



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

2:26 pm, Jun 18, 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://zoom.us/j/92726367306>

WEDNESDAY, JUNE 23, 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, JUNE 24, 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 APRIL 28, 2021 MEETING**

VI. **APPROVAL OF THE AGENDA**

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **A-062-2021 Modifications**

Address: 114 Seaspray Ave.

Applicant: Basil and Jan Vasiliou

Professional: Jeff Smith/Smith Architectural Group

Project Description: Remove balcony, awning and French doors. New impact rated windows. Some new window sizes and locations due to plan changes.

Replace existing hinged garage doors with overhead cypress garage doors.

2. **A-067-2021 Modifications**

Address: 237 Ridgeview Dr.

Applicant: Paul and Rita Rampell

Professional: Jeff Smith/Smith Architectural Group

Project Description: Replace existing flat slab white garage door with a new frosted glass and anodized aluminum frame garage door. No change to the existing size.

3. **A-068-2021 Modifications**

Address: 1744 S. Ocean Blvd.

Applicant: Jane Goldman

Professional: MP Design & Architecture, Inc.

Project Description: New entry gate door at existing opening.

4. **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.

5. **A-071-2021 Modifications**

Address: 307 Chilean Ave.

Applicant: Justin Besikof

Professional: SKA Architect + Planner

Project Description: Balcony & front wall revisions

6. **A-072-2021 Demolition/Addition**

Address: 233 W. Indies Dr.

Applicant: Neale and Louis Attenborough

Professional: Quantum Engineering Associates

Project Description: Request for the approval of the demolition and addition of a residential rear covered patio

7. A-073-2021 Modifications

Address: 1575 N. Lake Way

Applicant: Ian and Christine MacTaggart

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

Project Description: Add loggia fireplace. Add railing at loggia second floor.

Replace pair of second floor windows with pair of French doors.

8. A-074-2021 Modifications

Address: 145 Seaspray Ave.

Applicant: David Williams (Jaime Torres-Cruz)

Professional: Richard Sammons/Fairfax and Sammons

Project Description: Replacement of existing non-impact wood windows and doors at main house with new impact rated wood windows and doors within the same openings. Some proposed window and door units to have different lite arrangement than existing units.

9. A-075-2021 Modifications

Address: 230 Sunrise Ave.

Applicant: Palm Beach Hotel L.P. (Frederick Grace)

Professional: James Fullwood/Coastal Windows

Project Description: Remove two complete door units. Exterior and interior final finished by others. Installation of bucking per code with in-progress inspection water proofing and structural fastening of door structure per NOA.

10. A-076-2021 Modifications

Address: 152 Chilean Ave.

Applicant: Molly McKenna (Caleb R.W. Laux)

Professional: Fransisco Sanchez/FGS Design LLC

Project Description: New windows in existing openings and new shutters on North (front) elevation. Remove Chimney from second story roof. New windows on west elevation. New exterior doors on east elevation.

11. A-077-2021 Modifications

Address: 238 Nightingale Tr.

Applicant: Taffy Hopkins

Professional: John M. Soler/At Your Service Garage Doors

Project Description: Replacing twenty old windows for new impact windows and two entry doors.

12. A-079-2021 Modifications

Address: 280 El Pueblo Way

Applicant: Courchene Development Corp. (Dustin Mizell)

Professional: Dustin Mizell/Environment Design Group

Project Description: Change in driveway material from previously approved.

B. ITEMS PULLED FROM CONSENT AGENDA

C. DEMOLITIONS AND TIME EXTENSIONS

None

D. MAJOR PROJECTS – OLD BUSINESS

1. B-074-2019 Additions & Modifications

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.
December 2020 – Deferred to the February 24, 2021 meeting by Commission.
February 2021 – Deferred to March 24, 2021 at the request of the attorney
April 2021 – Deferred to June 23, 2021 meeting at request of staff

Please note: The professional has requested a deferral to the January 26, 2022 meeting.

2. **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.

Please note: The professional has requested a deferral to the July 28, 2021 meeting.

3. B-024-2021 Demolition/New Construction

Address: 240 Mockingbird Trail

Applicant: Lee Fensterstock

Professional: Patrick Segraves/SKA Architect + Planner

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.

Please note: The professional has requested a deferral to the July 28, 2021 meeting.

4. B-031-2021 Demolition/New Construction

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

Address: 130 Algoma Rd.

Applicant: 130 Algoma, LLC (Lee Fensterstock)

Professional: SKA Architect + Planner

Project Description: Demolition of existing one story house while preserving existing garage and finish floor. New construction of two story classical house, approx. 6,448 sq. ft. Final landscape and hardscape.

A motion carried at the April meeting to defer the demolition for one month, to the May 26, 2021 meeting, to allow the Commissioners to receive a proper demolition report and landscape demolition plan. A second motion carried at the April meeting to defer the entire project, including the new construction, to the May 26, 2021 meeting. A motion carried at the May meeting to approve the demolition request as presented. A second motion carried at the May meeting to defer the project to the June 23, 2021 meeting for a restudy in accordance with the comments from Mr. Castro and the Commissioners, to include style, floor height and garage orientation.

ZONING INFORMATION: Section 134-229; Section 134-329 and Section 134-843(b): Special Exception with Site Plan Review to allow the construction of a new two story 6,448.55 square foot residence while preserving the existing one story nonconforming garage on a lot with an area of 15,708 square feet in lieu of the 20,000 square foot minimum required; a lot depth of 142.33 feet in lieu of the 150 foot minimum required; and a lot width of 111.89 in lieu of the 125 foot minimum required; all in the R-A Zoning District. The following variances are being requested: 1) Section 134-843(8): to allow the existing east side yard setback to remain at 8.75 feet in lieu of the 15 foot minimum required to keep the existing non-conforming garage. 2) Section 134-843(7): to allow a building height plane setback to be 46.1 feet in lieu of the 48.33 foot minimum setback required.

Call for disclosure of ex parte communication.

5. 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.

Please note: The professional has requested a deferral to the July 28, 2021 meeting.

6. B-036-2021 Modifications

Address: 201 Ocean Terrace

Applicant: Scott Goodwin

Professional: John Melhorn

Project Description: Alterations to façade and roof color; replacement of entry door; relocation of two screened openings on east façade; one window relocation on west façade; alteration to glazing on north façade; alteration to landscape and hardscape; removal of pergola; replacement of sconces; replacement of in kind railing.

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 changes to fenestration, railings and roof material.

Call for disclosure of ex parte communication.

7. B-040-2021 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
- DONE 5/26/21

Address: 212 Nightingale Trail and 217 La Puerta Way

Applicant: Mr. & Mrs. William Ingram

Professional: MP Design and Architecture, Inc.

Project Description: Demolition of existing one-story residence at 217 La Puerta Way. A new, one-story guest house with new pool, landscape and hardscape. Existing two-story residence at 212 Nightingale Trail to remain undisturbed.

A motion carried at the May meeting to approve the demolition as requested. A second motion carried that implementation of the proposed variance will not cause negative architectural impact to the subject property. A third motion carried to approve the project as presented with the caveat that the professional restudy the proportions of the front portico, rear portico and front door and to return to the June 23, 2021 meeting.

Call for disclosure of ex parte communication.

8. 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.

Call for disclosure of ex parte communication.

9. B-043-2021 Additions/Modifications

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

Address: 160 Chilean Ave.

Applicant: Lisa Paolozzi

Professional: M. Mark Marsh/Bridges, Marsh & Associates, Inc.

Project Description: Addition to and remodel of existing one story residence with new pool, landscape and hardscape.

A motion carried at the May meeting to defer the project to the June 23, 2021 meeting for restudy based on the comments from the neighbors and the

Commissioners, specifically addressing the power line situation, the lighting, and the dormer window design.

ZONING INFORMATION: 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 footage on a lot with a width of 50 feet in lieu of the 100 foot minimum required and an area of 8,000 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 one story additions totaling 950 square foot that will require the following variances to be requested: Section 134-893(7): to allow a 4.7 foot east side yard setback in lieu of the 12.5 foot minimum required in the R-B Zoning District. Section 134-893(7): to allow a 5.2 foot west side yard setback in lieu of the 12.5 foot minimum required in the R-B Zoning District.

Call for disclosure of ex parte communication.

10. B-046-2021 Demolition/New Construction

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

Address: 1540 S. Ocean Blvd.

Applicant: 1540SOcean LLC (Maura Ziska)

Professional: Roger Janssen/Dailey Janssen Architects

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

A motion carried at the May meeting to approve the requested demolition as presented. A second motion carried at the May meeting to defer the project to the June 23, 2021 meeting in accordance with the comments from the Commissioners, particularly relating to size, fenestration, curb cuts, style and the requested variance.

ZONING INFORMATION: Section 134-843(b): Request for a Special Exception with Site Plan Review to allow the construction of a 10,284 square foot two-story, single family residence on a non-conforming platted lot that is 16,151 square feet in area in lieu of the 20,000 square foot minimum required; 145.53 feet In depth in lieu of the 150 foot minimum depth required; and 112.53 feet in width in lieu of the 125 foot minimum depth required in the R-A Zoning District. Section 134-2: a variance to allow a point of measurement of 21.42 ft NAVD in lieu of the 18.87 ft NAVD maximum allowed for the building height plane calculation.

Call for disclosure of ex parte communication.

11. 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.

Call for disclosure of ex parte communication.

E. MAJOR PROJECTS – NEW BUSINESS

1. B-049-2021 Modifications

Address: 452 Brazilian Ave.

Applicant: Trulaske (John C. Lubischer, Partner)

Professional: SMI Landscape Architecture

Project Description: Removal of existing pool and terraces, installation of new pool, terraces, and new driveway, gate and entry piers. Landscaping and lighting included.

Call for disclosure of ex parte communication.

2. 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.

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.

3. B-051-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 936 N. Lake Way

Applicant: Mr. & Mrs. Michael Cline

Professional: MP Design & Architecture, Inc.

Project Description: Second floor addition (985 sf) for 2 new bedrooms and bathrooms, 2 new pool cabanas (303 sf each). Renovations of entry door and relocation of existing garage doors. New pool, landscape and hardscape.

ZONING INFORMATION: Section 134-893(7): The applicant is requesting a variance for a north side yard setback of 5.5 feet in lieu of 12.5 foot minimum required for a one-story structure in the R-B Zoning District for a new pool cabana.

Call for disclosure of ex parte communication.

4. B-052-2021 New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 147 Dunbar Rd.

Applicant: Susan G. Pappas Trust (Tom Kirchhoff)

Professional: Tom Kirchhoff/Kirchhoff & Associates Architects

Project Description: New one and two story Mediterranean house with pool, hardscape and landscaping. To consider 2 variances: 1) to allow for a point of measurement for the finished floor of 11.85' NAVD required by code. 2) to allow for the point of measurement of 11.85 NAVD in lieu of 11.05' NAVD for the finished floor for the computation of the CCR.

ZONING INFORMATION: Section 134-2(b) -A request to build a 7,610 square foot (under air) two (2) story single family home with a variance to allow the point of measurement for calculating the maximum cubic content ratio (CCR) to be at Eleven and 85/100th feet (11.85') NAVD (North American Vertical Datum) in lieu of Eleven and 05/100th feet (11.05') NAVD required by code.

Call for disclosure of ex parte communication.

5. B-053-2021 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

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.

ZONING INFORMATION: A request for a variance to replace the pool cabana roof with a new copper roof, replace the trellis porch with a new copper roof, and replace the existing canopy at the breezeway with a new slate tile roof to match the existing which will result in the following variance requests: Section 134-893(11): A request for a variance of lot coverage of 27.6 percent in lieu of 24.7 existing and 25 percent maximum allowed in the R-B Zoning District. Section 134-893(13). A request for a variance for cubic content ratio ("CCR") of 3.89 in lieu of 3.61 existing CCR and the 3.80 maximum CCR allowed in the R-B Zoning District.

Call for disclosure of ex parte communication.

6. B-055-2021 Additions/Modifications

Address: 251 Tangier Ave.

Applicant: The Tangier 251 Trust (Francis & Zoe L'Esperance, Trustees)

Professional: Tod Elliot Sikkenga/Wadia Associates

Project Description: Renovations and small addition to existing residence. 158 SF second floor addition. Small addition to 1st and second floor totaling 307 SF. All new impacted-rated French doors and windows. All new terracotta barrel tile roofing. New swimming pool, landscape, and hardscape. New generator and outdoor mechanical units. Miscellaneous aesthetic improvements to exterior elevations.

Call for disclosure of ex parte communication.

7. B-056-2021 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 300 Cherry Lane

Applicant: Peter Garvy (Kevin Asbacher)

Professional: Kevin Asbacher/Asbacher Architecture

Project Description: Applicant is requesting to raise an existing 6 foot tall retaining wall by 2 feet that would allow the wall to be 8 feet tall in lieu of the 6 foot maximum allowed.

ZONING INFORMATION: A request to raise an existing 6 foot high retaining wall on the east side of the property along North Lake way by 2 feet that would allow the wall to be 8 foot high in lieu of the 6 foot maximum allowed.

Call for disclosure of ex parte communication.

8. B-057-2021 New Construction

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

Address: 369 S. Lake Dr.

Applicant: Park Place Inc. (Frank P. Slaterry)

Professional: Ralph Cantin Architect, Inc.

Project Description: New generator building in parking area to replace existing storage shed.

ZONING INFORMATION: Section 134-1052 (4): The Park Place Co-op is requesting a site plan modification to allow the construction of a new 467 square foot building to enclosure a 400 KW generator with a 3,000 gallon fuel tank. The generator building is proposed to be adjacent to the pool deck in the middle of the property and will replace an existing storage shed that will be demolished to make room for the new building. The following variance is being requested in order to construct the new generator building: Section 134-1060(9)d: request for lot coverage of 41.8 percent in lieu of the 41.3 percent existing and 40 percent maximum allowed in the R-D(2) Zoning District.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

10. 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.

Call for disclosure of ex parte communication.

11. 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.

Call for disclosure of ex parte communication.

12. B-063-2021 Demolition/New Construction

Address: 280 Via Marila
Applicant: CJN P Holdings LLC (Daniel Pergola, Managing Member)
Professional: MP Design & Architecture, Inc.
Project Description: Demolition of an existing two-story structure. Proposal of a new two-story residence with rear facing two-car garage, new pool, hardscape and landscape.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

14. B-065-2021 New Construction

Address: 7 Ocean Lane

Applicant: 7 Ocean Lane, LLC (Nedim Soylemez, Manager)
Professional: Harold Smith/Smith and Moore Architects, Inc.
Project Description: New two-story residence with pool. Final hardscape and landscape.

Call for disclosure of ex parte communication.

F. 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.

Please note: The professional has requested a deferral to the July 28, 2021 meeting.

2. A-024-2021 Modifications

Address: 226 Oleander Ave.

Applicant: J & J Realty

Professional: Dustin Mizell/Environment Design Group

Project Description: Previously approved driveway design to be modified. Associated hardscape and landscape improvements.

A motion carried at the April meeting to approve the project as presented with the professional to return at the May 26, 2021 meeting with a sample of the cast stone and the gravel material. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting for a restudy of the materials.

Call for disclosure of ex parte communication.

3. A-035-2021 Landscape/Hardscape

Address: 190 N. County Rd.

Applicant: Temple Emanuel of Palm Beach, Inc. (Steven Horowitz, President)

Professional: Chuck Yannette/Parker Yannette Design Group, Inc.

Project Description: Landscape enhancements along north side of building to include replacing 6 Black Olive trees with 6 native Royal Palms and 2 Medjool Date Palms as well as shrub replacements.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting for a restudy of the project in accordance with the comments of the Commissioners, in particular the material choice. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting at the request of the professional.

Please note: The professional for the project has requested to withdraw the project.

4. A-049-2021 Modifications

Address: 249 Seabreeze Ave.

Applicant: Elizabeth and Joseph Berger

Professional: Mario Nievera/Nievera Williams Design

Project Description: Proposed west PPL and rear north PPL site walls. Proposed pedestrian gate along rear north PPL. Proposed landscape changes along north and west PPL. Proposed hardscape changes around pool and for rear terraces.

A motion carried at the May meeting to approve the project as presented with a new gate design and details of the dog shower and fountain to return to the June 23, 2021 meeting.

Call for disclosure of ex parte communication.

G. MINOR PROJECTS – NEW BUSINESS

1. A-050-2021 Landscape/Hardscape

Address: 215 Brazilian Ave.

Applicant: Kimberly Fleming

Professional: Dustin Mizell/Environmental Design Group

Project Description: Revisions to existing landscape buffer in North-East corner of property.

Call for disclosure of ex parte communication.

2. A-051-2021 Modifications

Address: 2 S. County Rd.

Applicant: The Breakers Palm Beach (Alex Gilmurray, Exec. VP & CEO)

Professional: John Schmidt/Schmidt/Nichols

Project Description: Extension and recover of existing driving range awning for an additional 64' in length.

Call for disclosure of ex parte communication.

3. A-052-2021 Landscape/Hardscape

Address: 615 N. County Rd.

Applicant: Alice and Lewis Sanders

Professional: Mario Nievera/Nievera Williams Design

Project Description: Landscape design clarifications and lighting design review.

Call for disclosure of ex parte communication.

4. A-053-2021 Landscape/Hardscape

Address: 1053 N. Lake Way

Applicant: JM Diebold

Professional: Todd MacLean/Todd MacLean Outdoors

Project Description: Remove front driveway and replace with pedestrian entry with gate and fountain. Relocate existing landscaping and update landscape lighting.

Call for disclosure of ex parte communication.

5. A-054-2021 Landscape/Hardscape

Address: 323 Eden Rd.

Applicant: Jeff and Cameron Preston

Professional: Todd MacLean/Todd MacLean Outdoors

Project Description: Removal of existing asphalt driveway, new auto court, pedestrian gate and front yard garden.

Call for disclosure of ex parte communication.

6. A-056-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION

Address: 3 Via Flagler

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

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Addition of a new pergola over the south balcony (fronting Royal Poinciana Way)

ZONING INFORMATION: Section 134-1113: Request to modify the previously approved Special Exception to allow a second story in the C-TS Zoning District by adding a 297 square foot pergola over the south balcony of building Three (3 Via Flagler) fronting Royal Poinciana Way.

Call for disclosure of ex parte communication.

7. A-059-2021 Additions/Modifications

Address: 232 Tradewind Dr.

Applicant: 232 Tradewind Revocable Trust (Paul Krasker, Trustee)

Professional: Dustin Mizell/Environmental Design Group

Project Description: Revisions to existing driveway. Removal of existing pool. Addition of new pool. Associated landscape and hardscape improvements.

Call for disclosure of ex parte communication.

8. A-063-2021 Landscape/Hardscape

Address: 142 Via Palma

Applicant: Jacqueline Michel and David Weisman

Professional: Mario Nievera/Nievera Williams Design

Project Description: Revised driveway and pattern; associated landscape/hardscape.

Call for disclosure of ex parte communication.

9. 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.

Call for disclosure of ex parte communication.

10. A-065-2021 Additions/Modifications

Address: 231 Osceola Way

Applicant: Catherine Miller

Professional: Dustin Mizell/Environmental Design Group

Project Description: Replace existing driveway with new paving material. Addition of spa within existing pool. Associated landscape and hardscape improvements.

Call for disclosure of ex parte communication.

11. A-066-2021 Modifications

Address: 6 Sloans Curve

Applicant: Rebecca Owen

Professional: Campany Roofing

Project Description: Remove existing "S" roof tile and replace with new "S" concrete roof tile in multi-family building.

Call for disclosure of ex parte communication.

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.