



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

ARCHITECTURAL COMMISSION

MEETING HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/93361710370>

**WEDNESDAY, OCTOBER 28, 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 – THURSDAY, OCTOBER 29, 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 SEPTEMBER 23, 2020 MEETING**

VI. **APPROVAL OF THE AGENDA**

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA**

1. **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.

2. **A-056-2020 Modifications**

Address: 302 Atlantic Ave.

Applicant: Robb and Elizabeth Maass

Professional: Fernando Wong Outdoor Living Design

Project Description: Minor project containing the following: resurfacing pool deck over existing, replace existing fencing (matching color & style), refinish pool plaster, replace and augment hedges and accent planting. All large plant material to remain. Add new gates, trellis with pool fountain.

3. **A-057-2020 Modifications**

Address: 1960 S. Ocean Blvd.

Applicant: 1960 LLC

Professional: Daniel Downey, Architect

Project Description: Provide new stair handrails at main entrance to the house.

B. **ITEMS PULLED FROM CONSENT AGENDA**

C. **DEMOLITIONS AND TIME EXTENSIONS**

1. **B-062-2020 Demolition**

Address: 127 Root Trail

Applicant: Michele C. White

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of three two-story structures.

Motion carried at the September meeting to approve the demolition as presented with the exception of the main structure (Papa Bear) and to defer the consideration of the main structure to the October 28, 2020 meeting with the expectation that the professional will bring a more detailed landscaping plan.

Please note: This project will now be heard at the Landmarks Preservation Commission.

D. MAJOR PROJECTS – OLD BUSINESS

1. B-027-2020 Demolition/New Construction

Address: 335 Seabreeze Ave.

Applicant: 65 Kimberly Place LLC

Professional: MP Design and Architecture Inc.

Project Description: Demolition of existing two-story residence, one car garage and pool. Renovation of existing two-story guest house. New four car garage. Existing site wall and motor court to remain. New Landscape.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting. A motion carried at the May meeting to defer the entire project for one month, to the June 24, 2020 meeting, to allow the professional to return with renderings, more history on the current home and a more thorough demolition plan. A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional. A motion carried at the July meeting defer the project to the August 26, 2020 meeting to allow the professionals to return with a clear plan for the guesthouse to remain. A motion carried at the August meeting to defer the project to the September 23, 2020 meeting to allow the professional to address the zoning issue. A motion carried at the September meeting to defer the project to the October 28, 2020 meeting due to concerns for the landscape plan, the proposed project did not enhance the beauty of the street, and the garage did not fit aesthetically into the neighborhood and the siting of the garage/guest house.

Call for disclosure of ex parte communication.

2. B-034-2020 Additions/Modifications

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

Address: 2730 S. Ocean Blvd.

Applicant: The Ambassador Hotel Cooperative Apartment Corp., A Florida Corporation. (Richard Schlesinger, President)

Professional: Richard Sammons/Fairfax, Sammons and Partners

Project Description: Additions and interior and exterior renovations to the buildings at 2730 S. Ocean Blvd. Landscape and hardscape changes included.

ZONING INFORMATION: The following zoning relief is being requested: 1. Section 134-1055 (16.): Special Exception approval to modify the existing condo-hotel use in the R-D(2) Zoning District. 2. Section 134-327: Site plan approval for the modifications to the existing condo-hotel site as identified above. 3. Section 134-1064: Special exception approval for the new balconies on the third, fourth and fifth floors. 4. Section 134-1060 (6)(f): Variance request for the proposed redevelopment to include the addition of balconies on the south side of the building that will encroach into the south side yard setback by a 30 inches thus a variance request for a setback of 27.5 feet in lieu of the 30 foot minimum required. 5. Section 134-2172: Variance to allow the proposed off-street, valet-operated parking, to be tandem and stacked in lieu of the code required off-street parking standards related to size of spaces and access. The code requires parking spaces to be designed so that a vehicle can be removed without the necessity to move another vehicle. The proposed parking is modifying and adding parking areas designed with stacked (tandem) and lift parking. 6. Section 134-1064: Variance to allow the lot coverage to be 44.9% in lieu of the 23.7%

existing and the 22% maximum allowed in the R-D(2) Zoning District for 5 story buildings (the building is 7 stories with a lower level floor area). 7. Section 134-1060(6): Variance to allow a north side yard setback of 15 feet in lieu of the 30 foot minimum required for the under dune garage. 8. Section 134-1064(b)(3): Variance to allow a height of 68.96 feet in lieu of the 62.5 maximum allowed for the Penthouse additions (7th floor).

A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional. A motion carried at the July meeting to defer the project to the August 26, 2020 meeting at the request of the attorney.

Please note: The attorney for the project requested a withdrawal of the project.

3. B-037-2020 Demolition/New Construction

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

Address: 110 Seagate Road

Applicant: Carlos Musso, Sr.

Professional: Roger Janssen/Dailey Janssen Architects

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

ZONING INFORMATION: Special Exception with Site Plan Review to allow the construction of a 4,201 square foot two-story new residence on non-confirming portions of platted lots with a depth of 96.12 feet In lieu of the 100 foot minimum depth required In the R-B Zoning District.

This project was approved at the August 26, 2020 meeting. It was then appealed to the Town Council who remanded the project back to the Commission for reconsideration, specifically asking the Commission to re-review criteria 4, 6 and 8 in Section 18-205.

Call for disclosure of ex parte communication.

4. B-048-2020 New Construction

Address: 257 Sanford Ave.

Applicant: Mary Bryant McCourt

Professional: Patrick Ryan O'Connell/Patrick Ryan O'Connell Architect, LLC

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

A motion carried at the August meeting to defer the project to the October 28, 2020 meeting in accordance of the comments from the Commissioners, which included concerns for scale and the way the sections related to each other, the fenestration, details needed restudied, too busy for the street, not in harmony with the rest of the homes.

Call for disclosure of ex parte communication.

5. B-055-2020 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
- DONE

Address: 117 El Mirasol

Applicant: Road PB LLC (Maura Ziska, Manager)

Professional: Peter Papadopoulos & Taylor Smith/Smith and Moore Architects

Project Description: Demolition of existing one-story residence and accessory building, pool, hardscape elements and landscape. New two-story residence. New swimming pool. Final landscape and hardscape.

Motions were carried at the September meeting to approve the demolition as requested, that implementation of the proposed variance will not cause negative architectural impact to the subject property and to approve the project with the caveat that the two roofs with the standing seam roof would return to the October 28, 2020 meeting with a slight alteration.

Call for disclosure of ex parte communication.

6. B-056-2020 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 756 Hi Mount Road

Applicant: Hi Mount LLC (Maura Ziska)

Professional: Ken Tate/Ken Tate Architect

Project Description: New one and two story plus sub-basement Mediterranean Revival Style single family residence with raised rear landscape terrace and fountain.

A motion carried at the September meeting to defer the project to the October 28, 2020 meeting in accordance with the comments from the Commissioners, which included how massive the home appeared from the Lake Trail, questioned the tower element, and a restudy of the gable on the northwest portion.

ZONING INFORMATION: The applicant is proposing a new 8,327 square foot, two story residence on the subject property that will require the following variances: 1) Section 134-895(1): A chimney with a height of 13.56 feet in lieu of the 8.8 foot maximum allowed; 2) Section 134-8893(11): A lot coverage of 33% in lieu of the 30% maximum allowed for a two story residence in the R-B Zoning District; 3) Section 134-1: The proposed sub-basement is under the confines of the building above it and also below the lowest grade of the public street (Hi Mount Road) in front of the lot, however, it is not completely underground. A variance is being requested to allow a proposed sub-basement where a portion is not completely underground as there is a substantial change of grade from Hi Mount Road to Lake Trail. 4) Section 134-1670(c): A height of the retaining wall along the north property line to be 11.03 at its maximum height in lieu of the 7 foot maximum allowed. 5) Section 134-1670(c): A retaining wall at the northwest corner of the house, in the side yard within 10 feet of the property line that is at 14 feet in height in lieu of the 10 foot maximum from adjacent grade.

Please note: The professional for the project requested a deferral to the November 20, 2020 meeting.

7. B-057-2020 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 202 Plantation Rd.

Applicant: Our Palm Beach Home LLC & Frances B. Terwilliger

Professional: Keith Spina/Spina O'Rourke

Project Description: Modification of the existing two-story residence to include: The addition of 425 SF one-story master bedroom addition on the west side, the demolition of a 183 sf open air trellis and addition of a 183 SF covered porch in the same location on the south side of the existing two-story residence, associated landscape and hardscape.

A motion carried at the September meeting to defer the project for one month for a restudy of the design so that the variances were reduced or not required.

ZONING INFORMATION: The applicant is proposing to renovate the two-story single family residence by constructing a 425 square foot master bedroom addition and replacement of a 183 square foot open air trellis with a 183 square foot covered porch. The following variances are being requested: 1. Section 134-893(6): an angle of vision of 114 degrees in lieu of 108 degrees existing and 108 degrees maximum allowed. 2. Section 134-893(13): a cubic content ratio of 3.99 in lieu of 3.83 existing and 3.94 maximum allowed.

Call for disclosure of ex parte communication.

8. 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.

Please note: The professional for the project requested a deferral to the November 20, 2020 meeting.

9. B-060-2020 New Construction

Address: 261 Nightingale Trail

Applicant: 261 Nightingale, LLC (contract purchaser) (Carl Sabatello, Manager)

Professional: Harold Smith/Smith and Moore Architects, Inc.

Project Description: New two story residence with pool, final hardscape and landscape.

A motion carried at the September meeting approve the project as presented, including the change in the pilasters, roof and rear windows with the following

caveat that the front urns and the Date palms to return to the October 28, 2020 meeting.

Call for disclosure of ex parte communication.

10. B-063-2020 Modifications

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

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.

ZONING INFORMATION: Section 134-1304 (5): Request to modify Site Plan Review # 1-2016 with Special Exception to change the approved use from condo-hotel to hotel; modify the previously approved site plan; and amend the conditions of approval in the Declaration of Use Agreement, as identified in the proposed Third Amendment to the Declaration of Use which Is Exhibit "F") of this application. The proposed site modifications being requested as follows: Section 134-1304(5): The existing Palm House hotel is located at 160 Royal Palm Way, Palm Beach, Florida. 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 hotel is 84,495 gross square feet in total. There is an East and West guest wing, and these wings are connected by a central core containing the Main Entrance and other partially completed public functions. A separate conference and events "Function Room" and partial pool deck was also constructed at the south east portion of the property. Section 134-227. 326 & 329 1729(2)(c): (Site Plan Review) The new owner/applicant is proposing new work for the hotel which includes the following site plan modifications: 1) Completion and conversion of guest rooms for a total of 79 keys. Two new presidential suites will be constructed within the building core, each with private outdoor balconies. 2) Completion of the Lower Level for back-of-house, administrative and housekeeping functions for the hotel. The interior modifications for the lower level includes renovation of partially completed areas including kitchen, food storage, housekeeping, staff areas and hotel administrative offices. The Owner is requesting an additional 148 SF to provide a new service stair form the lower Level to support the Pool Area. Additional areas for renovation include spaces for MEP Infrastructure such as electrical, hot water, and elevator systems. The proposed modifications remove all Hotel Guest program areas from the lower level. The Lower Level renovation includes restoration of parking area for 60 parking spaces including three accessible parking spaces. Two parking spaces which includes on Van Accessible parking space is located behind the existing function room. All parking will be Valet only per the Declaration of Use

Amendment Three. Total on-site parking provided is 62 spaces. 3) A new pool deck will be constructed adjacent to the existing Function Room, with various amenities that include chaise lounges and outdoor seating, shade umbrellas, toilets, a towel/concierge stand, open-air bar with enclosed pantry behind, water features, lush native plantings, and Event Lawn to be used as a pre-function space, or for small wedding and/or overflow sun bathing; 4) The first level lobby and public spaces will be completed to include fine dining and lobby bar, with 88 Indoor seats as well as 36 outdoor seating facing the new pool deck. The second floor dining that was previously approved has been eliminated to make room for the reconfigured hotel suites which include the new presidential suites; 5) The Function Room construction will be completed and the seating plan in the Function Room is being revised to add 50 more seats for a total of 200 seats (the total overall number of seats throughout the hotel that was previously approved is being reduced from 336 to 324); 6) A small 556 square foot banquet prep kitchen is proposed to be constructed adjacent to and on the east side of the existing Function Room. 7) Replace a 250 RW generator in the basement with the same size that exists today. - Other exterior Improvements will include new third floor railings, 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. Addition of a small 61 square foot pool service building; enclosing the 679 square foot function room pre-function space on the west side of the Function Room; addition of 588 square foot restroom for Function Room, addition of 556 square foot prep kitchen for Function Room and addition of 148 square foot stairwell to access Function Room prep kitchen. The following is a list of the proposed special exceptions and variances being requested for the hotel project: 1) Section 134-226 & 229: A special exception request to modify the approved special exception by converting from a condominium hotel to hotel use and make the site modifications and change to the conditions of approval as identified in this application. 2) Section 134-1305: A special exception request to allow 36 seats for outdoor dining on the first floor on the north side of the pool deck; and 3) Section 134-1308(9): A variance for lot coverage to be 63.8% in lieu of the 62.8% existing and the 50% maximum allowed in the C-B Zoning District; 4) Section 134-1308(8): A variance for the addition of railings and solid wall on the east facade of the hotel above the second floor where only a two story building is allowed in the C-B Zoning District; 5) Section 134-1308(8): A variance for the addition of railings and solid wall on the east facade of the hotel with a height of 31.83 feet in lieu of the 25 foot maximum allowed; 6) Section 134-1669: A variance for the height of the wall enclosing the dumpster located at the southeast corner of the property to be 13.25 feet tall in lieu of the 7 foot maximum height allowed from the neighbor's grade; 7) Section 134-1308(8): A variance for the two story open air addition on the south side of the hotel for a hotel suite balcony on the second floor and covered dining on the first floor with a height of 33.58 feet in lieu of the 25 foot maximum allowed in the C-B Zoning District; 8) Section 134-1308(8): A variance for the two story open air addition on the south side of the hotel for a hotel suite balcony on the second floor and covered dining on the first floor with an overall height of 42 feet in lieu of the 35 foot maximum allowed in the C-B Zoning District; 9) Section 134-1669: A variance for the height of the wall along the rear property line to be 8.5 feet in lieu of the 7 foot maximum allowed from the neighbor's grade; 10) Section 134-1669: A variance for the height of the wall enclosing the existing chiller at the south west corner of the property to be 12 feet tall in lieu of the 7 foot maximum allowed from the neighbor's grade; 11) Section 134-1308(7): A variance for a rear yard setback for the chiller to be 2.25 feet in lieu of the 10 foot minimum required in the C-B Zoning District; 12) Section 134-1308(6): A variance for a west side yard setback for the chiller to be 5.8 feet in lieu of the 10 foot minimum required in the C-B Zoning District

Call for disclosure of ex parte communication.

E. MAJOR PROJECTS – NEW BUSINESS

1. B-043-2020 New Construction

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.

Call for disclosure of ex parte communication.

2. B-061-2020 Additions/Modifications

Address: 165 Seaspray Ave.

Applicant: M2B Properties LLC (Gregory L. Palmer, Agent)

Professional: Gregory L. Palmer/Harrison Design

Project Description: New Construction of a single family residence on an open lot.

Call for disclosure of ex parte communication.

3. B-067-2020 Additions/Modifications

Address: 675 N. Lake Way

Applicant: William Gilbane

Professional: Scott Hughes/Hughes Umbanhowe Architects

Project Description: The applicant proposed the following at 675 N. Lake Way: Replacement of all existing windows with new impact windows, the addition of a new entry foyer, the exterior painting of the entire structure, the installation of new landscaping for the property.

Call for disclosure of ex parte communication.

F. MINOR PROJECTS – OLD BUSINESS

1. A-019-2020 Modifications

Address: 225 Worth Avenue

Applicant: Love is Next Door, LLC (Burton Handelsman, Manager)

Professional: Jerome Baumohl/Jerome Baumohl Architect, Inc.

Project Description: Propose to remove center section of existing storefront and approximately 1,200 square feet of existing rentable retail space to create a new courtyard and up to seven individual retail suites. Design of new custom retractable iron gate/grille in a black finish will be closed when the building is not open.

Please note: The professional has requested a withdrawal of the project.

2. 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.

Please note: Staff requests a deferral to the November 20, 2020 meeting as no presentation and mini-sets were received.

3. A-032-2020 Modifications

Address: 149 East Inlet Drive

Applicant: Myron Miller

Professional: Don Skowron

Project Description: Minor landscape and hardscape adjustments to a previously approved ARCOM project.

A motion carried at the September meeting to approve the project as presented with the caveat that the Coconut palm design to the east of the home is restudied and returned to the Commission, with a strong recommendation to return what was originally approved.

Please note: Staff requests a deferral to the November 20, 2020 meeting as no presentation and mini-sets were received.

4. A-035-2020 Modifications

Address: 238 Via Las Brisas

Applicant: Frederick and Lisabeth Lane

Professional: LaBerge and Menard Inc.

Project Description: Replace existing single front entry wood door, glass sidelights and transom with an impact rated French type glass door and transom.

A motion carried at the September meeting to defer the project for one month, to the October 28, 2020 meeting, with a plan for a door that swings inward and clarification of the finish color.

Call for disclosure of ex parte communication.

5. A-037-2020 Modifications

Address: 137 Dunbar Rd.

Applicant: Ken and Cheryl Endelson

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Proposed changes include modification of landscape, hardscape, entry door color, fenestration changes, modification of trellis design and color.

A motion carried at the September meeting to approve the landscaping plan with the original lighting but to defer the architectural plans for one month, to the October 28, 2020 meeting, specifically looking at changes to the windows, door and hardscape.

Call for disclosure of ex parte communication.

G. MINOR PROJECTS – NEW BUSINESS

1. A-039-2020 Modifications

Address: 214 Jamaica Ln.

Applicant: James Freney

Professional: Roger Hansrote/ACI

Project Description: Replace existing concrete driveway with new stone pavers and add new stone paver walkway at the northeast corner of the property. New walkway pavers to match driveway pavers.

Call for disclosure of ex parte communication.

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.

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.

Call for disclosure of ex parte communication.

3. A-041-2020 Modifications

Address: 1214 N. Ocean Blvd.

Applicant: Mr. & Mrs. John Sculley

Professional: MP Design and Architecture

Project Description: Change roof material from wood shingles to white cement tiles. Change color of shutters and front door.

Call for disclosure of ex parte communication.

4. A-043-2020 Awnings

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

Address: 100 Sunset Ave.

Applicant: Sally Morris (GM Palm Beach Biltmore)

Professional: Jeffrey Brasseur/Brasseur & Drobot Architects

Project Description: Add a fixed awning to the East and South side of the Biltmore Beach Club covered patio.

ZONING INFORMATION: 1) Section 134-326: A site plan modification with variances to allow a 728 square foot fixed awning addition to the covered patio that currently exists at the Beach Club. The following variances are being requested to construct the following: 2) Section 134-948(9): To allow the awning which will increase the lot coverage to 38.2% in lieu of the 33.3% existing and the 30% maximum allowed. 3) Section 134-948(7): To allow an east street-side yard setback of 14.83 feet in lieu of the 25 foot minimum required.

Call for disclosure of ex parte communication.

5. A-044-2020 Landscape/Hardscape

Address: 1332 N. Ocean Blvd.

Applicant: 1332 Ocean Trust (Guy Rabideau, Trustee)

Professional: Jorge Sanchez & Claudia Visconti/SMI Landscape Architecture

Project Description: New hardscape and landscape on accessory beach lot.

Call for disclosure of ex parte communication.

6. A-045-2020 Modifications

Address: 1465 Laurie Ln.

Applicant: Cyril Ryan and Louise Carter

Professional: Stephen Roy/Roy and Posey

Project Description: Master suite addition and modifications to the sitting room.

Modifications to landscape and hardscape to include modifications to an existing pool.

Call for disclosure of ex parte communication.

7. A-046-2020 Landscape Lighting

Address: 1020 S. Ocean Blvd.

Applicant: Heliane Steden

Professional: Fernando Wong Outdoor Living Design

Project Description: Proposed landscape lighting design.

Call for disclosure of ex parte communication.

8. A-047-2020 Landscape/Hardscape

Address: 142 S. County Rd.

Applicant: NH Palm Beach, LLC (Armando Alvares, Owner)

Professional: Don Skowron

Project Description: Minor landscape and hardscape adjustments to a previously approved ARCOM project. Driveway color change, addition of CMU wall (to screen pool equipment within 5' of PL), adjustments to hardscape and landscape and fence (adjustments, additions and locations) screened by landscape.

Call for disclosure of ex parte communication.

9. A-049-2020 Hardscape

Address: 322 Pendleton Ln.

Applicant: Chad M. Gruber, P.E.

Professional: William Bone

Project Description: Owner needs to repair existing basket-weave red brick tile on concrete driveway, broken area drain grates and poorly functioning drain system.

Owner is proposing cast stone diamond and sod joint pattern with red brick border and has agreed to upgrade drainage system to meet current town standards.

Call for disclosure of ex parte communication.

VIII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**

IX. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**

X. **STAFF APPROVALS**

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

1. Commission

2. Staff

3. Public

XII. **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.