study that was taken of the neighborhood in relation to lot coverage and height and that the proposed home falls within the average of other homes on non-conforming lots on the street.

Mr. Garrison asked for clarification regarding a few of the elevations that were proposed. Mr. Menard stated that sheet A-009 is what is currently being proposed.

Mr. Menard addressed Ms. Grace's request to lower the roof line again.

Mr. Skowron presented the proposed modifications to the landscape plan after the comments from the Commissioners last month. He presented a site plan and colored elevations of the previously proposed and the presently proposed plans.

Mr. Corey stated his concern for the lack of large trees in the proposed plan. Mr. Corey discussed the type of tree he would prefer to have planted. Mrs. Vanneck asked Ms. Close to elaborate on an Ordinance that is being proposed regarding shade trees. Ms. Close discussed the proposed Ordinance.

Mr. Garrison expressed his dissatisfaction about the plans not labeled correctly.

Motion made by Mr. Small and seconded by Mr. Corey 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. Small and seconded by Mr. Ives to approve the architectural portion of the project as submitted. Motion carried 6-1 with Ms. Grace opposed.

Mrs. Vanneck asked why a Ligustrum tree rather than a shade tree was proposed for the southwest corner. Mr. Skowron responded and provided his opinions on what landscaping could work for the space. Mrs. Vanneck asked about moving the proposed tree to the corner.

A third motion was made by Mr. Garrison to defer the landscaping to the January 25, 2017 meeting.

Mr. Corey asked for a shade tree to be planted on the southeast corner at the minimum.

The motion was seconded by Mr. Ives. Motion carried with all in favor.

B-062-2016 Demolition/New Residence

Address: 425 Chilean Ave.

Applicant: Lorraine S. Charman

Architect: Kevin Asbacher/Asbacher Architecture

Landscape Architect: Keith Williams/Nievera Williams Design

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. At the November meeting, a one-month deferral was granted at the request of the architect.

Call for disclosure of ex parte communication: Disclosure by Messrs. Ives and Corey and Mrs. Vanneck.

Mr. Asbacher presented the proposed modifications to the project. He presented floor plans, elevations, a roof plan, color renderings and elevations, wall sections and a sample board. He stated he was requested by that the Engineering Department to retain two parking spots on the street. Mr. Asbacher showed the Commissioners where those spots would be located.

Many of the Commissioners were in favor of the changes.

Mr. Corey questioned the hierarchy of the windows on the wing of the house, especially on the second floor. Mr. Corey also suggested restudying the doors, especially on the rear elevation.

Mr. Garrison suggested changing the columns on the box window on the north elevation to Doric rather than Ionic. Mr. Asbacher agreed to change them to Doric.

Ms. Grace asked to see the paint color. Mr. Asbacher passed around the sample. Mr. Asbacher stated that the proposed house color is Benjamin Moore – Cloud Cover.

Mr. Williams presented the proposed landscape and hardscape for the project. He presented a site plan, colored elevations and a sample of the driveway material.

Mr. Corey suggested opening up the landscaping to allow a view of the house on the south elevation, within the small trees on the east side. Mr. Corey also asked about the possibility of planting the hedge early in the building stage. He also asked if there was a possibility to

screen the FPL pole at the rear of the property. Mr. Williams stated he would look at the FPL pole and address his other concerns.

Mr. Knowles asked about the driveway widths. Mr. Williams stated that both driveways are proposed at 12 feet.

Mr. Garrison asked why two driveways were proposed and also suggested removing the two center trees on the southeast elevation to open up the view of the home as Mr. Corey suggested. Mr. Williams agreed to remove the two center trees.

Mrs. Vanneck asked for a path to be added from the driveway to the front entrance to allow guests to enter the house. Mr. Williams agreed. Mrs. Vanneck also asked where the sculpture was proposed to be located and recommended it not be visible from the street. Mr. Williams agreed.

Motion made by Mr. Garrison and seconded by Ms. Grace to approve the plans as presented with the caveat that the two center trees at the front entrance be removed, that the sculpture is not placed in the location shown on the plan and that there is height added in the northeast corner hedge. Motion carried with all in favor.

A short break was taken at 10:25 a.m. The meeting resumed at 10:32 a.m.

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. At the November meeting, a one-month deferral was granted at the request of the architect.

Please note: This discussion item was deferred to the January 25, 2016 meeting at the Approval of the Agenda, Item V.

B-066-2016 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S) -
Done 11/30/16

Address: 340 Seaview Ave.

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

Architect: Stephen Boruff, AIA Architects + Planners, Inc.

Landscape Architect: Nievera Williams Design

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. At the November meeting, a motion carried 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. A second motion carried to defer the project for one month for restudy to December 28, 2016.

Please note: This discussion item was deferred to the January 25, 2016 meeting at the Approval of the Agenda, Item V.

B-070-2016 New Residence

Address: 266 Fairview Rd.

Applicant: Beacon 266 LLC

Architect: Matthew Kragh/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.

At the November meeting, a motion carried to defer the project for one month to the December 28, 2016 meeting for a complete restudy.

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

Mr. Kragh summarized the comments from the Commissioners from the previous meeting. He presented revised elevations and renderings for the newly proposed plan and indicated all of the changes that had been made. Mr. Kragh discussed the new materials proposed for the project. He also presented the Commissioners with renderings of the front elevation with both a wood shake roof as well as a metal roof.

Mr. Garrison asked about the proposed color of the house as well as the proposed color of the limestone trim around the windows. Mr. Kragh stated that the rendering program washed out the colors and discussed the colors proposed for the home.

Mr. Corey was in favor of the rear door change, the metal roof and the simplified design. He recommended bringing a color sample from the manufacturer in the future. Mr. Corey was not in favor of the proposed color of the home.

Ms. Grace was in favor of the changes and preferred the metal roof. She recommended shorter windows on the second floor. She also did not prefer the proposed color and recommended using white or a pastel color.

Mrs. Vanneck thought the house had lost its identity. She stated that she believes that stone sills, stucco and a metal roof are not consistent with a beach island style.

Mr. Ives agreed and recommended looking at north end homes for inspiration.

Mr. Small stated he did not feel this home would enhance the beauty of the street and was not in favor of the design.

Motion made by Mr. Ives and seconded by Mr. Small to defer the project to the February 22, 2017 meeting for restudy of design and architecture with the suggestion to look at Volk's post war designs for inspiration. Motion carried with all in favor.

B. MAJOR PROJECTS-NEW BUSINESS

B-071-2016 Sculpture

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1090 N. Lake Way

Applicant: 1090 North Lake Way LLC

Architect: Kirchhoff & Associates Architects

Project Description: New sculpture in rear yard setback.

VARIANCE INFORMATION: The applicant is proposing to install a 10.75-foot-tall sculpture in their backyard which would have a 11.08-foot setback in lieu of the 25-foot minimum setback required for structures over 4 feet tall on properties abutting the Lake Trail.

Please note: This discussion item was deferred to the January 25, 2016 meeting at the Approval of the Agenda, Item V.

B-076-2016 New Residence

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION, SITE PLAN REVIEW AND VARIANCE(S)

Address: 319 Seaspray Ave.

Applicant: Robert H. Toohey

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

Project Description: New two story residence, pool cabana, pool and associated landscape/hardscape improvements.

VARIANCE INFORMATION: The applicant is requesting a special exception with site plan review to allow the construction of 3,981 square foot, two-story single family residence on three platted lots which combined creates a lot that is 75 feet in width in lieu of the 100-foot minimum required and 9,187 square feet in area in lieu of the 10,000 square foot minimum required. The applicant is also requesting a variance to allow construction of a new residence on a lot that is 75 feet in width which will have a one-car garage in lieu of the two-car garage required for lots 75 feet or more in width.

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

Maura Ziska, Attorney for the applicant, provided a brief history of the property and explained the special exception, site plan review and variance in which they are seeking favorable recommendations to the Town Council for the project.

Mr. Marsh told the Commissioners about the neighborhood and presented a site plan, photos of adjacent homes, a streetscape, floor plans, a roof plan, elevations, sectional elevations, detail sheets, colored rendering and materials, including roof and color samples.

Mr. Knowles asked about the height of the current elevation versus the height of the proposed elevation. Mr. Marsh stated that the landscape architect would be prepared to discuss that item.

Mr. Garrison was in favor of the design but expressed concern about the flat roof sections on the garage. Mr. Marsh explained his reasons for the design.

Ms. Grace felt that the proposed design was cold, modern and inconsistent with the other homes on the street. She also felt that the scale was out of proportion with the other, existing homes.

Mr. Corey was in favor of the one car garage request. Mr. Corey shared Mr. Garrison's concern with the roof on the garage and expressed concern with the different styles presented in the designs, particularly with the stair tower.

Mrs. Vanneck expressed concern about the tower section and the window heights and asked if they could be restudied.

Mr. Garrison expressed concern with the windows on the tower element and asked Mr. Marsh to restudy the windows.

Mr. Marsh talked about his intent in his design for the home.

Mr. Lindgren put a letter of objection from Julia Hansen, 255 Seaspray Ave., on the overhead projector for the Commissioners to read.

Leslie Shaw, 318 Seaspray Ave., discussed the delivery method used for his notice for the project. He asked if the garage could be lower than the home, asked for the roof to be lowered, stated he preferred a hip roof for the garage and expressed concern for the proposed generator location. Mr. Shaw questioned the proposed gray roofing material and the proposed fenestration on the tower element.

Nadine Levy, 315 Seaspray Ave, expressed her concern for the proposed location for the generator and A/C units in relation to her home and also her concern water coming on to her property once the hardscape is installed. Ms. Levy also questioned whether the second story could be placed over the wing rather than on the front of the home.

Mrs. Vanneck stated that there is a drainage requirement for the project. A small discussion ensued regarding this topic.

Mr. Marsh responded and stated he would not be able to lower the garage and would like to preserve the design as it stands. He also indicated that there is not currently a generator proposed but he indicated where a generator would go should one be requested.

Dorothy Martin, 312 Seabreeze Ave., stated she was interested in the landscaping and concerned about the white fly problem on the island.

Mr. Small asked that Mr. Marsh return with different roof options for the garage. Mr. Marsh indicated that he would do so. Mr. Corey suggested the possibility of using barrel tile for the roof material.

Motion made by Mr. Ives and seconded by Mr. Garrison that the implementation of the proposed special exception with site plan review and variance will not cause negative architectural impact to the subject property. Motion carried 6-1 with Ms. Grace opposed.

A second motion made by Mr. Ives and seconded by Mr. Corey to defer the project to the February 22, 2017 meeting for restudy, with specific attention to the garage, roof and tower element. Motion carried with all in favor.

[B-078-2016 Demolition/New Construction](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 157 Peruvian Ave.

Applicant: Nita Stanoytchev; c/o David E. Klein, Esq.

Architect: Roy & Posey Architects

Project Description: Demolition of an existing one-story residence and construction of a new two-story single family residence in the "Bermuda Style."

VARIANCE INFORMATION: The applicant is requesting a variance to build a two-story, 3,911 square foot (including the garage) single-family residence on a lot with an area of 6,250 square feet, in lieu of the 10,000 square foot minimum required, and a lot width of 50 feet, in lieu of the 75-foot minimum required.

Please note: This discussion item was deferred to the January 25, 2016 meeting at the Approval of the Agenda, Item V.

[B-079-2016 Additions/Modifications](#)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 224 S. Ocean Blvd.

Applicant: Kevin and Lisa McGovern

Architect: Michael Perry/MP Design and Architecture LLC

Project Description: A new one-story shingle style detached garage with all finishes and details to match existing.

VARIANCE INFORMATION: The applicant is proposing to construct a new 446 square foot, one story detached, one car garage which would require the following variances: 1) a street side yard setback of 12.5 feet in lieu of the 18-foot minimum required for a corner lot and 2) a cubic content ratio ("CCR") of 6.16 in lieu of the 5.82 existing and the 3.94 maximum allowed.

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

Maura Ziska, Attorney for the applicant, explained the request for the variances in which they are seeking favorable recommendations to the Town Council for the project.

Mr. Perry presented the proposed design for the addition. He presented a site plan and proposed site plan, a streetscape, floor plans, a CCR plan, existing photos of the home, surrounding property photos, a roof plan, a plan for the proposed garage, elevations, and a section detail. Mr. Perry stated the proposed structure will appear as a Porte-cochère when the garage doors are elevated.

Many of the Commissioners were in favor of the project.

Mr. Small questioned whether if an extension on the north, similar to the south side of the property, would be more appropriate. Mr. Perry responded to the comment.

Mr. Corey asked about the possibility of attaching the garage to the existing house and making it more narrow. Mr. Perry stated that there was existing equipment that they did not want to relocate.

Mrs. Vanneck expressed concern about the size of the columns on the proposed garage. Mr. Perry responded and talked about the inspiration of the design.

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

A second motion made by Mr. Ives and seconded by Mr. Knowles to approve the project as presented. Motion carried 5-2 with Mr. Small and Mrs. Vanneck opposed.

B-080-2016 Demolition/New Residence

Address: 1632 S. Ocean Blvd.

Applicant: Mr. and Mrs. Maurice Pinonnault

Architect: Carlos A. Bonilla, AIA/Bonilla Torregroza Architecture, LLC

Project Description: Demolition of existing one-story residence with 2 car garage basement. Construction of a new two story single family residence with 2-car garage basement, pool and pool cabana. New hardscape and landscape.

Please note: This discussion item was deferred to the January 25, 2016 meeting at the Approval of the Agenda, Item V.

C. MINOR PROJECTS - OLD BUSINESS

NONE

D. MINOR PROJECTS-NEW BUSINESS

A-055-2016 Landscape/Hardscape Modifications

Address: 232 Emerald Lane

Applicant: Mr. & Mrs. Charles Ward

Architect: Mario Nievera/Nievera Williams Design

Project Description: Revisions to the garage area driveway gate, side yard pedestrian gate, front yard low site wall, moon gate detailing, entry column finials and landscape changes.

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

Keith Williams, Nievera Williams Design, reviewed all of the modifications that were being proposed. Mr. Williams presented a few site plans that highlighted the changes. He presented the originally proposed and currently proposed gates, and proposed finials. Mr. Williams presented photos of the existing columns and the proposed columns.

Mr. Lindgren stated that there had been changes to the mechanical areas, including the relocation of the generator to a different location and the addition A/C compressors and pool equipment. Mr. Lindgren asked that if the project is approved, he would ask the Commission to require the landscape architect to submit a plan of the mechanical equipment.

Mr. Williams stated that he spoke to the contractor who confirmed that the mechanical equipment was not in the setback and that there had been a field inspection at the property.

Mrs. Vanneck stated that some of the work had already been completed.

Ms. Grace expressed her concern about looking at the changes without seeing the residence in the plan and would like to see the changes along with an elevation of the home.

Mrs. Vanneck questioned Mr. Williams about some of the items that had been completed. Mr. Williams indicated the items that had been installed.

Mr. Knowles questioned the location of the proposed gates. Mr. Williams reviewed the gate locations.

Mr. Corey also expressed his concern about making a decision without a picture of the house or an elevation. Mr. Corey also stated that he was not in favor of the proposed gargoyles.

Mrs. Vanneck stated she visited the site and was not in favor of the gargoyles and thought the whole character of the house had been changed. She advised the other Commissioners to go to the site to see the changes. Mrs. Vanneck was not opposed to the stucco on the service gate pillars since they would not be seen from the street.

Walter Nollman, 246 Emerald Lane, presented photos of the existing back west corner and questioned noise that emits from the pool equipment and generator. Mr. Nollman asked if the equipment can be housed in some type of soundproof structure.

Maureen Carr, 246 Emerald Lane, stated that the loud buzz from the equipment can be heard inside her home.

Mrs. Vanneck asked Mr. Lindgren if there was a limit to the amount of equipment that is allowable on a property site. Mr. Lindgren stated there is not a limit if the equipment is out of the setbacks and would request a plan that showed the dimensions, equipment location and the setbacks. Mr. Lindgren also stated there is a noise ordinance in place and would recommend a condition upon approval that a reading is taken of the noise. Some discussion continued on this topic.

Motion made by Mr. Garrison and seconded by Ms. Grace to defer the project to the February 22, 2017 meeting with the caveat that the architect return to the Commission with previously proposed and currently proposed elevations that show the home, a survey of the mechanical equipment, a drawing from the surveyor that shows the location of the mechanical equipment, that the noise issue from the equipment is addressed and the gargoyles are removed. Motion carried 6-1 with Mr. Ives opposed.

Mrs. Vanneck asked the Commissioners to visit the property before the February meeting.

[A-056-2016 Landscape Modifications](#)

Address: 249 Orange Grove Rd.

Applicant: Ocean Way Properties, LLC

Architect: Dustin Mizell/Environment Design Group

Project Description: Revisions to the previously approved ARCOM planting plan.

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

Mr. Mizell presented the proposed changes for the front yard. He presented a landscaping plan, colored elevations and discussed the modifications to the plan.

Mr. Corey asked if the ficus tree was existing. Mr. Mizell stated it was an existing tree. Mr. Corey stated he was in favor with the changes.

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

[A-057-2016 Modifications](#)

Address: 8 Golfview Rd.

Applicant: 8 Golfview LLC

Architect: Roger Janssen/Dailey Janssen Architects

Project Description: Alterations to previously approved project; add stone veneer to covered entry façade.

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

Mr. Janssen stated that the home was under construction and the client wanted to add the stone cladding on the inside, rear wall of the loggia. Mr. Janssen showed the approved elevation and presently proposed elevation. He added that he is also requesting that niches with tile inlay, be added in the arches of the loggia. Mr. Janssen showed the tile sample that he would like to use on the niches and stated that most of the stone work had been installed with the exception of the stone in the loggia.

Mr. Knowles asked if there is other stone of the front of the residence. Mr. Janssen stated that there is stone in other locations on the outside of the home.

Mr. Garrison stated that he felt like the addition of the stone on the interior of the loggia would help to anchor the entrance and he was in favor of the change.

Mr. Ives added that he felt the addition of the stone would be too much and was not in favor of the change.

Motion made by Mr. Corey and seconded by Mr. Small to approve the project as presented. Motion carried 5-2 with Mr. Ives and Mrs. Vanneck opposed.

[A-058-2016 Landscape/Hardscape Modifications](#)

Address: 195 Via Marina

Applicant: Jill and Avram Glazer

Architect: Mario Nievera/Nievera Williams Design

Project Description: Adjustments/revisions to previously ARCOM (February 2016) approved entry gates and associated landscape.

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

Keith Williams, Nievera Williams Design, stated that the original proposal for the project was for the entry gates to be made of teak and are now proposing to change the teak to aluminum to match the window treatments. He also proposed to move one of the gates back 12 inches to allow for a call box and an automobile to fit off of the street as well as changing one of the gates to a slide gate rather than a swing gate. Mr. Williams also presented a change in height for one of the gates as well. He discussed the reasons for the gate material change.

Mr. Ives was in favor of the height and mechanics changes but was in favor of the teak material over the aluminum.

Mr. Small asked about the reasoning for lowering the gate on Via Marina. Mr. Williams responded.

Mrs. Vanneck expressed her concern about the proposed color of the gate. Mr. Williams stated that most of the teak wood was on the back of the house.

Jill Glazer, 195 Via Marina, stated the proposed color for the gate is used on all of the metal throughout the home. Mrs. Glazer explained the reasons that they are asking for the material for the gates to be changed.

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

IX. OTHER BUSINESS

Ms. Close told the Commissioners that it was not possible for staff to compare the presentation and the mini-sets to make sure they match and that responsibility should be placed upon the architect. She added the best way to make sure this does not happen is to defer the projects that do not have matching plans.

Mr. Ives asked if staff has heard any complaints about the new filing deadlines and stated a few architectural firms had expressed their concerns to him. Mr. Lindgren responded.

Mr. Small expressed concern about the length of the January meeting.

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 Mr. Small and seconded by Mr. Ives to adjourn the meeting at 12:43 p.m. Motion carried with all in favor.

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

Respectfully Submitted,



Ann Vanneck, Vice Chairman
ARCHITECTURAL COMMISSION

kmc