

**ARCHITECTURAL REVIEW COMMISSION MINUTES
THURSDAY, APRIL 13, 2017 - 2:00 P.M.
CITY HALL, COUNCIL CHAMBER, VERO BEACH, FLORIDA**

PRESENT: Chairman, Richard Bialosky; Vice Chairman, Peter Bernholz; Members: Duane Weise, Chris Crawford, Alice Johnson and Alternate Member #1, Walter Geiger Also Present: Project Manager, Cheri Fitzgerald; Assistant City Attorney, Stefanie Beskovoyne and Deputy City Clerk, Sherri Philo

1. CALL TO ORDER

Today's meeting was called to order at 2:00 p.m.

2. APPROVAL OF MINUTES

A) October 8, 2015

Mr. Weiss made a motion to approve the minutes of the October 8, 2015 Architectural Review Commission meeting. Mr. Bernholz seconded the motion and it passed unanimously.

3. PUBLIC COMMENT

None

4. ELECTION OF OFFICERS

A) Chairman

Mr. Bernholz nominated Mr. Richard Bialosky for Chairman of the Architectural Review Commission (ARC). There were no other nominations. Mr. Richard Bialosky was unanimously appointed Chairman of the Architectural Review Commission.

Mrs. Johnson said they have not been meeting and she does not know whose responsibility it is to set up meetings. She said a few years ago they planned that they were going to try to make some specifications and some things to benefit the area they will be discussing today, but no one did anything. She asked is that the Chairman's job or someone else's job.

The Deputy City Clerk suggested that Mrs. Johnson speak with the Planning and Development Department.

B) Vice Chairman

Ms. Johnson nominated herself for Vice Chairman of the Architectural Review Commission (ARC).

Mr. Bernholz nominated himself for Vice Chairman of the Architectural Review Commission.

On a roll call vote the nomination for Mrs. Alice Johnson as Vice Chairman of the Architectural Review Commission (ARC) passed 3-2 with Mrs. Johnson voting yes, Mr. Crawford yes, Mr. Weiss yes, Mr. Bernholz no and Mr. Bialosky no.

5. PUBLIC HEARINGS

Quasi-Judicial)

A) Public Hearing on Application for Architectural Review Submitted by Parent Construction for a proposed restaurant located at 3435 & 3485 Ocean Drive

The Chairman read the Architectural Review application for the proposed restaurant by title only.

There were no ex parte communications reported.

The Deputy City Clerk swore in staff and all witnesses present for today's hearing en masse.

Mrs. Cheri Fitzgerald, Project Manager, reported that the City received an application for a proposed restaurant at 3435 and 3485 Ocean Drive (on file in the City Clerk's office). As part of the Code, the ARC is tasked to look at the Building Design Standards and how those Standards are applied to the proposed project. She reported that the Site Plan was approved by the Planning and Zoning Board subject to the ARC's review and approval.

Mr. Jeffrey Ray, Architect, said that he was present today to answer any questions the Board may have.

Mrs. Johnson asked how many seats will the restaurant accommodate.

Mr. Ray said that was missed in the rendering.

Mr. Crawford said that he could see why they have the column spacing from the façade, which is to center them between the windows and doors. He asked if they thought about having equal spacing of the columns.

Mr. Ray said that he didn't want to impact the front elevation by not having the doors and windows aligned between the columns. He was glad that Mr. Crawford pointed this out because their artist didn't pick that up on the rendering because it should be there. He noted that it is on the floor plan.

Mr. Bernholz said there is a little projecting roof over the entrance that was added in front of the parapet where there are rafters that are sitting on top of the beam. He said it would be less heavy looking if it was more intergraded into the structure. Also, he suggested some sort of a gutter.

Mr. Ray said that was a good point and he would look into that.

Mr. Bernholz referred to the canvas awnings. He noted that in a heavy storm they get blown away.

Mr. Ray said that was his thought as well that they build them out of aluminum. But, the client is insisting on canvas. He noted that the building next door has canvas, but he was going to make that suggestion again.

Mr. Geiger said there are canvas awnings that can be rolled in when there is a storm.

Mr. Bernholz said it is fixed. The way it is designed here is having a canvas on a frame.

Mr. Crawford said they are designed to break away during a storm so they don't take the structure with them.

Mr. Ray said that he would prefer using aluminum and he was going to push for it.

Mr. Bialosky felt they did a nice job. He liked the suggestion to integrate the rafters.

Mr. Ray said that he would look at it.

Mr. Bialosky agreed about the gutter and suggested that a cooper half-round gutter would be appropriate. He said that he is a big fan of rain chains. He said with the beams, the columns, etc., it would probably be a challenge to make a downspout look right. He suggested maybe leaving the gutter enough to drop a rain chain with a rain barrel as a design element.

Mr. Bialosky felt that they did a nice job and felt the outdoor seating kind of enhances the walkability of the street.

The Chairman opened and closed the public hearing at 2:31 p.m., with no one wishing to be heard.

Mr. Bernholz made a motion that the ARC approves the application noting the comments made by the Commission members. Mrs. Johnson seconded the motion and it passed 5-0 with Mrs. Johnson voting yes, Mr. Crawford yes, Mr. Weise yes, Mr. Bernholz yes and Mr. Bialosky yes.

6. OLD BUSINESS

None

7. NEW BUSINESS

None

8. PLANNING AND DEVELOPMENT DIRECTOR'S MATTERS

None

9. CHAIRMAN'S MATTERS

None

10. MEMBER'S MATTERS

None

11. ADJOURNMENT

Today's meeting adjourned at 2:33 p.m.

/sp