



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

11:34 am, Dec 14, 2020

ARCHITECTURAL COMMISSION

MEETING HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/92458426211>

FRIDAY, DECEMBER 18, 2020

9:00 A.M.

****PLEASE NOTE: DEPENDING ON THE LENGTH OF THE MEETING, THE COMMISSION MAY DECIDE TO DEFER ITEMS TO A SECOND MEETING DAY – MONDAY, DECEMBER 21, 2020 TO BEGIN AT 9:00 A.M.**

The progress of this meeting may be monitored by visiting townofpalmbeach.com and click on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

I. **CALL TO ORDER**

II. **ROLL CALL**

Michael B. Small, Chairman
Robert N. Garrison, Vice Chairman
Alexander C. Ives, Member
Maisie Grace, Member
John David Corey, Member
Betsy Shiverick, Member
Jeffrey W. Smith, Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
Edward A. Cooney, Alternate Member

III. **PLEDGE OF ALLEGIANCE**

IV. **RULES OF ORDER AND PROCEDURE**

V. **APPROVAL OF THE MINUTES FROM THE NOVEMBER 20, 2020 MEETING**

VI. **APPROVAL OF THE AGENDA**

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **A-051-2020 Landscape/Hardscape**

Address: 1285 N. Lake Way

Applicant: Farley Rehtschler

Professional: Dustin Mizell/Environment Design Group

Project Description: Addition of a pool in the rear yard. Modified hardscape and landscape within areas associated with pool addition.

2. **A-063-2020 Modifications**

Address: 111 Atlantic Ave.

Applicant: PB Beach House Trust (Justin McNerney, Trustee)

Professional: Keith Williams/Nievera Williams Design

Project Description: Driveway Addition; new curb cut to be added along Atlantic Ave. Proposed material for driveway additional/grass pavers.

Call for disclosure of ex parte communication.

3. **A-066-2020 Modifications**

Address: 200 El Vedado

Applicant: Joseph Allen

Professional: Dustin Mizell/Environment Design Group

Project Description: Existing gravel driveway apron and garage entrance to be replaced with Chicago brick paving in herringbone pattern with border.

Call for disclosure of ex parte communication.

4. **A-068-2020 Landscape/Hardscape/Modifications**

Address: 225 Mockingbird Trail

Applicant: Dan Castro

Professional: Claudia Visconti/SMI Landscape Architecture

Project Description: New pool, spa and water features in rear. New hardscape in rear garden. New landscaping throughout. New front door.

Call for disclosure of ex parte communication.

5. **A-073-2020 Landscape/Hardscape**

Address: 1744 S. Ocean Blvd.

Applicant: 1744SOL LLC (Che Wei Kuo, Agent)

Professional: Che Wei Kuo/Fernando Wong

Project Description: Site work, including the addition of a spa to the pool area. Terracing of the steps in the back of the residence. Updating landscaping in those areas with the addition of a fountain.

6. A-074-2020 Flag Pole

Address: 4 Via Los Incas

Applicant: Janet Tigges

Professional: Mario Nievera/Nievera Williams Design

Project Description: Proposed flagpole at front entrance

7. A-075-2020 Landscape/Hardscape

Address: 120 Algoma Rd.

Applicant: M. Weldon "Sandy" Rogers, IV

Professional: Nievera Williams Design

Project Description: Adjustment of previously ARCOM approved plan. Proposed change in materials for driveway and rear yard terraces. Minor adjustment to layout of rear terraces. Proposed minor changes in planting materials.

B. ITEMS PULLED FROM CONSENT AGENDA

C. DEMOLITIONS AND TIME EXTENSIONS

1. B-077-2020 Demolition

Address: 358 El Brillo Way

Applicant: Laurel Inc., A U.S. Virgin Islands Corporation (Darren K. Indyke, Secretary)

Professional: Daniel Menard/LaBerge & Menard, Inc.

Project Description: The applicant proposes the demolition of the existing structures at 358 El Brillo Way.

Call for disclosure of ex parte communication.

D. MAJOR PROJECTS – OLD BUSINESS

1. B-074-2019 Additions & Modifications – *INFORMAL PRESENTATION*

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

Address: 125 Worth Avenue

Applicant: 125 Worth Partners LLC

Professional: Jose Luis Gonzalez Perotti/Portuondo Perotti Architects

Project Description: The project consists of the façade renovation and addition to an existing four-story 1970's building. The fourth-floor structure will be removed and replaced with four new luxury residential apartments, and trellis gardens. The façade will be renovated with new architectural screens, white brick veneer and exposed concrete accents that will enhance the aesthetic of the building for its users and pedestrians alike. The addition component consists of a new one-story commercial structure with a roof top trellised courtyard and a two-story elevator tower.

ZONING INFORMATION: A request for Site Plan Review modification approval for revitalization, renovation and expansion of the 45-year-old nonconforming commercial building located at 125 Worth Avenue in the C-WA zoning district. The building will be completely renovated architecturally using design themes found in the Worth Avenue Design Guidelines. In addition, a two-story addition is being proposed on the east end of the property. To make this project financially feasible, the owners are requesting to demolish and rebuild the existing fourth story and expand its footprint to add four residential units. In addition to the Site Plan Review proposed modifications, the applicant is requesting the following Special Exceptions and Variances required to complete the project: 1. Per Section 134-1163(8)b., a special exception for a two-story and fourth-story addition. The existing building is four stories but it is being expanded. 2. Per Section 134-2182(b), a special exception for on-site shared parking, subject to a professional shared parking analysis. 3. Per Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the height from 53 feet in lieu of the 49 feet 2 inches existing and the 25-foot maximum allowed by code. 4. Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the overall building height to 63 feet 4 inches in lieu of the 53 feet 8 inches existing and the 35-foot maximum allowed by current code. 5. Per Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the existing air-conditioned floor area of the fourth story to 13,212.9 square-feet from 3,448.75 square-feet existing. An open fourth story trellis of 5,433 square-feet is also proposed in this application and included in the calculation of lot coverage, below. There is an existing exterior fourth floor covered area of approximately 3,290 square-feet in addition to the existing air-conditioned floor area on the fourth story of the building. 6. Per Section 134-1163(5), variance to allow a minimum front yard setback of 1-foot 1 inch for portions of the building in lieu of the 5 feet existing and the 5 feet minimum required on the private property. The sidewalk is required to be a minimum of 10 feet wide and this proposal is a minimum of 8 feet 2 inches in the area where the sidewalk is only 1 foot 1 inch wide on private property. 7. Per Section 134-1163(9)b., variance for lot coverage of 71% on the first floor in lieu of the 57% existing and the 35% maximum allowable. 8. Per Section 134-1163(9)b., variance for lot coverage of 66% on the second floor in lieu of the 57% existing and the 35% maximum allowed for second story. 9. Per Section 134-1163(9)b., variance for lot coverage of 54% on the fourth floor in lieu of the 20% existing and the 35% maximum allowable by code.

Project history:

December 2020 – Deferred to February 26, 2020 at request of applicant.
February 2020 – Deferred to March 25, 2020 at request of attorney & (neighbors).
March 2020 – Deferred to April 29, 2020 due to COVID-19
April 2020 – Deferred to May 27, 2020 due to COVID-19
May 2020 – Deferred to June 24, 2020 at request of attorney (neighbors request).
June 2020 – Deferred to July 29, 2020 at request of attorney (neighbors request).
July 2020 – Deferred to November 20, 2020 at request of attorney.
November 2020 – Deferred to December 18, 2020 at recommendation of staff.

Call for disclosure of ex parte communication.

2. **B-043-2020 Addition**

Address: 1045 S. Ocean Blvd.

Applicant: Kerry Vickar (Lionel Kerrin Vickar)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: New construction of a two story addition with basement.

New pool and pool deck. New hardscape and landscape, including civil/storm water management.

A motion carried at the October meeting to approve the project as presented with the caveat that the existing front doors would return to the November 20, 2020 meeting. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting at the request of the professional.

Call for disclosure of ex parte communication.

3. B-059-2020 New Construction

Address: 125 El Bravo Way

Applicant: 125 El Bravo Way LLC (Braden Smith, Manager)

Professional: MP Design and Architecture Inc.

Project Description: New two-story residence with three car garage on a vacant lot. New landscape, hardscape and pool.

A motion carried at the September meeting to defer the project to the October 28, 2020 meeting due to concerns such as the front entrance was too massive, the fenestration, the house was too bulky, lack of charm, the garages on the front of the home, not in harmony with the neighborhood. A motion carried at the October meeting to defer the project to the November 20, 2020 meeting at the request of the professional. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting with a restudy of the front entrance pediment, the windows, the roof material, the garage design and the roof over the pergola.

Call for disclosure of ex parte communication.

4. B-063-2020 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - DONE
10/28

Address: 160 Royal Palm Way

Applicant: LR Palm House LLC (Maura Ziska)

Professional: Michael Sean McLendon/Cooper Carry

Project Description: The existing Palm House hotel is located at 160 Royal Palm Way. It is currently vacant and construction is partially completed. The structure is three stories with a partially enclosed basement containing parking and back-of-house functions. The proposed new work for the hotel includes completion and conversion of guest rooms for a total of 79 keys. A new pool deck will be constructed adjacent to the existing Function Room. Other exterior improvements will include re-painting, new exterior floor finishes, trellises and a covered walkway leading to the existing Function Room. Fenestration requiring replacement will be replaced with similar windows and doors.

A motion carried at the September meeting to defer the project to the October 28, 2020 meeting in accordance with the comments of the Commissioners, which included concern for the gazebo-typed dome structure in the courtyard, the structure for existing the lobby on the interior south elevation, the curtains on the

front of the structure, the crowding of elements in the courtyard, the trash location needed resolution, and improvements needed in the porte cochère element. A motion carried at the October meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property. A second meeting carried to approve the project as presented with the caveat that the landscape, service gate and paint colors would return to the November 20, 2020 meeting in accordance with the comments from the Commissioners. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting at the request of the attorney.

Call for disclosure of ex parte communication.

5. B-065-2020 Modifications

Address: 223 Monterey Road

Applicant: Michael Peacock

Professional: Roger Hansrote/ACI

Project Description: Remove and replace all exterior windows and doors with impact rated assemblies. Add new windows at front entry and add doors at various locations. Add a new entry with new roof. New generator located to the northeast and replace existing cement tile roof with cedar shingle roof. Newly proposed hardscape and landscape improvements.

A motion carried at the November meeting to defer the project to the December 18, 2020 meeting to allow the professional to respond to the comments made by the Commissioners and with the direction that no further work is to be done to the property.

Call for disclosure of ex parte communication.

E. MAJOR PROJECTS – NEW BUSINESS

1. B-066-2020 Modifications

Address: 243 Merrain Road

Applicant: Bradley Van Hoek

Professional: Daniel Kahan/Smith and Moore Architects

Project Description: Modifications to an existing residence, to include: a new roof, new entry detailing, new front door and other associated detail and material changes to the front façade.

Call for disclosure of ex parte communication.

2. B-068-2020 Demolition/New Construction

Address: 1165 N. Lake Way

Applicant: Belton Family US Trust & Eaton Lisa TR (Gregory Belton)

Professional: Roger Janssen/Dailey Janssen Architects, PA

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

Call for disclosure of ex parte communication.

3. B-072-2020 Additions/Modifications

Address: 256 Ridgeview Drive

Applicant: The Rotman Property Partnership (M. Timothy Hanlon, Agent)

Professional: Patrick R. O'Connell/PRO Architect

Project Description: 66.5 sq. ft. one-story bathroom addition on eastern end of existing home, together with associated changes. Colors, style and materials to match existing home.

Call for disclosure of ex parte communication.

4. B-073-2020 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1015 S. Ocean Blvd.

Applicant: 1015 South Ocean Boulevard LLC (Maura Ziska)

Professional: Harold Smith/Smith and Moore Architects

Project Description: Demolition of an existing single family residence, pool, hardscape and landscape.

ZONING INFORMATION: 1) Section 134-840: Special Exception with Site Plan Review to allow the construction of an 11,031 square foot two-story residence on a non-conforming lot that is 97.97 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning District.

2) Section 134-843(a)(5): A request for a variance to allow the proposed residence to have a front setback of 16 feet 7.5 inches in lieu of the 35 foot minimum required in the R-A Zoning District.

3) Section 134-843(a)(9): A request for a variance to allow the proposed residence to have a rear setback of 2 feet 7 inches in lieu of the 15 foot minimum required in the R-A Zoning District.

4) Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 133.74 degrees in lieu of the 120 degrees maximum allowed in the R-A Zoning District.

5) Section 134-843(a)(7): A request for a variance to have a building height plane setback ranging as close to the front property line as 16.8 feet (one story element) to 29.25 feet (two-story element) in lieu of the minimum 35 foot (one story element) to 47.6 foot (two-story element) required by Code in the R-A Zoning District.

Please note: Staff is requesting the deferral of this project to the January 27, 2021 meeting due to a notice issue.

5. B-078-2020 Modifications

Address: 201 W. Indies Rd.

Applicant: Lorraine Odasso

Professional: Claudia Visconti/SMI Landscaping

Project Description: Reduction of existing driveway, extension of front walking path, addition of motor court gate, new pedestrian gate and modified front landscaping.

Call for disclosure of ex parte communication.

6. B-079-2020 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 310 Clarke Avenue

Applicant: Mark and Patricia Davies

Professional: MP Design and Architecture, Inc.

Project Description: New two-story residence with two car garage on a vacant lot. New landscape, hardscape and pool.

ZONING INFORMATION: Section 134-893: Site Plan Review to allow the construction of a 7,256 square foot two-story, single family residence on a non-conforming platted lot which is 85.08 feet in width in lieu of the 100 foot minimum width required in the R-B Zoning District.

Call for disclosure of ex parte communication.

7. B-080-2020 Additions/Modifications

Address: 1230 S. Ocean Blvd.

Applicant: 1230 LLC (Staci J. Rutman)

Professional: MP Design and Architecture, Inc.

Project Description: Renovations and additions to existing one and two story residence including: new loggia, pool, landscape and hardscape.

Call for disclosure of ex parte communication.

8. B-081-2020 Additions/Modifications

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

Address: 250 Queens Lane

Applicant: John Mendel and Mara Raphael

Professional: Studio SR Architecture

Project Description: Alternations and additions to existing single story stucco and wood frame cottage. Modifications include mitered white concrete tile roof, rear yard expansion of family and pool rooms, addition of shutters, rafter tails and associated changes.

ZONING INFORMATION: 1) Section 134-229; Section 134-329 and Section 134-893(b): Special Exception with Site Plan Review to allow the renovation of an existing one story residence by demolishing more than 50% cubic on a lot with a width of 77 feet in lieu of the 100 foot minimum required, a depth of 94 feet in lieu of the 100 foot minimum required, and an area of 7,238 square feet in lieu of the 10,000 square foot minimum required in the R-B Zoning District. Additionally, the applicant is proposing to construct a 409 square foot one story master bedroom addition and add a cabana and swimming pool that will require the following variances to be requested: 2) Section 134-893(7): to allow a west side yard setback for the addition and to allow the house to remain non-conforming with both having a setback of 5.3 feet in lieu of the 12.5 foot minimum required in the R-B Zoning District. 3) Section 134-893(12): to allow the non-conforming landscape open space to remain at 28.5% in lieu of the 45% minimum required.

4) Section 134-1757: to allow a swimming pool with a 5.2 foot rear yard setback in lieu of the 10 foot minimum required. 5) Section 134-2179: To eliminate the requirement for the two car garage that is required for a demolition of more than 50% cubic footage of a house on a lot over 75 feet wide.

Call for disclosure of ex parte communication.

9. B-082-2020 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1118 N. Lake Way

Applicant: Edith Schaeffer

Professional: Jeffrey Smith/Smith Architectural Group

Project Description: Renovation to a two-story regency style home. Replace existing 500 sq. ft. second story addition totaling 3150 sq. ft. New hip roof and modifications to the façade. Final landscape, hardscape and new pool.

ZONING INFORMATION: Section 134-417: The applicant is proposing to construct a 3,153 square foot, second floor addition onto an existing one-story home and which will result in a demolition in excess of 50% of its cubic volume. The following variances are being requested: 1. Section 134-843(7): a 9.9 foot south side yard setback in lieu of the 15 foot minimum required in the R-B Zoning District; 2. Section 134-843(7): a 10.29 foot north side yard setback in lieu of the 15 foot minimum required in the R-B Zoning District. 3. Section 134-895(1): A chimney on the south side of the house with a height of 27.27 feet in lieu of the 19.5 foot maximum allowed;

Call for disclosure of ex parte communication.

10. B-083-2020 Demolition/New Construction

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

Address: 310 Mediterranean Ave.

Applicant: 310 Mediterranean Rd, LLC (John Shaw, Manager)

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Partial demolition and new construction of island style single family home. Additional 1,660 sq. ft. for a grand total of 9,980 sq. ft. Final landscape and hardscape included.

ZONING INFORMATION: Sections 134, 229, 134-329, and 134-843(b): Special Exception and Site Plan Review to allow the renovation of a two-story, single family house, including raising the existing house to 7.0 NAVD and demolishing more than 50% of the house by cubic square footage, on a non-conforming lot, comprised of a portion of platted lots, which is 113.5 feet in depth in lieu of the 150-foot depth required in the R-A Zoning District. In connection with the renovation, the following variances are being requested: 1. Section 134-843(a)(5): Request for redevelopment of a single-family home with a front yard setback of 26.0 feet in lieu of the 35-foot minimum required in R-A Zoning District. 2. Section 134-1757: Request for installation of a swimming pool with a rear setback of 4.0 feet in lieu of the 10-foot minimum requirement. 3. Section 134-843(a)(7): Request for redevelopment of the house with a building height plane setback ranging from 26.0 to 32.35 feet in lieu of the range of 30.5 to 43.0 feet minimum required in R-A Zoning District.

Call for disclosure of ex parte communication.

F. MINOR PROJECTS – OLD BUSINESS

1. A-024-2020 Solar Panels

Address: 159 Seaspray Ave.

Applicant: Eric Leiner

Professional: Manuel Siques/Go Solar Power

Project Description: Solar PV System Roof Mount and Interconnection.

A motion carried at the August meeting to defer the project to the October 28, 2020 meeting due to lack of detailed plans and no notice to the neighbors. A motion carried at the October meeting to defer the project to the November 20, 2020 meeting as no presentation and mini-set were received. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting for a restudy of the solar panels to be placed only on the flat sections of the roof and that the panels are not visible from the street and/or neighbors regardless of landscaping.

Please note: Staff is recommending a one month deferral to the January 27, 2021 meeting due to lack of presentation submittal by applicant.

2. A-040-2020 Awnings

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

Address: 130 Sunrise Ave., PH 1

Applicant: Elaine Hirsch

Professional: Jeffrey Brasseur/Brasseur & Drobot Architects

Project Description: Add a 30' x 12'-2" fixed awning to 7th floor, penthouse 1, Northwest side of 130 Sunrise Ave.

A motion carried at the October meeting to defer the project to the November 20, 2020 meeting at the request of the attorney. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting at the request of the attorney.

ZONING INFORMATION: A site plan modification with variances to allow a 365 square foot fixed awning over the terrace on the seventh floor of a seven story condominium building. The following variances are being requested: 1. Section 134-948(8): To allow the awning at a height of 61.5 feet in lieu of the 23 1/2 foot maximum height allowed in the R-C Zoning District. Section 134-948(8): To allow the awning at an overall height of 63.66 feet in lieu of the 26 1/2 foot maximum height allowed in the R-C Zoning District. Section 134-948(8): To allow the awning on the existing seventh floor penthouse of a seven story building in lieu of the two story building maximum allowed in the R-C Zoning District. Section 134-948(6): To allow a west side yard setback of 50.1 feet in lieu of the 61.5 foot minimum allowed. Section 134-948(7): To allow a rear street yard setback of 106.5 feet in lieu of the 123.16 foot minimum allowed.

Please note: Staff is recommending a one month deferral to the January 27, 2021 meeting due to lack of presentation submittal by applicant.

3. A-048-2020 Modifications

Address: 230 Atlantic Ave.

Applicant: Linda Saligman

Professional: Stephen A. Yeckes

Project Description: Interior and exterior remodel as deferred in the November ARCOM meeting. To present new front elevation, new waterfall and new front retaining wall.

Motion carried at the November meeting to defer the project to the December 18, 2020 meeting for a restudy in accordance with the comments from the Commissioners, which many questioned the proposed changes to the front façade.

Call for disclosure of ex parte communication.

4. A-053-2020 Landscape/Hardscape

Address: 415 Hibiscus Ave.

Applicant: Fortress Investment Group (Andrew Osborne)

Professional: Dustin Mizell/Environment Design Group

Project Description: Hardscape and landscape changes to the previously approved third floor terrace.

A motion carried at the October meeting that the project would return with the Worth Avenue Address and would be noticed to the neighbors.

Please note: The owner requested a withdrawal of the project.

5. A-062-2020 Signage

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION

Address: 227 Suite A and 223 Royal Poinciana Way

Applicant: Flagler Holdings North Carolina, Inc. (Alex Gilmurray, Executive VP)

Professional: RGE Associates

Project Description: Illuminated building signage and vinyl for tenant space in building 1 and building 2 at Via Flagler.

A motion carried at the November meeting to approve the signage on the glazing but to defer the signage on the building for one month due to the size, location and lighting of the proposed signage.

ZONING INFORMATION: Pursuant to Section 134-2373(13) of the Town Code, the applicant is requesting special exception approval to allow an internally illuminated, backlit business identification sign for Main Street by The Breakers, a new retail facility to be located at 223 Royal Poinciana Way. The applicant is also requesting an additional special exception to allow the same type of internally illuminated, backlit business identification sign for Shan, a retail clothing store to be located at 227 Royal Poinciana Way, Suite A. Both of these buildings are located at Via Flagler (221 Royal Poinciana Way) in the C-TS zoning district, and the signs will be consistent with the backlit business identification sign that was approved by ARCOM and the Town Council for

Henry's. Other than the special exception for an illuminated sign, no other special exceptions or variances are requested or required.

Call for disclosure of ex parte communication.

6. A-069-2020 Landscape/Hardscape
Address: 1055 North Ocean Blvd.
Applicant: William Rickman, Jr.
Professional: Mario Nievera/Nievera Williams Design
Project Description: Landscape as built plans and related hardscape adjustments.

A motion carried at the November meeting to defer the project to the December 18, 2020 meeting with the caveat that full approved and proposed renderings and correct plans are submitted and that the native calculations are provided.

Call for disclosure of ex parte communication.

7. A-070-2020 Modifications
Address: 870 S. Ocean Blvd.
Applicant: Invest Komfort, LLC
Professional: Pat Segraves/SKA Architect + Planner
Project Description: Revising two facades to previously existing windows and doors neither changed nor replaced from ARCOM approval in 2016.

A motion carried at the November meeting to defer the project to the December 18, 2020 meeting at the request of the owner.

Please note: The owner requested a withdrawal of the project.

G. MINOR PROJECTS – NEW BUSINESS

1. A-050-2020 Modifications
Address: 121 Woodbridge Rd.
Applicant: Elizabeth Trump Grau
Professional: Patrick Ryan O'Connell/PRO Architect
Project Description: Replace two existing garage doors with single new impact rated garage door in existing location. Replace existing French doors and transoms with new impact rated units to match existing in two locations.

Call for disclosure of ex parte communication.

2. A-072-2020 Generator
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 355 Hibiscus Ave.
Applicant: Samuel M. Lehrman
Professional: Gerard Beekman/Gramatan Corporation
Project Description: Addition of a new electric backup generator to an existing non-conforming corner lot property.

ZONING INFORMATION: 1. Section 134-1729(1): A request for a variance to allow a 38 KW generator to be placed in the street side yard setback (Australian Avenue) at 5.6 feet in lieu of the 25 foot minimum required on a corner lot. 2) Section 134-1667: A request for a variance for the required wing wall for the generator located in the street side yard setback with a height of 8.58 feet above the crown of the road (on Australian Avenue) in lieu of the 6 feet allowed. 3) Section 134-1667: A request for a variance for the required wing wall for the generator located in the rear yard setback at a height of 8.46 feet above the neighboring property owner's grade to the east in lieu of the 6 feet allowed.

Please note: Staff is recommending a one month deferral to the January 27, 2021 meeting due to lack of presentation submittal by applicant.

VIII. **UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)**

1. Public
2. Staff
3. Commission

IX. **ADJOURNMENT**

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.