TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

ARCHITECTURAL COMMISSION

MEETING HELD ELECTRONICALLY

MAY 27, 2020 and JUNE 1, 2020 (second day)
9:00 A.M.

The progress of this meeting maybe 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
Richard Sammons, Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
Edward A. Cooney, Alternate Member

III. **PLEDGE OF ALLEGIANCE**

IV. **RULES OF ORDER AND PROCEDURE**
No new application will be heard and considered after 6 p.m. on May 27, 2020.

V. **APPROVAL OF THE MINUTES FROM THE APRIL 29, 2020 MEETING**

VI. **APPROVAL OF THE AGENDA**

The following amendments to the agenda have been requested:

Withdrawal of B-016-2020, 280 El Pueblo Way
Withdrawal of B-019-2020, 165 Seaspray Avenue
Withdrawal of B-029-2020, 500 S. County Road
Deferral of B-074-2019, 125 Worth Avenue to the June 24, 2020 meeting
Deferral of B-069-2019, 977 S. Ocean Blvd. to the July 29, 2020 meeting

VII. **ADMINSTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

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

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

X. **PROJECT REVIEW**

DEMOLITIONS AND TIME EXTENSIONS

B-012-2020 Demolition (15 mins estimated)
Address: 60 Blossom Way
Applicant: Providencia Partners LLC
Professional: Daniel Kahan
Project Description: Demolition of the existing residence, hardscape and pool. Existing perimeter walls shall remain. Landscape submittal and presentation will outline the plan to preserve and relocate the existing vegetation.

A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-016-2020 Time Extension
Address: 280 El Pueblo Way
Applicant: 280 El Pueblo Way LLC
Professional: Roger Janssen/Dailey Janssen Architects
Project Description: Request one year extension of previously approved plan (B-023-2019) for a two-story residence, one story guest house, landscape, hardscape, spa and pool.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Please note: The applicant has requested to withdraw the application from the agenda.

B-018-2020 Demolition (15 mins estimated)
Address: 965 N. Ocean Blvd.
Applicant: Carl and Jane Panattoni
Professional: Daniel Kahan/Smith and Moore Architects, Inc.
Project Description: Demolition of existing residence, pool, hardscape and select landscape.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.
B-019-2020 Time Extension
Address: 165 Seaspray Avenue
Applicant: Oliver "Piper" Quinn
Professional: Daniel Kahan/Smith and Moore Architects, Inc.
Project Description: Time extension for a previously approved project of a new two-story residence in the Palm Beach colonial vernacular. Final landscape.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Please note: The applicant has requested to withdraw the application from the agenda.

MINOR PROJECTS – OLD BUSINESS
A-004-2020 Modifications (15 mins estimated)
Address: 3450 S. Ocean Blvd.
Applicant: The Patrician of Palm Beach Condominium Apartments, Inc.
Professional: James C. Paine, Jr.
Project Description: Request for approval of balcony rail change-out from original precast concrete balcony rails to vertical aluminum picket rails (white) conforming to current code.

A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

MINOR PROJECTS – NEW BUSINESS
A-006-2020 Modifications (15 mins estimated)
Address: 560 Island Dr.
Applicant: James Reyes
Professional: Lang Design Group
Project Description: Minor landscape, hardscape, lighting renovation to existing. Replace existing pool with proposed perimeter overflow pool, spa, fountain wall

side, and arbor. Refinish existing patio and driveway with new stone, beige shells, tone colored limestone.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

Please note: A ten minute break may be taken after this application.

MAJOR PROJECTS – OLD BUSINESS

B-010-2020 Demolition/New Construction (15 mins estimated)
Address: 1 Wells Circle
Applicant: Allison Menkes
Professional: LaBerge & Menard
Project Description: Demolition of existing house. New 8,800 sq. ft. one-story home.

A motion carried at the February meeting to approve the demolition request. A second motion carried to approve the architectural plans as presented and to defer the landscape and hardscape plans to the March 25, 2020 meeting for a restudy of the site circulation and vehicular guest parking. A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-009-2020 New Cabana (20 mins estimated)
Address: 1360 N. Ocean Blvd.
Applicant: Katherine J. Henry
Professional: M. Mark Marsh/Bridges Marsh & Associates, Inc.
Project Description: Construction of a beach cabana and site improvements. New doors and windows at the existing house.

A motion carried at the February meeting to defer the project to the March 25, 2020 meeting for a restudy of the project. A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-013-2020 Additions/Modifications (20 mins estimated)
Address: 1620 S. Ocean Blvd.
Applicant: Anthony and Lynda Lomangino

Professional: Harold J. Smith/Smith and Moore Architects, Inc.
Project Description: Additions and alterations to an existing two-story residence. Landscape and hardscape revisions.

A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

MAJOR PROJECTS – NEW BUSINESS

B-020-2020 New Construction (30 mins estimated)
Address: 171 Via Bellaria
Applicant: John Robert Tomisch Trust (M. Tim Hanlon, Attorney)
Professional: LaBerge & Ménard Inc.
Project Description: New 8,468 sq. ft. two-story house painted cream with clay tile roof, stone trim. New landscape and hardscape.

Call for disclosure of ex parte communication.

Please note: A 30 minute lunch break may be taken after this application.

B-022-2020 Additions/Modifications (30 mins estimated)
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)
Address: 202 Osceola Way
Applicant: Dennis and Rosanne Vollman
Professional: Harold Smith/Smith and Moore Architects, Inc.
Project Description: Construction of two one-story additions to an existing one-story residence. The additions total 483 square feet.

ZONING INFORMATION: The applicant is proposing to convert the existing garage into living space and add 56 square foot to the rear of the house and construct a new 427 square foot one story garage addition to the existing one-story residence. Both additions total 483 square feet. The following variances are being requested: 1) Section 134-894(6): The applicant is requesting a variance for an angle of vision of 126.2 degrees in lieu of the 116.7 degrees existing and the 112 degrees maximum allowed for the one-story garage addition. 2) Section 134-894(7): The applicant is requesting a variance for a west side yard setback of 9.9 feet in lieu of the 12.5 feet required in the R-B Zoning District for the 427 square foot one-story garage addition. 3) Section 134-894(7): The applicant is requesting a variance for a west side yard setback of 9.9 feet in lieu of the 12.5 feet required in the R-B Zoning District for the 56 square foot bedroom addition.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-021-2020 Additions/Modifications (30 mins estimated)
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 228 Nightingale Trail
Applicant: Mr. & Mrs. Winston Wren
Professional: MP Design & Architecture
Project Description: New 380 SF bedroom addition at the northeast corner of existing single story residence. Relocate existing garage overhead door to the north façade. New driveway, pedestrian walkway, gate and front landscape.

ZONING INFORMATION: Section 134-894(7): The applicant is requesting an east side yard setback of 10.66 feet in lieu of the 12.5 foot minimum side yard setback required in the R-B Zoning District in order to construct a 380 square foot bedroom addition on the front of the residence. The cost of construction for the addition will be less than 50 percent of the market value of the home thus the work will not trigger a FEMA compliance issue.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-025-2020 Additions/Modifications (30 mins estimated)
Address: 288 Sandpiper Dr.
Applicant: Kelly Williams
Professional: MP Design and Architecture Inc.
Project Description: One bedroom extension at the rear of the second floor level. All finishes and details to match existing conditions.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

Please note: A ten minute break may be taken after this application.

B-027-2020 Demolition/New Construction (45 mins estimated)
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.

Call for disclosure of ex parte communication.

B-028-2020 Additions/Modifications (45 mins estimated)
Address: 110 Clarendon Ave.

Applicant: North Fifth LLC
Professional: MP Design and Architecture Inc.
Project Description: Removal of existing pool house and breezeway. No change to the North elevation (front). New pool house, garage and driveway on south of the property. Replace existing windows and doors with new impact rated. Addition of new loggia and terrace. New landscape, hardscape and relocation of pool to be submitted on a later meeting.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-024-2020 Additions/Modifications (45 mins estimated)
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW
Address: 215 Peruvian Ave.
Applicant: Risotto Realty, LLC (Daniel E. Ponton, Managing Member)
Professional: Jeffery Smith/Smith Architectural Group, Inc.
Project Description: Construction of a new one story addition in the Regency style. Addition is 922 square feet and is a permanent replacement for the existing tent structure which is in place from October through May each year. Final landscape, hardscape and drainage included.

ZONING INFORMATION: 1. Sec. 134-1109(a) (3) - A special exception to allow a one-story 922 sq. ft. addition as a permanent replacement for the existing tent structure which has been in place from October through May each year for 25+ years, with no increase in seating, at a private social club which is permitted as a special exception use in the C-TS zoning district. 2. Sec. 134-229 - A special exception to allow a one-story 922 sq. ft. addition as a permanent replacement for the existing tent structure which has been in place from October through May each year for 25+ years, with no increase in seating, at a private social club which is permitted as a special exception use in the C-TS zoning district. 3. Sec. 134-329 - Site plan review for a one-story 922 sq. ft. addition as a permanent replacement for the existing tent structure which has been in place from October through May each year for 25+ years, with no increase in seating, at a private social club which is permitted as a special exception use in the C-TS zoning district.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-026-2020 Additions/Modifications (60 mins estimated)
Address: 1334 N. Lake Way
Applicant: The Christopher Asplundh Family Partnership, LP
Professional: Harold Smith/Smith and Moore Architects, Inc.
Project Description: A second floor addition and alterations to an existing garage/guest house. Landscape and hardscape alterations.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

Please note: It is estimated that day one of the ARCOM meetings should conclude after this application.

XI. **ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

DAY 2 AGENDA

JUNE 1, 2020
9:00 A.M.

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
Richard Sammons, Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
Edward A. Cooney, Alternate Member

III. **RULES OF ORDER AND PROCEDURE**

IV. **ADMINSTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

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

VI. **PROJECT REVIEW**

MAJOR PROJECTS – OLD BUSINESS
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.

A motion carried at the December meeting to defer the project to the February 26, 2020 meeting. A motion carried at the February meeting to defer the project to the March 25, 2020 meeting at the request of the attorney. A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Please note: The applicant has requested to defer the application to the June 24, 2020 meeting.

B-069-2019 Demolition/New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)
Address: 977 South Ocean Boulevard
Applicant: 195 PHESTEN ASSOCIATES, LLC (RUSTY & ASHLEY HOLZER)
Professional: Studio SR Architecture
Project Description: Demolition of existing 1-story wood frame house, and construction of a contemporary 1 & 2-story residence.

ZONING INFORMATION: A request for Special Exception with Site Plan Review to allow the construction of a 6,546 square foot two-story residence on a non-conforming lot that Is 76.5 feet in depth in lieu of the 150 foot minimum required in the R-A Zoning district and 12,813 feet in area in lieu of the 20,000 square foot minimum area required in the R-A Zoning district (Section 134-840 & 134-893(c)). The following variances are also being requested:

1. Section 134-843(a)(5): A request for a variance to allow the proposed residence to have a front setback of 21.2 feet in lieu of the 35-foot minimum required in the R-A Zoning District.
2. Section 134-843(a)(5) and (9): A request for a variance to allow the proposed residence to have a rear setback of 9 feet in lieu of the 15 foot minimum required in the R-A Zoning District which includes the balconies which extend 3 feet from the building in lieu of the 2' foot maximum allowed.
3. Section 134-1757: A request for a variance to allow the proposed residence to have a swimming pool rear setback of 5.3 feet in lieu of the 10-foot minimum required in the R-A Zoning District.
4. Section 134-843(a)(11): A request for a variance to allow the proposed residence to have a Lot Coverage of 33.32% in lieu of the 25% percent maximum allowed in the R-A Zoning District.
5. Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 136 degrees in lieu of the 116 degrees maximum allowed in the R-A Zoning District.
6. Section 134-843(a)(7): A request for a variance to allow the proposed residence to have a Building Height Plane setback range of 21.2' to 29.9' in lieu of the range of 35' to 42' 11 1/4" minimum required in the R-A Zoning District for this proposed house.

At the October 30, 2019 ARCOM meeting, the demolition of the existing home was approved; however, the proposed new home was deferred to the December 13, 2019 meeting with direction to restudy the project per the comments made by the Commission members. A motion carried at the December meeting to defer the project to the January 29, 2020 meeting at the request of the applicant. A motion carried at the January meeting to defer the project to the March 25, 2020 meeting for a significant restudy with consideration of the comments from the Commissioners. A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Please note: The applicant has requested to defer the application to the July 29, 2020 meeting.

MAJOR PROJECTS – NEW BUSINESS

B-014-2020 Additions (45 mins estimated)

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 145 Kings Road

Applicant: Sam Bonomo

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New Garage 328 square foot addition.

ZONING INFORMATION: 1) Sec. 134-843(8): Request for a variance to allow construction of a 289.15 square foot addition to convert a one car garage to a two-car tandem parked garage that will result in a 1.25 foot east side yard setback In lieu of the 15 foot minimum allowed in the R-A Zoning District. 2) Sec. 134-843(11): Request for a variance to allow construction of a 289.15 square foot addition to convert a one car garage to a two-car tandem parked garage that will result in a lot coverage of 33.2% in lieu of the 30.84% existing and the 25% maximum allowed in the R-A Zoning District. 3. Sec. 134-2171: Request to add onto a one car garage to stack a second vehicle. The code requires the parking to be arranged so that each automobile can be removed without moving another automobile.

A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-023-2020 Modifications (45 mins estimated)

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

Address: 150 Worth Ave., Ste. 235

Applicant: Maison (Ashley Wu, Founder)

Professional: Jerome Baumoehl

Project Description: To convert existing covered colonnade roof structure to functional balcony as part of the tenant improvement work for "Maison" Suite 235. The only exterior modification would be to modify one pair of existing fixed French Doors to operable.

ZONING INFORMATION: Section 134-1159 (9): A request for special exception approval to operate a 3,315 square foot shared space and a 680 square foot balcony in suite 235 on the second floor of the Esplanade called "Maison". Maison will be a "member's only" club catering to women (although men are not prohibited) that will offer a shared, co-working place for members to work, relax, attend events, meet and build community. Designed with working moms in mind, the founder Ashley Wu found it hard to work from home "As the workforce goes more remote and people travel to meet clients, and catch up with friends all over the city, a base for gathering in any neighborhood is ideal."· Ashley Wu Section 134-1164(e) and Section 134-1163(8): A request for special exception approval with site plan review to modify the existing arcade by allowing the use of the existing second story balcony above the arcade. Section 134·1161: A request for special exception approval to allow outdoor seating on the balcony above the arcade to enjoy food and beverages.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-030-2020 New Construction/Renovation (45 mins estimated)
Address: 1350 S. Ocean Blvd.
Applicant: Greene Family Trust (Oren Lieber, Trustee)
Professional: Boyle Architecture PLLC
Project Description: New 1,662 A/C SF tennis pavilion with tennis court, new 1,544 A/C SF carriage house, with 1,326 SF of garage area to match existing main house, renovation of existing boat house, driveway and walkway.

Call for disclosure of ex parte communication.

Please note: A ten minute break may be taken after this application.

B-011-2020 Demolition/New Construction (45 mins estimated)
Address: 217 Sandpiper Dr.
Applicant: Valley Property Management LLC (Philip Cambo)
Professional: Gregory Bonner/B1Architect
Project Description: A new proposed one-story single family residence approximately 5,120 total square feet in a Bermuda architectural style.

A motion carried at the February meeting to approve the demolition request. A second motion carried to defer the project to the March 25, 2020 meeting for a restudy based on the comments from the Commissioners. A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-015-2020 Awnings (60 mins estimated)
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)
Address: 247 Worth Avenue
Applicant: Jane Holzer
Professional: Keith Spina/Spina O'Rourke
Project Description: Install a combination of new awnings consisting of a fixed awning connecting to the via to the front door of the restaurant and a retractable awning over the outdoor dining area to be used during inclement weather.

ZONING INFORMATION: 1) Sec. 134-1159 (a)(6), Sec. 134-329 and Sec. 134-229: A request to modify the previously approved Special Exception with Site Plan Review to add 51 additional seats to the previously approved 109 seat, 3,590 square foot restaurant ("Le Bilboquet") on both the 1st

and 2nd floor in the rear of the via located at 247 Worth Avenue (160 total proposed seats). In addition, to add 594.5 square feet on the back of the building to house a cooler/storage area and elevator and two retractable awnings totaling 512 square feet over the via. There are also two existing permanent awnings that will be replaced with three awnings of the same approximate size. There is also an existing awning on Worth Avenue that will be replaced with an awning of the same approximate size. There will be new mechanical equipment located on the roof that will be screened. Additionally, the restaurant plans to have background music in the via. 2) Sec. 134-1159 (a) (6), Sec. 134-2176 and Sec. 134-2001: A request for Special Exception with Site Plan Review modification to allow 58 seats to be outside in the via in lieu of the 48 seats previously approved. 3) Sec. 134-1161 (a): A variance to have 58 outdoor seats over the Inside capacity. The Code does not allow outdoor seating above the Indoor capacity of the tenant space. 4) Sec. 134-1163 (7): A variance request to have a rear yard setback of 5.5 feet for the elevator and 2.5 feet for the cooler/storage building in lieu of the 10 foot minimum required In the C-WA Zoning District. 5) Sec. 134-1163(9): A variance request to allow a lot coverage for the elevator, cooler/storage building and retractable awnings of 84.6 % in lieu of the 72.4 % existing and the 35 % maximum allowed in the C-WA Zoning District for a two story building. 6) Sec. 134-1163(11): A request for a landscaped open space to be 3.5 % in lieu of the 4 % existing and the 25 % minimum required in the C-WA Zoning District for a two story building. 7) Sec. 134-2175, Sec. 134-329 and Sec. 134-229: A request for a variance to provide zero (0) on-site parking spaces in lieu of the required 24 parking spaces that would be required under the principle of equivalency for the additional 51 seats being requested and the new elevator and 494 square foot cooler/storage building that is being added. A variance was previously approved to eliminate the requirement of 29 parking spaces.

A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-017-2020 Demolition/New Construction (60 mins estimated)
Address: 260 Plantation Rd.
Applicant: FS Partners LLC
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.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting.

Call for disclosure of ex parte communication.

B-029-2020 New Construction
ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S)
Address: 500 South County Road
Applicant: The Everglades Club, Inc. (Scott Lese, General Manager)
Professional: Jason P. Drobot/Brasseur and Drobot Architects, PA
Project Description: This project consists of a 12,000 square foot (60' x 200'), 25' tall metal storage building to be located at a starting point 249'-8" north of the

existing Reverse Osmosis Building and running 200' north from that point along South County Road.

ZONING INFORMATION: Section 134-840: A request for special exception with site plan review to allow the construction of a 12,000 square foot (60' x 200'), 25 foot tall metal storage building to be located north of the existing Reverse Osmosis Building and running 200 feet north from that point along South County Road. The following variances are being requested: 1. Section 134-843(5): a 10 foot street side yard setback along South County Road in lieu of the 35 foot minimum required in the R-A Zoning District. 2. Section 134-843(6): an angle of vision of 168.58 degrees in lieu of the 120 degrees maximum allowed. 3. Section 134-843(7): a building height plane setback ranging from 10 feet to 50 feet in lieu of the 50 foot to 52.5 foot minimum setback required.

Please note: The applicant has requested to withdraw the application from the agenda.

VII. **DISCUSSION ITEM**

1. Staff approval at 456 S. Ocean Blvd.

VIII. **STAFF APPROVALS**

IX. **ADDITION COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)**

X. **COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT**

XI. **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.