



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

5:08 pm, Aug 23, 2021

ARCHITECTURAL REVIEW COMMISSION
TOWN COUNCIL CHAMBERS
SECOND FLOOR, TOWN HALL
360 SOUTH COUNTY ROAD, PALM BEACH

If participating remotely, please use this Zoom link:
<https://us06web.zoom.us/j/84227650017>

WEDNESDAY, AUGUST 25, 2021
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, AUGUST 26, 2021 TO BEGIN AT 9 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
John David Corey, Vice Chairman
Alexander C. Ives, Member
Maisie Grace, Member
Betsy Shiverick, Member
Jeffrey W. Smith, Member
Thomas Kirchhoff, Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
Richard F. Sammons, Alternate Member

III. **PLEDGE OF ALLEGIANCE**

IV. **RULES OF ORDER AND PROCEDURE**

V. **APPROVAL OF THE MINUTES FROM THE JULY 28, 2021 MEETING**

VI. **APPROVAL OF THE AGENDA**

VII. **PRESENTATION**

1. New Development Review Process – James Murphy

VIII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **ARC-21-027 Modifications**

Address: 222 Mockingbird Trail

Applicant: Steven Helms

Professional: General Garage Door Co., Inc.

Project Description: Replace a 16' x 7'6" garage door with Eden Coast

Providence design in off white color.

B. **DEMOLITIONS AND TIME EXTENSIONS**

1. **B-075-2021 Demolition**

Address: 225 Wells Rd.

Applicant: M2B Properties LLC (Mary Frances Garrett)

Professional: Gregory Palmer/Harrison Design

Project Description: Demolition of the existing one-story residence, pool and all existing hardscape.

Please note: The applicant will need to be deferred to the September 29, 2021 meeting due to an issue with the notice to the neighbors.

2. **ARC-21-006 Demolition**

Address: 164 Seaspray Avenue

Applicant: Hayati Banastey

Professional: SKA Architect + Planner

Project Description: Demolition

Call for disclosure of ex parte communication.

C. **MAJOR PROJECTS – OLD BUSINESS**

1. **B-019-2021 Modifications**

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 101 Nightingale Trail

Applicant: 04TST101 Nightingale LLC (Brian Libman, Manager)

Professional: Brooks & Falotico Associates, LLP

Project Description: Exterior alterations and interior renovations to two-story single family residence; revised fenestration on all elevations; reframe portions of existing roof to accommodate new fenestration height and replace existing roof tiles; renovate entry portico, frame for second floor roof deck, and face with

coquina; new Dutch gables at courtyard elevations; renovate pool terrace and incorporate new retaining walls; remove existing driveway and install new hardscape and landscape.

ZONING INFORMATION: Section 134-893(13): The applicant is proposing to construct a 70 square foot one story bathroom addition and two Dutch gables that will be added to the courtyard elevations of the pool cabana and kitchen which will increase the cubic content ratio ("CCR") to 5.24 in lieu of the 5.01 existing CCR and the 3.9 maximum CCR allowed in the R-B Zoning District.

A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included the identity and character of the home, the front entry, the fenestration, the shutters, the balconies and glass railings. A motion carried at the April meeting to defer the project for one month, to the May 26, 2021 meeting, to restudy the gables, fenestration and in accordance with the comments of the Commission. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting at the request of the professionals. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting at the request of the professionals. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

Please note: The applicant missed the submittal deadline and therefore will need to be deferred to the September 29, 2021 meeting.

2. B-024-2021 Demolition/New Construction

Address: 240 Mockingbird Trail

Applicant: Lee Fensterstock

Professional: MP Design & Architecture, Inc.

Project Description: Demolition of existing one story structure. New construction of two story single family house in island style, approximately 5400 s.f. Final landscape and hardscape included.

A motion carried at the March meeting to approve the demolition. A second motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included adding some identity to the home, the fenestration, a restudy of the landscaping and pedestrian gate, and to return with a north, east, west and south cross section of the landscaping. A motion carried at the April meeting to defer the project to the May 26, 2021 meeting to restudy the size of the bay windows on the front elevation, to change the roof pitch to 5/12, to remove 12 inches in the second floor, to change the laundry room to a single window, and the French doors over the front entrance will be changed as previously proposed. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting for a restudy of the home design. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting at the request of the professional. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

Call for disclosure of ex parte communication.

3. B-034-2021 Additions/Modifications

Address: 905 N. Ocean Blvd.

Applicant: 905 N. Ocean LLC (Maura Ziska)

Professional: LaBerge and Menard

Project Description: Guest house addition and new landscape/hardscape.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting for restudy, particularly how the home fits onto the lot. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting at the request of the professional. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting at the request of the professional. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

Please note: The applicant missed the submittal deadline and therefore will need to be deferred to the October 27, 2021 meeting.

4. B-039-2021 Demolition/New Construction

Address: 200 Bahama Lane

Applicant: 200 Bahama Lane, LLC (Maura Ziska)

Professional: SKA Architect + Planner

Project Description: Demolition of existing one story house. New construction of two story classical style house, approx. 5,856 sq. ft. Final landscape and hardscape included.

A motion carried at the May meeting to approve the demolition of the existing home as requested. A second motion carried to defer the project for two months to the July 28, 2021 meeting for an entire restudy. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

Call for disclosure of ex parte communication.

5. B-042-2021 New Construction

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

Address: 1080 S. Ocean Blvd.

Applicant: Todd Glaser

Professional: LaBerge & Menard Inc.

Project Description: New two story home with pool cabana. House will have clay barrel tile roof, smooth stucco painted Manchester tan.

ZONING INFORMATION: Section 134-843(b): Request for Site Plan Review to allow the construction of a 9,485 square foot two-story, single family residence on a non-conforming platted

lot that is 17,567 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District.

A motion carried at the May meeting to defer the project to the June 23, 2021 meeting to restudy in accordance with the comments of the Commissioners, including the fenestration, balconies, chimneys, corner entry, rear loggia and orientation of garage doors. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting, specifically to consider the comments of the Commissioners on the following items: the tower corner, the second floor doors on the tower, the colors, reinstate the small window on the west side, the pool, the terrace steps and garage doors. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting, specifically to consider the comments of the Commissioners on the following items: the garage doors, addition of shutters on the west elevation, addition of more palms on the east, removal of the pergola, rustication on south elevation.

Call for disclosure of ex parte communication.

6. B-048-2021 New Construction

Address: 224 S. Ocean Blvd.

Applicant: Armen Manoogian

Professional: Jose A. Gonzalez/Gonzalez Architects

Project Description: Proposed work includes the construction of a new 836 square foot, one story detached, four car garage and driveway. Also, the siding and all trim of the existing adjacent guest house will be repainted to match the main house.

A motion carried at the May meeting to defer the project to the June 23, 2021 meeting in accordance with the comments from the Commissioners, with a specific request to bring a view of the colonnade from the south. A motion carried at the June meeting to defer the project to July 28, 2021 meeting to consider an alternative design for the garage. A motion carried at the July meeting to approve the project as presented with the following conditions: the east and west garage bays will be stepped back from the north façade, the windows on the second floor, north façade will remain in the existing size, the palms between the home and garage will be staggered along the grasscrete, the colonnade will be restudied and considered as a pergola structure with the element returning to the Commission for approval at the August 25, 2021 meeting.

Call for disclosure of ex parte communication.

7. B-050-2021 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 334 Chilean Ave.

Applicant: GW Purucker JV Contract Purchaser (Maura Ziska)

Professional: MP Design & Architecture, Inc.

Project Description: A new two-story house, two-car garage with new pool, landscape, hardscape on a vacant lot.

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting to consider the comments of the Commissioners which included the study of changing the orientation of the house, adding more native landscaping, the fenestration and possibly changing the design style to Mediterranean Revival. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

ZONING INFORMATION: Section 134-948: A request for a variance to construct a new 5,270 square foot, two story residence, on a non-conforming lot with a lot area of 9,384 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District.

Call for disclosure of ex parte communication.

8. B-053-2021 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

- Done 6/23/21

Address: 8 Windsor Ct.

Applicant: Mr. & Mrs. Jonathan Sack (Maura Ziska)

Professional: MP Design & Architecture, Inc.

Project Description: Existing breezeway modifications to replace existing awning with new cooper roof. Existing pool cabana modifications to replace existing roof and awning with new copper roof. Existing open porch modifications to replace exiting trellis with new copper roof.

A motion carried at the June meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property. A second motion carried to approve the project as presented with the removal of the rear trellis and to return to the July 28, 2021 meeting with an alternate design of a roof over the two doors on the north elevation. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

Please note: The applicant missed the submittal deadline and therefore will need to be deferred to the September 29, 2021 meeting.

9. B-058-2021 Demolition/New Construction

Address: 1020 N. Lake Way

Applicant: Mr. & Mrs. Kanders, Contract Purchaser (Maura Ziska)

Professional: MP Design & Architecture, Inc.

Project Description: Demolition of existing residence, including hardscape, landscape. Existing pool to remain. New two-story residence, new hardscape, new landscape, existing pool to be modified.

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion deferred the hearing of the new construction to the July 28, 2021 meeting. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

Please note: The applicant missed the submittal deadline and therefore will need to be deferred to the September 29, 2021 meeting.

10. B-060-2021 New Construction

Address: 1480 N. Lake Way

Applicant: Southpaw Trust (Jennifer Stallone)

Professional: Tom Benedict/The Benedict Bullock Group PA

Project Description: Provide exterior modifications to existing residence including replacing metal windows and doors changing frame color from white to bronze, enlarging entry door, replacing loggia shutters with glass doors and providing bi-fold doors to enclose and air condition this room, add new windows to match existing window in master bedroom, adjust existing beam and remove two existing center columns on living room loggia, replace existing west library window with glass door/window assembly, expand cabana eastward 14' and add trellis, and provide modifications to existing vehicle gates at front entrances with associated landscape and hardscape improvements.

A motion carried at the July meeting to defer the project for one month, to the August 25, 2021 meeting, to restudy the windows, gates, columns, and loggia and to return with a rendering of any doors and windows to be used.

Call for disclosure of ex parte communication.

11. B-061-2021 Demolition/New Construction

Address: 584 Island Dr.

Applicant: 584 Island, LLC (Carl M. Sabatello, Manager)

Professional: Roger Janssen/Dailey Janssen Architects

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

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion carried to defer the project to the July 28, 2021 meeting to address the comments of the commissioners. A motion carried at the July meeting to approve the project as presented with the following conditions: the gable on the one-story element, east side is removed, the roof over the garage is change to a pitch roof and to eliminate the vehicular gate, with the changes returning for approval at the August 25, 2021 meeting.

Call for disclosure of ex parte communication

12. B-062-2021 Additions/Modifications

Address: 215 Via Tortuga

Applicant: 215 Via Tortuga, LLC (Whitney Crane)

Professional: Tod E. Sikkenga/Wadia Associates

Project Description: Renovations and small addition to existing house (141 sf).

New enclosed pool pavilion (409 sf) Three new skylights. Maintain and paint existing roof tile. Modify existing swimming pool, landscape, and hardscape.

New generator and outdoor mechanical and pool equipment. Replace existing windows and doors, and new openings with impact resistant units. Miscellaneous improvements to exterior elevations.

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting to address the comments of the commissioners. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

Please note: The applicant missed the submittal deadline and therefore will need to be deferred to the September 29, 2021 meeting.

13. B-064-2021 Modifications

Address: 402 Primavera Ave.

Applicant: Thomas and Lillian O'Malley (Manuel Angles)

Professional: Manuel Angles/Angles Design Architecture

Project Description: To increase green areas and provide additional privacy, we are proposing the following: removal all existing parking paving in front of the residence and replace with sod, new plantings, and stepping-stones (to match existing). Provide a new continuous hedge along Primavera Avenue. Add a vehicular and a pedestrian gate at existing motor court to conceal garage doors and one pedestrian gate in front of main residence entry. All finishes to match existing.

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting to address the comments of the commissioners. A motion carried at the July meeting to defer the project for one month, to the August 25, 2021 meeting, to revise the gates as requested by the Commission.

Call for disclosure of ex parte communication.

14. B-068-2021 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW

Address: 267 Dunbar Road

Applicant: Michael S. Arlein, Trustee of the 267 Dunbar Road Trust (Maura Ziska)

Professional: SKA Architect + Planner

Project Description: New Construction of one and two story Mediterranean style house approximately 7,550 sq. ft. Final landscape and hardscape included.

A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

ZONING INFORMATION: Section 134-893(c): Site Plan Review to allow the construction of a new two story 7,552 square foot single family residence on a non-conforming platted lot which is 98.5 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.

15. B-074-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 246 Eden Rd.

Applicant: The Beach House Trust (Maura Ziska)

Professional: Keith Williams/Nievera Williams Design

Project Description: Proposed generator and enclosure. Associated landscape and hardscape changes.

A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

ZONING INFORMATION: 1) Section 134-893(b)(5): A request for a variance to allow a 38 KW generator to be placed in the front yard setback (on Adam Road) with a setback of 8.3 feet in lieu of the 25 foot minimum required in a front yard setback. 2) Section 134-1637: A request for a variance to allow a six foot wall and landscaping (for the generator) in lieu of the 30 inches maximum height allowed within the intersection sight triangle area.

Please note: The applicant's attorney has requested to withdraw the project from the agenda.

16. B-079-2021 Modifications

Address: 315 Cocoanut Row

Applicant: Melissa Schorr

Professional: Christopher G. Doriot

Project Description: Install (2) 4'h HR-10 white aluminum roll gates with access control operators; (1) 18' wide and (1) 14' wide at each end of circular driveway for security.

A motion carried at the July meeting to defer the project to the August 25, 2021 meeting due to an issue with the notice.

Call for disclosure of ex parte communication.

D. MAJOR PROJECTS – NEW BUSINESS

1. ARC-21-001 Modifications

Address: 179 East Inlet Drive

Applicant: Lisa Hedley & Walter Wick

Professional: Roger Janssen/ Dailey Janssen Architects

Project Description: Replacement of existing single hung windows with new impacts windows to match existing. Replacement of existing cement roof tile with new white cement roof tile. Removing of unsound entry portico.

Call for disclosure of ex parte communication.

2. ARC-21-005 New Construction

Address: 210 Palmo Way

Applicant: Bruce Percelay

Professional: Roger Janssen / Dailey Janssen

Project Description: Construction of a new 2 story residence. New landscape, hardscape and pool.

Call for disclosure of ex parte communication.

3. ARC-21-008 Demolition/New Construction

Address: 214 Wells Road

Applicant: E. Burke Ross Jr. Trust

Professional: Peter Papadopoulos/Smith and Moore Architects, Inc.

Project Description: Demolition of existing one-story residence, including pool, hardscape elements and landscape. Construction of a new two-story residence and new detached one-story, two-car garage. New pool. Final landscape and hardscape.

Please note: The professional has requested a deferral to the December 17, 2021 meeting.

4. ARC-21-015 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 146 Seaspray Ave.

Applicant: Michael Fries and Michelle Malone

Professional: SKA Architect + Planner

Project Description: Section 134-893(9): Request a variance for a 128 square foot, one story cabana/office addition to the rear accessory building that will result in a 5.6 foot rear yard setback in lieu of the 10 foot minimum required in the R-B Zoning District. Section 134-416(d): Request to expand a non-conforming two story accessory building.

Call for disclosure of ex parte communication.

5. ARC-21-017 Demolition/New Construction

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

Address: 223 Monterey Road

Applicant: 239 Monterey Road, LLC (Louis Capano, Jr., Manager)

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: The lot is non-conforming in area: 9,000 square feet in lieu of the 10,000 square feet required in the R-B Zoning District; and in width: 90 feet in width in lieu of the 100 foot minimum required in the R-B Zoning District. 1. Request to demo the existing one-story residence, accessory structure, pool, driveway and miscellaneous site walls, piers and fences. 2. Request to construct a new single family residence on a non-conforming lot (overall size and width) meeting all applicable Town codes. 3. Request to construct a new two-story single family residence consisting of 3,902 gross square feet on a non-conforming lot, driveway, pool/spa, hardscape and landscape, including an emergency generator and civil, storm water and grading.

Call for disclosure of ex parte communication.

6. ARC-21-019 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 266 Orange Grove Rd.

Applicant: Jeanne H. Olofson, Trustee of the Jeanne H. Olofson Revocable Trust dated October 19, 1992

Professional: Keith Spina/Spina O'Rourke + Partners

Project Description: Section 134-2179: Request to allow a 224 square foot existing garage on a one story residence to be converted to living space by creating a guest bedroom, which would require a variance to not provide a one-car garage on a lot that is 75 feet in width.

Call for disclosure of ex parte communication.

7. ARC-21-020 Additions/Modifications

Address: 300 N. Lake Way

Applicant: David and Constance Littman

Professional: Jeffrey Smith/Smith Architectural Group

Project Description: Section 134-893(13): Request for a variance to add 1,452 square foot, one story addition, onto an existing one story guest house that will result in a cubic content ratio ("CCR") of 4.72 in lieu of the 4.49 existing and the 4.5 maximum allowed in the R-B zoning district for a lot that is 65,500 feet in area.

Please note: The professionals have requested a deferral to the November 19, 2021 meeting.

8. ARC-21-022 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH VARIANCE(S)

Address: 870 S. Ocean Blvd.

Applicant: 870 S. Ocean, LLC (Todd Glaser, Manager)

Professional: MP Design & Architecture

Project Description: Section 134-840: Request for a special exception with site plan review to allow construction of a 210 square foot beach pergola and 83 square foot cabana bathroom/storage in the R-A/B-A Zoning District. Section 134-1474(a): Request for a variance to construct a 210 square foot beach pergola and 83 square foot cabana bathroom/storage that is on a lot with frontage of 101.53 feet in lieu of the 125 feet required for lot width in the B-A Zoning District for beach area property adjacent to R-A Zoning District. As part of the proposed project, this proposal meets the Town of Palm Beach ocean vista requirements.

Please note: The applicant missed the submittal deadline and therefore will need to be deferred to the September 29, 2021 meeting.

9. ARC-21-031 New Construction

Address: 433 Antigua Ln.

Applicant: Malcolm McCluskey

Professional: Patrick Ryan O'Connell Architect, LLC

Project Description: Proposed construction of a new two-story, single family residential structure, including a new pool, hardscape and landscape.

Call for disclosure of ex parte communication.

E. MINOR PROJECTS – OLD BUSINESS

1. A-020-2021 Modifications

Address: 150 Worth Ave.

Applicant: Wilson 150 Worth LLC (Yvonne Jones)

Professional: Michael Dumala

Project Description: Add 14 new impact windows on south side of building at second floor level. *****Please note: Requires Special Exception with Site Plan Review*****

A motion carried at the February meeting to defer the project to the March 24, 2021 meeting to allow the applicant to provide notice to the surrounding properties. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to provide notice to the neighbors. A motion carried at the April meeting to defer the project to the June 23, 2021 meeting to file a zoning application. A motion carried at the June meeting to defer the project to the July meeting at the request of the professional. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting to allow the applicant to address a zoning issue.

Please note: The applicant's attorney has requested to withdraw the project from the agenda.

2. A-064-2021 Additions/Modifications

Address: 3140 S. Ocean Blvd.

Applicant: Carlton Place Condominium (Sharon Moye, Property Manager)

Professional: Don Skowron

Project Description: Proposed addition of a +/- 900 sq. ft. tensioned sun sail over the west upper terrace previously approved. Reconsideration of synthetic turf cut outs in terrace paving.

A motion made at the June meeting to defer the project to the July 28, 2021 meeting to allow the applicant to find an alternative to the synthetic turf and shade sails. A motion carried at the July meeting to defer the project to the August 25, 2021 meeting at the request of the professionals.

Please note: The applicant's professional has requested to withdraw the project from the agenda.

3. A-069-2021 Modifications

Address: 2285 Ibis Isle Rd. E.

Applicant: 2285 Ibis LLC (Eric Yeghian, Managing Member)

Professional: James Philip Drago

Project Description: Remodel front street side elevation, other elevations cannot be seen from street. Add doors and windows to other elevations.

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting to allow the applicant to give a full presentation. A motion carried at the July meeting to defer the project for one month, to the August 25, 2021 meeting, returning with a simplification of materials, the existing and proposed elevations on one sheet (above/below) and renderings.

Please note: The applicant's professional has requested to withdraw the project from the agenda.

F. ITEMS PULLED FROM CONSENT AGENDA

G. MINOR PROJECTS – NEW BUSINESS

1. A-093-2021 Landscape/Hardscape

Address: 280 El Pueblo Way

Applicant: Danielle Ganek

Professional: Dustin Mizell/Environment Design Group

Project Description: Revisions to previously approved landscaping.

Call for disclosure of ex parte communication.

2. ARC-21-003 Modifications

Address: 280 Sandpiper Drive

Applicant: Hasenhuttl Kurt Trust

Professional: Rafael Angel Gonzalez Mendoza

Project Description: Addition of Solar PV System mounted out of public view and a re-roof of existing saxon tile.

Call for disclosure of ex parte communication.

3. ARC-21-009 Modifications

Address: 135 Seminole Ave.

Applicant: Michael Aram

Professional: Architectural Consultants Inc.

Project Description: Replace all existing windows in the Main Residence and Guest House/ Garage with aluminum clad impact windows with minor modifications including the deletion of some windows and resizing of others. Add precast quoins, columns and trim at the front, rear and side elevations of the Main Residence to replace and supplement the existing stucco trim. Add decorative wood outlookers to the underside of the roof overhang. Replace the garage door. Add a fountain on the Garage/ Guest House. Add an exterior sliding glass door to the Garage/ Guest House. Modify the existing rear yard pool deck and landscaping. Add Bahama shutters to specific windows at the Garage/ Guest House.

Call for disclosure of ex parte communication.

H. CLARIFICATION HEARING

1. 1045 S. Ocean Blvd. - Staff and neighbor concerns with proposed plantings in north easement by applicant and approval of same by Town of Palm Beach

IX. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

X. 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.