



TOWN OF PALM BEACH

TENTATIVE AGENDA:
SUBJECT TO REVISION

REVISED

12:27 pm, May 25, 2021

ARCHITECTURAL COMMISSION

MEETING HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/98990514247>

WEDNESDAY, MAY 26, 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, MAY 27, 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-055-2021 Modifications**

Address: 142 Peruvian Ave., P102

Applicant: Robert & Susan Taylor

Professional: Sam Malo & Percy Nunez

Project Description: Removal of two non-street facing doors to be replaced with nano wall of windows/doors.

2. **A-057-2021 Modifications**

Address: 232 Tradewind Dr.

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

Professional: Caroline Forrest/MHK Architecture & Planning

Project Description: Minor modifications to existing two story home to include new front door, new garage door, new house color, new shutter color, new doors at east and west elevations not seen from the street.

3. **A-058-2021 Modifications**

Address: 261 Nightingale Trail

Applicant: 261 Nightingale, LLC

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

Project Description: changes to previous ARCOM Approval; change cottage style windows to 6/6 doublehung; add detail to stair pickets; add cabana bath door on east elevation; add shutters on north elevation; add grill on north elevation; add outdoor shower; modify pool; miscellaneous hardscape/landscape changes.

4. **A-037-2021 Modifications**

Address: 1214 N. Ocean Blvd.

Applicant: John & Diane Sculley

Professional: Dustin Mizell/Environment Design Group

Project Description: Modification of the existing driveway by reducing curb cuts from two to one, removal of synthetic turf and change of paving material. New Pergola structure (not visible from the street). Associated landscape and hardscape modifications.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting at the request of the professional.

5. **A-043-2021 Landscape/Hardscape**

Address: 150 El Vedado Rd.

Applicant: 150 El Vedado Rd LLC (Tom DelBosco, VP)

Professional: John Lang/Lang Design Group

Project Description: Renovations to existing hardscape, landscape and landscape lighting. Reduce hardscape coverage. Replace existing mixed exotic/ficus hedge on S. County. Add low fountain and spa. Refinish existing painted driveway with white tabby field.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting to restudy the turf joints at the motor court and the pool deck, as well as provide elevations for all four sides of the property.

6. A-038-2021 Landscape/Hardscape

Address: 1191 N. Lake Way

Applicant: John Copeland and Gianna Biondi

Professional: Keith Williams/Nievera Williams Design

Project Description: Hardscape and landscape improvements for a current renovation project.

B. ITEMS PULLED FROM CONSENT AGENDA

C. DEMOLITIONS AND TIME EXTENSIONS

1. B-038-2021 Demolition

Address: 1440 S. Ocean Blvd.

Applicant: 1440 South Ocean Trust (Ronald Kochman, Trustee)

Professional: Dustin Mizell/Environment Design Group

Project Description: Demolition of existing pool house and pool

Call for disclosure of ex parte communication.

2. B-044-2021 Demolition

Address: 228 Via Las Brisas

Applicant: 228 Via Las Brisas, LLC (Dan E. Swanson, Manager)

Professional: SKA Architect + Planner

Project Description: Demolition of all existing structures. Landscape demolition included.

Call for disclosure of ex parte communication.

D. MAJOR PROJECTS – OLD BUSINESS

Please note: The following four projects are new business but were moved to accommodate scheduling issues

1. B-040-2021 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

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.

ZONING INFORMATION: The applicant owns 212 Nightingale Trail and is under contract to purchase 217 La Puerta in order to combine the two properties to construct a new one-story guest house with a new pool on the La Puerta parcel. The residence at 212 Nightingale will remain as is. Once combined, the lot would have an area of 25,162 square feet and a depth of 251.5 feet and thus the development of the lot is subject to the front and rear yard setbacks in the R-AA District. The following variance is being requested: Section 134-893(7): To allow a new one-story guest house to have a 25 foot street rear yard setback in lieu of the 35 foot minimum required in the R-B Zoning District for lots over 20,000 square feet.

Call for disclosure of ex parte communication.

2. B-041-2021 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 236 Via Las Brisas

Applicant: Esther Carmilani

Professional: MP Design & Architecture

Project Description: A request to enclose two pergola structures with a permanent roof that are currently covered with canvas awnings. One structure is a 137 sq. ft pergola and the other is a 441 sq. ft. pergola.

ZONING INFORMATION: A request to enclose an existing 441 square foot pergola and an existing 137 square foot loggia with permanent roof structures that would require the following variances: 1) Section 134-893(13): A cubic content ratio of 4.48 in lieu of the 4.0 existing and the 3.89 maximum allowed in the R-B Zoning District. 2) Section 134-893(11): A lot coverage of 28.6% in lieu of the 25.7% existing and the 25% maximum allowed in the R-B Zoning District for lots over 20,000 square feet.

Call for disclosure of ex parte communication.

3. B-047-2021 New Construction

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

Address: 870 S. Ocean Blvd.

Applicant: 870 South Ocean Blvd, LLC (Todd Glaser, Manager)

Professional: MP Design & Architecture

Project Description: Proposed new 435 SF one story beach cabana, new pool, new landscape and hardscape.

ZONING INFORMATION: Section 134-840: Request for a Special Exception with Site Plan Review to allow construction of a 435 square foot beach cabana (20' x 25') with a 250 square foot pool and a new seawall in the R-A/B-A Zoning District. Section 134-1474(a): Request for a variance to construct a 435 square foot beach cabana 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.

Section 134-1701 and 62-37: Request for a variance to construct a new 100.5' seawall three feet east of the existing seawall which is east of the Town of Palm Beach bulkhead line 6'2" at the south end and 6'0" at the north end, in lieu of the seawall being placed directly on the bulkhead line. The proposed new seawall will align with the recently-constructed seawall at 880 South Ocean Boulevard.

Call for disclosure of ex parte communication.

4. A-048-2021 Landscape/Hardscape

Address: 920 N. Lake Way

Applicant: Jeffrey and Nicola Marcus

Professional: Mario Nievera/Nievera Williams Design

Project Description: Landscape design updates.

Call for disclosure of ex parte communication.

5. B-073-2020 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 1015 S. Ocean Blvd.

Applicant: 1015 South Ocean Boulevard LLC (Maura Ziska)

Professional: Harold Smith/Smith and Moore Architects

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

A motion carried at the December meeting to defer the project to the January 27, 2021 at staff's request.

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

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

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

4) Section 134-843(a)(6)b: A request for a variance to allow the proposed residence to have an Angle of Vision of 133.74 degrees in lieu of the 120 degrees maximum allowed in the R-A Zoning District. 5) Section 134-843(a)(7): A request for a variance to have a building height plane setback ranging as close to the front property line as 16.8 feet (one story element) to 29.25 feet (two-story element) in lieu of the minimum 35 foot (one story element) to 47.6 foot (two-story element) required by Code in the R-A Zoning District.

A motion carried at the January meeting to defer the project to the February 24, 2021 meeting for a restudy of the project in accordance with the comments of the Commissioners. A motion carried at the February meeting to defer the project to the March 24, 2021 meeting at the request of the professional. 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 comments regarding the requested variances, the massing on the south end and the beach cabana. A motion carried at the April meeting to defer the project to the May 26, 2021 meeting to restudy the massing, the east fenestration, the beach loggia and the requested variances.

Call for disclosure of ex parte communication.

6. B-013-2021 Demolition/New Construction

Address: 216 Tradewind Dr.

Applicant: DGLPB, LLC (Richard True, Managing Member)

Professional: Kevin Asbacher/Asbacher Architecture

Project Description: Demolish an existing two-story residence and construct a new two-story Island Colonial residence and swimming pool with final landscape and hardscape.

A motion carried at the February meeting to approve the demolition of the existing home. A second motion carried to defer the project to the March 24, 2021 meeting in accordance with the comments of the Commissioners, which related to the massing of the proposed home and the number of curb cuts proposed. 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 comments regarding the massing of the home, the study of splitting some of the guest rooms into a guest house, the fenestration and the balconies on the front façade.

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

7. 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.

Please note: The professional for the project has requested a deferral to the June 23, 2021 meeting.

8. 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.

Call for disclosure of ex parte communication.

9. B-028-2021 Additions/Modifications

Address: 214 Dunbar Rd.

Applicant: 214 Dunbar, LLC (William Georgas, Member)

Professional: SKA Architect + Planner

Project Description: Renovation and addition to existing one story house and cabana in Regency style. Addition of 925 sq. ft. Final landscape and hardscape included.

A motion carried at the April meeting to approve the project as presented with a restudy of the proportions of the portico, which would return to the May 26, 2021 meeting.

Call for disclosure of ex parte communication.

10. B-030-2021 Demolition/New Construction

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

Address: 267 Dunbar Rd.

Applicant: Michael S. Arlein, Trustee of the 267 Dunbar Road Trust

Professional: SKA Architect + Planner

Project Description: Demolition of existing two-story house. New construction of one and two story contemporary house, approx. 7500 sq. ft. Final landscape and hardscape included.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting because of an erroneous demolition report and to allow the professional to return with a proper construction screening plan in accordance with the Code. A second motion carried to deny the new construction plan.

ZONING INFORMATION: Section 134-893(c): Site Plan Review to allow the construction of a new one and two story 7,500 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. Section 134-893(5): A variance request to allow the construction of a new one and two story 7,500 square foot single family residence with a street side yard setback of 25 feet in lieu of the 30 foot minimum required in the R-B Zoning District.

Call for disclosure of ex parte communication.

11. 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.

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.

12. B-032-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 273 Tangier Ave.

Applicant: Gretchen Jordan

Professional: Bridges, Marsh & Associates, Inc.

Project Description: Proposal of a one room second floor addition in place of an existing upper terrace and changes to existing fenestration.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting for a restudy, the addition and front door in particular.

ZONING INFORMATION: The Applicant is proposing to enclose a 432 square foot balcony on the second floor in the rear of the residence in order to create an office. This will require the following variance to be requested: Section 134-893(13): a cubic content ratio of 4.1 in lieu of 3.9 existing and the 3.93 maximum allowed in the R-B Zoning District.

Call for disclosure of ex parte communication.

13. B-033-2021 Additions/Modifications

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

Address: 760 N. Ocean Blvd.

Applicant: Palm Beach Country Club (Maura Ziska)

Professional: Ronald Rickert II/Intelae, LLC

Project Description: Addition of a Padel court to the south-central area of the property.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting due to lack of presentation materials.

ZONING INFORMATION: Section 134-890(5): Modification to a previously approved private club in a residential zoning district by adding a Padel ball court on the Fairview Road property owned by the Palm Beach Country Club. Section 134-1759: A request for Special Exception Approval with Site Plan Review to allow construction of a Padel ball court that will be enclosed and screened by landscaping.

Call for disclosure of ex parte communication.

14. 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.

Please note: The professional for the project has requested a one month deferral to the June 23, 2021 meeting.

E. MAJOR PROJECTS – NEW BUSINESS

1. 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.

Call for disclosure of ex parte communication.

2. 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.

Call for disclosure of ex parte communication.

3. B-037-2021 Demolition

Address: 1080 S. Ocean Blvd.

Applicant: Todd Glaser

Professional: LaBerge & Menard Inc.

Project Description: Demolition of existing residence.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting to return with a landscape plan that shows the proper screening during the demolition and new construction.

Call for disclosure of ex parte communication.

4. 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.

Call for disclosure of ex parte communication.

5. 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.

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.

6. B-045-2021 Additions

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 230 N. Ocean Blvd.

Applicant: 230 North Ocean Trust (Maura Ziska, Trustee)

Professional: Portuondo-Perotti Architects

Project Description: Addition of two garden pergolas to rear yard.

ZONING INFORMATION: Section 134-893(13). A request for a variance to add two pergola structures located in the back yard totaling 619.6 square feet which will result in a cubic content ratio ("CCR") of 4.395 In lieu of 4.14 existing CCR and the 4.15 maximum CCR allowed in the R-B Zoning District.

Call for disclosure of ex parte communication.

7. 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.

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.

8. 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.

Call for disclosure of ex parte communication.

F. MINOR PROJECTS – OLD BUSINESS

1. A-048-2020 Modifications

Address: 230 Atlantic Ave.

Applicant: Linda Saligman

Professional: Kyle B. Fant/Bartholemew + Partners

Project Description: Interior and exterior remodel as defined in the November and December ARCOM meeting. Present new front elevation and pergola in the rear.

Motion carried at the November meeting to defer the project to the December 18, 2020 meeting for a restudy in accordance with the comments from the Commissioners, which many questioned the proposed changes to the front façade. A motion carried at the December meeting to defer the project to the January 27, 2021 meeting to address the comments of the Commissioners, particularly relating to the recommendations on the landscape plan, lanterns, garage doors and front entrance design. A motion carried at the January meeting to defer the project to the February meeting at the request of the professional. A motion carried at the February meeting to defer the project to the March meeting due to lack of presentation materials submitted. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting for a restudy of the front entrance design, window configuration and garage doors. A motion carried at the April meeting to defer the project at the request of the professional.

Call for disclosure of ex parte communication.

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.

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.

Please note: The professional for the project has requested a one month deferral to the June 23, 2021 meeting.

G. MINOR PROJECTS – NEW BUSINESS

1. A-044-2021 Modifications

Address: 2800 S. Ocean Blvd.

Applicant: J.V. Associates (P.B.) LLC (Mohamed Elbanna, GM)

Professional: Leo A. Daly

Project Description: Existing terrace reconfiguration, removal of fountain, window/door replacement in the first and second floors, and the additions of five windows to the third floor.

Call for disclosure of ex parte communication.

2. 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.

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.