



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

REVISED

12:00 pm, Apr 27, 2021

ARCHITECTURAL COMMISSION

MEETING HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/92525898677>

WEDNESDAY, APRIL 28, 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, APRIL 29, 2021 TO BEGIN AT 9:00 A.M.**

The progress of this meeting may be monitored by visiting townofpalmbeach.com and click on "Meeting Audio" in the left hand column. If you have any questions regarding that feature, please contact the Office of Information Systems (561) 227-6315. The audio recording of the meeting will appear within 12 hours after the conclusion of the meeting under "Agendas, Minutes, and Audio."

- I. **CALL TO ORDER**
- II. **ROLL CALL**
 - Michael B. Small, Chairman
 - 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
- III. **PLEDGE OF ALLEGIANCE**
- IV. **RULES OF ORDER AND PROCEDURE**

V. **APPROVAL OF THE MINUTES FROM THE MARCH 24, 2021 MEETING**

VI. **APPROVAL OF THE AGENDA**

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. A-016-2021 Landscape/Hardscape

Address: 3140 S. Ocean Blvd.

Applicant: Carlton Place Condominium (Dr. Charles Saunders, Board President)

Professional: Don Skowron

Project Description: Remodel existing pool, hardscape, landscape and landscape lighting with associated changes. Project improvements are screened from public right-of-way. *****Please Note: Artificial Turf has been removed, Administrative Site Plan Review*****

2. A-032-2021 Modifications

Address: 201 Banyan Road

Applicant: Matthew and Elizabeth Feuer

Professional: Michael J. Johnson

Project Description: Relocate entry and replace double doors with casement windows with raised sills at street (east) elevation. New stucco surrounds at same. Remove and add several windows and doors at interior south and west elevations. New stucco surrounds at same. Remove metal prefabricated spiral stair at pool deck.

Call for disclosure of ex parte communication.

3. A-033-2021 Landscape/Hardscape

Address: 209 Mockingbird Trail

Applicant: Beth and Timothy Traff

Professional: Nievera Williams Design

Project Description: Reduction of existing driveway and associated landscape/hardscape. Updating existing hardscape, walkways and terraces. Proposed landscape-screened fence at front of property.

4. A-034-2021 Landscape/Hardscape

Address: 258 Country Club Rd.

Applicant: Anthony Rizzo & Jeremy Schneider

Professional: Connie Roy-Fisher/Studio-Sprout

Project Description: Revision to currently submitted landscape plan. New plants are native to Florida.

Please note: The professional for the project has requested a one month deferral to the May 26, 2021 meeting.

5. A-036-2021 Modifications

Address: 102 Flagler Drive

Applicant: FDPB Holding Company LLC (Adam R. Seligman, Representative)

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates Architects

Project Description: Renovation to the existing guest house, including any associated changes.

6. A-040-2021 Landscape/Hardscape

Address: 1485 S. Ocean Blvd.

Applicant: Caroline and Thompson Dean

Professional: Nievera Williams Design

Project Description: New pool, pool terrace, and associated landscape and hardscape. Front driveway realignment with relocation of existing fountain and associated landscape and hardscape.

7. A-042-2021 Modifications

Address: 222 Mockingbird Trail

Applicant: Steven Helms

Professional: General Garage Door Company Inc.

Project Description: Install 16 x 7'6" clopay model BD2NU Bridgeport extended design garage door – Dade County approved and #8366 W Operators

8. 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.

9. A-046-2021 Modifications

Address: 239 Tangier Ave.

Applicant: Patricia Dean

Professional: Dustin Mizell/Environment Design Group

Project Description: Proposed artificial turf. Change in site calculations.

B. ITEMS PULLED FROM CONSENT AGENDA

C. DEMOLITIONS AND TIME EXTENSIONS

1. B-037-2021 Demolition

Address: 1080 S. Ocean Blvd.

Applicant: Todd Glaser

Professional: LaBerge & Menard Inc.

Project Description: Demolition of existing residence.

Call for disclosure of ex parte communication.

D. MAJOR PROJECTS – OLD BUSINESS

1. B-063-2020 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW AND VARIANCE(S) - DONE
10/28

Address: 160 Royal Palm Way

Applicant: LR Palm House LLC (Maura Ziska)

Professional: Michael Sean McLendon/Cooper Carry

Project Description: The existing Palm House hotel is located at 160 Royal Palm Way. It is currently vacant and construction is partially completed. The structure is three stories with a partially enclosed basement containing parking and back-of-house functions. The proposed new work for the hotel includes completion and conversion of guest rooms for a total of 79 keys. A new pool deck will be constructed adjacent to the existing Function Room. Other exterior improvements will include re-painting, new exterior floor finishes, trellises and a covered walkway leading to the existing Function Room. Fenestration requiring replacement will be replaced with similar windows and doors.

A motion carried at the September meeting to defer the project to the October 28, 2020 meeting in accordance with the comments of the Commissioners, which included concern for the gazebo-typed dome structure in the courtyard, the structure for existing the lobby on the interior south elevation, the curtains on the front of the structure, the crowding of elements in the courtyard, the trash location needed resolution, and improvements needed in the porte cochère element. A motion carried at the October meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property. A second meeting carried to approve the project as presented with the caveat that the landscape, service gate and paint colors would return to the November 20, 2020 meeting in accordance with the comments from the Commissioners. A motion carried at the November meeting to defer the project to the December 18, 2020 meeting at the request of the attorney. A motion carried at the December meeting to approve the project as presented with the condition that the service gate is reduced from 7 feet to 6 feet in height, the doors in the banquet kitchen are changed from two doors to a single door and the colors for the doors, windows and railings will return to the Commission at the January 27, 2021 meeting. A motion carried at the January meeting to approve the project with the condition that the vehicular gate would be restudied and would return to the February 24, 2021 meeting. A motion carried at the February meeting to defer the project to the March 24, 2021 meeting to restudy softening the service entrance. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting at the request of the professional.

Please note: Staff is recommending a deferral to the May 26, 2021 meeting as the proper presentation materials were not received.

2. 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.

Call for disclosure of ex parte communication.

3. B-076-2020 New Construction

Address: 60/70 Blossom Way

Applicant: Providencia Partners, LLC (Maura Ziska)

Professional: Daniel Kahan/Smith and Moore Architects, Inc.

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

A motion carried at the January meeting to defer the project to the February 24, 2021 meeting at the request of staff. A motion carried at the February meeting to defer the project to the March 24, 2021 meeting at the request of staff. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting at the request of staff.

Please note: Staff is requesting a one month deferral, to the May 26, 2021 meeting, to complete the replat of the property.

4. B-082-2020 Demolition/New Construction

Address: 1118 N. Lake Way

Applicant: Mrs. Edith Schaeffer

Professional: Jeffrey Smith/Smith Architectural Group

Project Description: Demolition of existing one story residence. Construction of a new two story 8700 square foot Palm Beach Regency style residence. Final pool, landscape, hardscape and drainage to be included.

A motion carried at the December meeting to approve the variances previously requested and to approve the project. This project went to the Town Council and had objections from the neighbor. The Town Council remanded the project back to ARCOM with a new home, rather than the previously proposed home which required variances.

Call for disclosure of ex parte communication.

5. B-003-2021 Additions/Modifications

Address: 111 El Brillo Way

Applicant: 111 El Brillo, LLC (Andrew Unanue, Manager)

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

Project Description: Additions and alterations to an existing two story residence and guest house. Replacement of existing pool, hardscape and landscape.

A motion carried at the February meeting to defer the project to the March 24, 2021 meeting in accordance with the comments of the Commissioners, which related to the front door, the massing of the guest home and main home and the rear landscaping. 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 front entrance, the rear hardscape and the roof color.

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

6. B-006-2021 Demolition/New Construction

Address: 2291 Ibis Isle Rd. E.

Applicant: 2291 Ibis Isle LLC (Richard Fertig)

Professional: Bill Boyle/Boyle Architecture PLLC

Project Description: Demolition of an existing residence constructed in 1961. Construction of new two-story, 4331 sq. ft. A/C residence in modern style with swimming pool, associated landscape and landscape lighting.

Motions carried at the January meeting to approve the demolition of the existing home and to defer the new construction to the March 24, 2021 meeting to restudy the materials to be used for the home and driveway. A motion carried at the March

meeting to approve the architecture but to defer the landscape to the April 28, 2021 meeting to restudy the pleached trees and the location of the Gumbo Limbo tree.

Call for disclosure of ex parte communication.

7. B-011-2021 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

- Done 3/24/21

Address: 218 Everglade Ave.

Applicant: Mr. & Mrs. Justin Besikof

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing two story home. New 3,700 sq. ft. two-story Mediterranean proposed. Final landscape and hardscape included.

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 front entrance design, lack of charm on the front façade, fenestration, and possibility of eliminating the variance for the pool configuration. Motions carried at the March meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property and to approve the project as presented with the following conditions: the windows are removed from the garage doors, the window trim color is changed to a more pleasing color, such as a grey green, muntins are added to the side door off of the garage, the band above the front door should be at the height of the window sills, the pediment over the front door is properly scaled, *with a sample of the driveway to return to the April 28, 2021 meeting.*

Call for disclosure of ex parte communication.

8. B-012-2021 New Construction

Address: 86 Middle Road

Applicant: Middle Road Holdings Trust (Guy Rabideau, Trustee)

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

Project Description: New two-story residence with exercise pavilion, pool cabana and pool. Final hardscape and landscape.

A motion carried at the February meeting to defer the project to the March 24, 2021 meeting for a major redesign of the home. 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 on the west side, roof material, the garage/main home connection, and the two wings in the rear.

Call for disclosure of ex parte communication.

9. 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 a one month deferral to the May 26, 2021 meeting.

10. B-016-2021 Modifications

Address: 150 Brazilian Ave.

Applicant: Patrick T. Ryan

Professional: Caroline Forrest/MHK Architecture and Planning

Project Description: Minor alteration to existing window openings at east and rear elevations (bay window at rear elevation) not seen from street. Select cast stone removal and alterations at front elevation. New front door. New motor court. New site wall and gates. Modified pool deck area. New spa addition. Associate landscape/hardscape changes.

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 possibility of an addition of a large tree to the lot, keeping the Chicago brick driveway and changing the bay window in the bathroom area.

Call for disclosure of ex parte communication.

11. B-017-2021 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 910 S. Ocean Blvd.

Applicant: 910 S Ocean LLC (Tom Campbell)

Professional: Jose Luis Gonzalez-Perotti/Portuondo-Perotti Architects

Project Description: Revisions to approved project, including modifications to window/door configurations, addition of stone balustrade at roof level, modification to driveway area, elimination of pool on main parcel, modification of

South (rear) façade due to floor plan changes, modification of window/door configuration at beach house, and related landscape modifications.

ZONING INFORMATION: 1. Section 134-843(b): Modification to a previously approved request for Site Plan approval to permit construction of a new 17,527 square foot, two story residence on a platted lot with a depth of 128.42 in lieu of the 150 foot minimum required in the R-A Zoning District. The proposed changes to the main house parcel are as follows: the addition of a cooling tower at southwest corner of the property; revision of the driveway and entries to reduce from three curb cuts to two curb cuts; elimination of the swimming pool on the east side of the house; addition of decorative balustrades at the roof level; revisions to floor plans and south facade due to plan changes; elimination of balcony on the west facade; minor adjustment to stonework and window/door configurations; and revision to metal railing design of balconies. Also proposed modifications to the basement enlarging the square footage by 994 square feet to house mechanical equipment. 2. Section 134-2: a variance to allow a point of measurement of 21.5 NAVD in lieu of the 8.34 NAVD maximum allowed for the building height plane calculation for the balustrade detail. 3. Section 134-1610(4) and 134-843(11): a variance to allow lot coverage to be 28.5% in lieu of the 25% maximum allowed when counting the basement walls that extend outside of the main building walls. 4. Section 134-790: Modification to a previously approved request for a special exception to permit construction of a new 500 square foot beach cabana east of South Ocean Boulevard. Modifications include new fenestration, columns, basement and raising finished floor elevation by 2 feet and to lower the site wall to meet the ocean vista requirement.

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 a restudy of the balustrades and parapet, leaded glass, wrought iron balconies, the height of the beach cabana and the massing of the home.

Call for disclosure of ex parte communication.

12. 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.

Call for disclosure of ex parte communication.

13. B-022-2021 Modifications

Address: 237 Brazilian Ave.

Applicant: Brazilian PB Land Trust (Martin V. Katz, Trustee)

Professional: MP Design and Architecture, Inc.

Project Description: Converting a two family residential building into a single family dwelling.

A motion carried at the March meeting to approve the project as presented with the following items to be deferred to the April 28, 2021 meeting: front façade fenestration, balcony railings and gate, hardscape leading up to the front door and the front landscaping.

Call for disclosure of ex parte communication.

14. 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 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.

Call for disclosure of ex parte communication.

E. MAJOR PROJECTS – NEW BUSINESS

1. B-026-2021 Demolition/New Construction

Address: 217/225 Seabreeze Ave.

Applicant: Robert S. Berg

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

Project Description: Demolition of existing two-story residence, pool, fountain, gazebo, walls and hardscape. Modifications to landscape and hardscape.

Construction of gazebo. ****Please note: This is Demolition only*****

Call for disclosure of ex parte communication.

2. B-027-2021 Demolition/New Construction

Address: 210 Palmo Way

Applicant: Keith Asplundh

Professional: Roger Janssen/Dailey Janssen Architects

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

Call for disclosure of ex parte communication.

3. 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.

Call for disclosure of ex parte communication.

4. B-029-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 210 Orange Grove Rd.

Applicant: Alice Ruth and Ron Alvarez

Professional: MP Design & Architecture

Project Description: First floor addition of 55 SF at rear of property to accommodate a one car garage. Change existing two car garage to proposed one car garage. New 264 SF pool cabana.

ZONING INFORMATION: Applicant is proposing to convert a one story two-car garage into a one story one-car garage and adding 50 square feet of space to the garage for a cabana bath. The following variances are being requested: Section 134-893(9): a rear yard setback of 6.4 feet in lieu of the 10 foot minimum required in the R-B Zoning District. Section 134-2179(b). Applicant is requesting a one-car garage in lieu of the requirement of having a two car garage for properties in excess of 75 feet in width.

Call for disclosure of ex parte communication.

5. 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.

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.

6. 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.

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.

7. 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.

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.

8. 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.

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.

Please note: Staff is recommending a deferral to the May 26, 2021 meeting as the proper presentation materials were not received.

9. 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.

Call for disclosure of ex parte communication.

10. B-035-2021 Demolition/New Construction

Address: 1260 N. Lake Way
Applicant: Cushing Investments, LLC (Richard True)
Professional: Asbacher Architecture
Project Description: Demolish an existing two story residence and construct a new two story Island Colonial residence, pool, landscape, hardscape.

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

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.

Please note: The professional for the project has requested a one month deferral to the May 26, 2021 meeting.

2. 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.

Please note: Staff is recommending deferral to the June 23, 2021 meeting to allow the applicant to file a Special Exception with Site Plan Review.

3. A-023-2021 Modifications

Address: 22 Middle Road

Applicant: Myrna and Spencer Partrich

Professional: Keith Williams/Nievera Williams Design

Project Description: Proposed site wall on north side of property. Proposed pergola in rear. Hardscape and landscape updates throughout.

Motions carried at the March meeting to approve the building of the north site wall only and to defer the pergola and remaining landscape changes to the April 28, 2021 meeting.

Call for disclosure of ex parte communication.

4. A-030-2021 Modifications

Address: 8 Windsor Ct.

Applicant: Jonathan Sack

Professional: MP Design & Architecture, Inc.

Project Description: Modification of existing windows and doors including front entry door.

Motion carried at the March meeting to approve the project as presented with the condition that the professional restudy the west gable on the first and second floor as well as the front door fenestration and return to the April 28, 2021 meeting.

Call for disclosure of ex parte communication.

G. MINOR PROJECTS – NEW BUSINESS

1. 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.

Call for disclosure of ex parte communication.

2. A-025-2021 Modifications

Address: 2500 S. Ocean Blvd.

Applicant: 2500 South Ocean Blvd. Condominium Assoc. (Zoran Grbich)

Professional: Dustin Mizell/Environment Design Group

Project Description: Revisions to the front entry gate landscape & paving design.

Interior asphalt driveway & parking to be replaced with pavers. Associated hardscape & landscape improvements. ***** This project requires an administrative site plan review*****

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.

Call for disclosure of ex parte communication.

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.

Please note: The professional for the project has requested a one-month deferral to the May 26, 2021 meeting.

VIII. **OTHER**

1. Continued Discussion of Story Pole Regulations

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

1. Public
2. Staff
3. Commission

X. **ADJOURNMENT**

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation in order to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.