



TOWN OF PALM BEACH

**TENTATIVE AGENDA:
SUBJECT TO REVISION**

REVISED

3:01 pm, Mar 22, 2021

ARCHITECTURAL COMMISSION

MEETING HELD ELECTRONICALLY

Via Zoom Webinar

Click to Participate: <https://zoom.us/j/91673646949>

WEDNESDAY, MARCH 24, 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, MARCH 25, 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
Alexander C. Ives, Member
Maisie Grace, Member
John David Corey, Member
Betsy Shiverick, Member
Jeffrey W. Smith, Member
Thomas Kirchhoff, Member
Katherine Catlin, Alternate Member
Dan Floersheimer, Alternate Member
Edward A. Cooney, Alternate Member

III. PLEDGE OF ALLEGIANCE

- IV. **ELECTION OF OFFICERS**
- V. **RULES OF ORDER AND PROCEDURE**
- VI. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 24, 2021 MEETING**
- VII. **APPROVAL OF THE AGENDA**
- VIII. **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; Administrative Site Plan Review*****
- A motion carried at the February meeting to defer this project on behalf of staff's request.
2. **A-018-2021 Modifications**
Address: 102 Flagler Dr.
Applicant: FDPB Holding Company LLC (Adam R. Seligman, Representative)
Professional: Thomas M. Kirchhoff/Kirchhoff & Associates
Project Description: Renovation to existing main house and cabana including any associated changes. *****Please note: The portion of the proposed project entailing the basement has been omitted from this application.*****
3. **A-026-2021 Landscape/Hardscape Modifications**
Address: 901 N. Ocean Blvd.
Applicant: PBB Island Property LLC (Clark Beaty, Manager)
Professional: Joe Peterson/Peterson Design Professionals
Project Description: Minor modifications to the perimeter of the approved landscape plans. These modifications include enhancements to the approved plant sizes, quantities and additional species. These modifications also provide increased privacy, site coverage, native plant material and shade to site as well as enhanced off site views of the property.
4. **A-027-2021 Modifications**
Address: 1960 S. Ocean Blvd.
Applicant: Stephen A. Wynn Florida Revocable Trust dated 12/5/19 (Maura Ziska)
Professional: Jeffery Smith/Smith Architectural Group
Project Description: Modification to previously approved addition as follows: west face of one-story portion to extend 1'-0" to the west from previously approved, west window revised to arch top windows with columns and surrounds

to match existing fenestration, second floor façade to extend 6'-9" to the west and match existing fenestration.

5. A-028-2021 Modifications

Address: 1090 N. Lake Way

Applicant: 1090 North Lake Way LLC (Glenn Dubin)

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates

Project Description: Replace existing aluminum storefront windows and doors with Hope's oil rubbed bronze steel windows and doors, and any associated changes. Pane size will differ as shown on drawings.

6. A-029-2021 Modifications

Address: 207 Bahama Ln.

Applicant: Richard and Amber Grow

Professional: Kristin Kellogg/Smith Kellogg Architecture, Inc.

Project Description: Roof change and front door replacement. Family room and loggia addition at rear.

7. 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.

8. A-031-2021 Landscape/Hardscape

Address: 276 Jamaica Ln.

Applicant: Eugene & Lori Cavanaugh

Professional: Dustin Mizell/Environment Design Group

Project Description: Minor landscape changes.

B. ITEMS PULLED FROM CONSENT AGENDA

C. DEMOLITIONS AND TIME EXTENSIONS

1. B-015-2021 Demolition

Address: 147 Dunbar Rd.

Applicant: Susan G. Pappas Trust

Professional: Thomas M. Kirchhoff/Kirchhoff & Associates

Project Description: Demolition of existing residence, pool, landscape and hardscape.

Call for disclosure of ex parte communication.

D. MAJOR PROJECTS – OLD BUSINESS

1. B-074-2019 Additions & Modifications

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

Address: 125 Worth Avenue

Applicant: 125 Worth Partners LLC

Professional: Jose Luis Gonzalez Perotti/Portuondo Perotti Architects

Project Description: The project consists of the façade renovation and addition to an existing four-story 1970's building. The fourth-floor structure will be removed and replaced with four new luxury residential apartments, and trellis gardens. The façade will be renovated with new architectural screens, white brick veneer and exposed concrete accents that will enhance the aesthetic of the building for its users and pedestrians alike. The addition component consists of a new one-story commercial structure with a roof top trellised courtyard and a two-story elevator tower.

ZONING INFORMATION: A request for Site Plan Review modification approval for revitalization, renovation and expansion of the 45-year-old nonconforming commercial building located at 125 Worth Avenue in the C-WA zoning district. The building will be completely renovated architecturally using design themes found in the Worth Avenue Design Guidelines. In addition, a two-story addition is being proposed on the east end of the property. To make this project financially feasible, the owners are requesting to demolish and rebuild the existing fourth story and expand its footprint to add four residential units. In addition to the Site Plan Review proposed modifications, the applicant is requesting the following Special Exceptions and Variances required to complete the project: 1. Per Section 134-1163(8)b., a special exception for a two-story and fourth-story addition. The existing building is four stories but it is being expanded. 2. Per Section 134-2182(b), a special exception for on-site shared parking, subject to a professional shared parking analysis. 3. Per Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the height from 53 feet in lieu of the 49 feet 2 inches existing and the 25-foot maximum allowed by code. 4. Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the overall building height to 63 feet 4 inches in lieu of the 53 feet 8 inches existing and the 35-foot maximum allowed by current code. 5. Per Section 134-419, a variance to allow an expansion of an existing nonconforming building by increasing the existing air-conditioned floor area of the fourth story to 13,212.9 square-feet from 3,448.75 square-feet existing. An open fourth story trellis of 5,433 square-feet is also proposed in this application and included in the calculation of lot coverage, below. There is an existing exterior fourth floor covered area of approximately 3,290 square-feet in addition to the existing air-conditioned floor area on the fourth story of the building. 6. Per Section 134-1163(5), variance to allow a minimum front yard setback of 1-foot 1 inch for portions of the building in lieu of the 5 feet existing and the 5 feet minimum required on the private property. The sidewalk is required to be a minimum of 10 feet wide and this proposal is a minimum of 8 feet 2 inches in the area where the sidewalk is only 1 foot 1 inch wide on private property. 7. Per Section 134-1163(9)b., variance for lot coverage of 71% on the first floor in lieu of the 57% existing and the 35% maximum allowable. 8. Per Section 134-1163(9)b., variance for lot coverage of 66% on the second floor in lieu of the 57% existing and the 35% maximum allowed for second story. 9. Per Section 134-1163(9)b., variance for lot coverage of 54% on the fourth floor in lieu of the 20% existing and the 35% maximum allowable by code.

Project history:

December 2020 – Deferred to February 26, 2020 at request of applicant.

February 2020 – Deferred to March 25, 2020 at request of attorney & (neighbors).

March 2020 – Deferred to April 29, 2020 due to COVID-19

April 2020 – Deferred to May 27, 2020 due to COVID-19

May 2020 – Deferred to June 24, 2020 at request of attorney (neighbors request).

June 2020 – Deferred to July 29, 2020 at request of attorney (neighbors request).
July 2020 – Deferred to November 20, 2020 at request of attorney.
November 2020 – Deferred to December 18, 2020 at recommendation of staff.
December 2020 – Deferred to the February 24, 2021 meeting by Commission.
February 2021 – Deferred to March 24, 2021 at the request of the attorney

Please note: Staff is recommending a one month deferral, to the April 28, 2021 meeting to allow a thorough review of the modifications.

2. 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.

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

3. 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.

Call for disclosure of ex parte communication.

4. 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.

Please note: The professional has requested a one month deferral, to the April 28, 2021 meeting, to complete the replat for the property.

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.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

7. B-008-2021 Gates

Address: 114 Seaspray Avenue

Applicant: Jane and Basil Vasiliou

Professional: Mario Nievera/Nievera Williams Design

Project Description: New driveway gate and pedestrian gates.

A motion carried at the February meeting to approve the project as presented with the condition that all gates, except for the generator gate, are changed to wood and in a lighter tone. *****Please note: The professional for the project has requested the project be reconsidered with a change in materials*****

Call for disclosure of ex parte communication.

8. B-011-2021 Demolition/New Construction

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

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.

ZONING INFORMATION: Section 134-948(1) & (2): A request for a variance to construct a new 3,700 square foot, two story residence on a lot with a width of 50 feet in lieu of the 75 foot minimum required and a lot area of 5,902 sq. ft. in lieu of the 10,000 sq. ft. minimum required. Section 134-948(6): Request for a variance to have an 8 foot east side yard setback in lieu of the 10 foot minimum required. Section 134-1757: Request for a variance to construct a swimming pool (11' by 27') along the south of the property that would have a 7.5 foot rear yard setback in lieu of the 10 foot minimum setback required. Section 134-948(9): Request for a variance for lot coverage to be 34.92% in lieu of the 30% maximum allowed.

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.

Call for disclosure of ex parte communication.

9. 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.

Call for disclosure of ex parte communication.

10. 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.

Call for disclosure of ex parte communication.

E. MAJOR PROJECTS – NEW BUSINESS

1. 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.

Call for disclosure of ex parte communication.

2. B-017-2021 Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 910 S. Ocean Blvd.

Applicant: 910 S Ocean LLC (Tom Campbel)

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.

Call for disclosure of ex parte communication.

3. B-018-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 830 S. Ocean Blvd.

Applicant: Emil Solimine

Professional: Richard F. Sammons/Fairfax & Sammons

Project Description: Two-story courtyard infill on the west side of the main house (not visible from the street.) Renovation of entry portico.

ZONING INFORMATION: Section 134-843 (11): a variance request to allow the construction of a 1,780 square foot two story infill addition for a first floor living room area and two second floor bedrooms that will result in a lot coverage of 30.9 % in lieu of the 27.65% existing and the 25% maximum allowed.

Call for disclosure of ex parte communication.

4. 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.

Call for disclosure of ex parte communication.

5. B-020-2021 Additions/Modifications

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 167 Seaview Ave.

Applicant: Joan Gullans and Garrett Pluck

Professional: Brooks & Falotico Associates, LLP

Project Description: Main House – Two Story addition, revised fenestration on North elevation, and interior renovations to two-story single family residence.

Pool House – revise/replace in kind windows and doors; interior renovations. Site – renovate hardscape and landscape.

ZONING INFORMATION: The applicant is proposing to construct a 316 square foot two story addition to the rear of the residence for an elevator/mudroom addition that will require the following variances: 1. Section 134-893(7): a west side yard setback of 9.8 in lieu of the 15 foot minimum required in the R-B Zoning District. 2. Section 134-893(13): a cubic content ratio ("CCR") of 5.05 in lieu of the 4.72 existing CCR and the 4.24 maximum CCR allowed in the R-B Zoning District.

Call for disclosure of ex parte communication.

6. 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.

Call for disclosure of ex parte communication.

7. B-023-2021 Additions/Modifications

Address: 162 Atlantic Ave.

Applicant: Sam Youneszadeh and Kimberly Honig

Professional: MP Design and Architecture, Inc.

Project Description: 528 SF second floor addition on an existing two story residence. Garage doors and driveway relocation to west side of property.

Call for disclosure of ex parte communication.

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.

Call for disclosure of ex parte communication.

9. B-025-2021 Landscape/Hardscape

Address: 222 Plantation Rd.

Applicant: Hawthornthwaite Trust (Stephen P. Hawthornthwaite, Trustee)

Professional: Keith Williams/Nievera Williams Design

Project Description: New hardscape and planting throughout the property; except for pool and buffer material.

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.

Call for disclosure of ex parte communication.

2. A-003-2021 Awning

ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)

Address: 113 Atlantic Ave.

Applicant: Alexandra Murphy

Professional: Jeffrey Brasseur/Brasseur & Drobot Architects, PA

Project Description: Add a fixed awning to the west second story deck and the east second story deck between the garage and main residence.

A motion carried at the January meeting to defer the project to the February 24, 2021 meeting due to the method in which the awning was attached as well as the look of the awning. A motion carried at the February meeting to defer the project to the March meeting due to lack of presentation materials submitted.

ZONING INFORMATION: Section 134-893(b)(13): Request for a variance to allow the construction of a 210 square foot awning on the east side of the existing residence and a 644 square foot awning on the west side of the existing residence which will result in a cubic content ratio of 4.499 cubic feet in lieu of 3.998 existing and the 4.148 maximum allowed.

Call for disclosure of ex parte communication.

3. A-008-2021 Modifications

Address: 202 Onondaga Ave.

Applicant: Mark and Nina Magowan

Professional: Richard F. Sammons/Fairfax & Sammons

Project Description: Construction of new site walls with pedestrian gates.

Installation of new 48K generator. Landscape and hardscape modifications and improvements.

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 included concerns about the height of the site walls.

Call for disclosure of ex parte communication.

4. 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: Administrative 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.

Please note: The professional has requested a one month deferral, to the April 28, 2021 meeting, to provide notice to the surrounding properties.

G. MINOR PROJECTS – NEW BUSINESS

1. A-021-2021 Modifications

Address: 236 Via Las Brisas

Applicant: Esther Carmilani

Professional: MP Design & Architecture, Inc.

Project Description: New door and surround, window changes on north elevation, replacing barrel tile roof.

Call for disclosure of ex parte communication.

2. 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.

Call for disclosure of ex parte communication.

IX. OTHER

1. ARCOM Project Designation Manual and Guide

2. Discussion of Mock Ups

X. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

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.