



# TOWN OF PALM BEACH

**TENTATIVE AGENDA:  
SUBJECT TO REVISION**

**REVISED**

12:44 pm, Jul 26, 2021

**ARCHITECTURAL REVIEW COMMISSION  
TOWN COUNCIL CHAMBERS  
SECOND FLOOR, TOWN HALL  
360 SOUTH COUNTY ROAD, PALM BEACH**

If participating remotely, please use this Zoom link:  
<https://zoom.us/j/99180738772>

**WEDNESDAY, JULY 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, JULY 29, 2021 TO BEGIN AT 9 A.M.**

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

- I. **CALL TO ORDER**
- II. **ROLL CALL**  
Michael B. Small, Chairman  
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 JUNE 23, 2021 MEETING**

VI. **APPROVAL OF THE AGENDA**

VII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **A-078-2021 Modifications**

Address: 389 S. Lake Drive, 1-D

Applicant: Dinah Fulton

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

Project Description: Replace first floor screened enclosure with glass enclosure.

2. **A-080-2021 Modifications**

Address: 262 Park Ave.

Applicant: Automotive Management & Consulting, LLC (Patricia Dean, Member)

Professional: Campany Roofing

Project Description: Remove existing shake roof tile and replace with new .032 aluminum, 1.75" snap lock, 18" standing seam metal panel with Kynar Finish.

3. **A-082-2021 Modifications**

Address: 221 Ocean Terrace

Applicant: James & Elizabeth Bonner

Professional: Dustin Mizell/Environment Design Group

Project Description: Existing wood fence, gate, dry stack wall, front entry path, and steps to be demolished and replaced with new entry steps, path and low retaining wall. Existing pool deck to be removed and replaced with lawn.

Associate landscape improvements.

4. **A-083-2021 Modifications**

Address: 223 Queens Lane

Applicant: Jason Paterniti and Nicole Watson

Professional: Dustin Mizell/Environment Design Group

Project Description: Modifications to previously approved hardscape. Associated landscape improvements.

5. **A-088-2021 Landscape/Hardscape**

Address: 1255 N. Lake Way

Applicant: Elizabeth Lange

Professional: Mario Nievera/Nievera Williams Design

Project Description: Front yard landscape removals and new landscape layout. Existing driveway and entry paving to remain.

6. **A-092-2021 Modifications**

Address: 150 El Vedado Rd.

Applicant: 150 El Vedado Rd LLC (Thomas DelBosco)

Professional: LaBerge & Menard, Inc.

Project Description: Remove garage door on west elevation, add new impact rated French doors to match existing. Modify windows on South elevation, change one window to a door.

7. A-094-2021 Modifications

Address: 161 E. Inlet Drive

Applicant: Richard H. Bauer

Professional: Kyle Fant/Bartholemew + Partners

Project Description: Single family residence like for like window and garage door placement. Updated garage door design and material. Select windows to have new muntins and decorative shutters. Paint color to be updated.

8. ARC-21-018 Modifications

Address: 615 N. County Road

Applicant: Lewis and Alice Sanders

Professional: Jeffery Smith/Smith Architectural Group

Project Description: Updated details for the scrollwork at the entry and service gates from the previously approved entry and service gates. Entry gate has been reduced in height from 17'-6" to 15'-1 1/4" and the service gates has been reduced from 8'-2 1/4" to 7'-7".

**B. DEMOLITIONS AND TIME EXTENSIONS**

1. B-066-2021 Demolition

Address: 411 Brazilian Avenue

Applicant: Holy Union PB LTD (Sean Sheridan)

Professional: SKA Architect + Planner

Project Description: Demolition of existing structure.

Call for disclosure of ex parte communication.

2. B-067-2021 Demolition

Address: 253 El Pueblo Way

Applicant: 253 El Pueblo Way LLC (Peter Wittich, Manager)

Professional: MHK Architecture & Planning

Project Description: Demolition of existing house, hardscape, pool, and select landscape material. Perimeter landscape material to remain. Sod, irrigation and screening as required.

Call for disclosure of ex parte communication.

3. B-069-2021 Demolition

Address: 256 Mockingbird Trail

Applicant: M2B Properties LLC (Gregory L. Palmer, Agent)

Professional: Gregory L. Palmer/Harrison Design

Project Description: Demolition of the existing one-story residence, pool, and all existing hardscape.

Call for disclosure of ex parte communication.

4. B-073-2021 Demolition

Address: 620 N. Lake Way

Applicant: Robert Lazarowitz & Cobey Rapaport

Professional: Jacqueline Albarran

Project Description: Demolition of existing one story house, pool, patios and driveway. Existing perimeter landscaping remains. New irrigated lawn as per code.

Call for disclosure of ex parte communication.

5. B-076-2021 Demolition

Address: 1090 S. Ocean Blvd.

Applicant: 1090 S Ocean LLC (Nedim Soylemez)

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

Project Description: Demolition of a one-story residence, one story detached garage, hardscape and landscape

Call for disclosure of ex parte communication.

6. B-077-2021 Demolition

Address: 730 N. County Rd.

Applicant: Aaron W. Ford

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

Project Description: Demolition of a one-story residence, hardscape and landscape.

Call for disclosure of ex parte communication.

7. B-078-2021 Demolition

Address: 635 Crest Road

Applicant: Lili C. Monell/The Lili C. Monell Trust – 2012 (Ambrose K. Monell, Trustee)

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

Project Description: Demolition of a one-story guest house, pool, hardscape and landscape.

Call for disclosure of ex parte communication.

**C. MAJOR PROJECTS – OLD BUSINESS**

1. B-019-2021 Modifications

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)\*

Address: 101 Nightingale Trail

Applicant: 04TST101 Nightingale LLC (Brian Libman, Manager)

Professional: Brooks & Falotico Associates, LLP

Project Description: Exterior alterations and interior renovations to two-story single family residence; revised fenestration on all elevations; reframe portions of existing roof to accommodate new fenestration height and replace existing roof tiles; renovate entry portico, frame for second floor roof deck, and face with coquina; new Dutch gables at courtyard elevations; renovate pool terrace and incorporate new retaining walls; remove existing driveway and install new hardscape and landscape.

ZONING INFORMATION: Section 134-893(13): The applicant is proposing to construct a 70 square foot one story bathroom addition and two Dutch gables that will be added to the courtyard elevations of the pool cabana and kitchen which will increase the cubic content ratio ("CCR") to 5.24 in lieu of the 5.01 existing CCR and the 3.9 maximum CCR allowed in the R-B Zoning District.

A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included the identity and character of the home, the front entry, the fenestration, the shutters, the balconies and glass railings. A motion carried at the April meeting to defer the project for one month, to the May 26, 2021 meeting, to restudy the gables, fenestration and in accordance with the comments of the Commission. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting at the request of the professionals. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting at the request of the professionals.

*Please note: The professional has requested a deferral to the August 25, 2021 meeting.*

2. B-024-2021 Demolition/New Construction

Address: 240 Mockingbird Trail

Applicant: Lee Fensterstock

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of existing one story structure. New construction of two story single family house in island style, approximately 5400 s.f. Final landscape and hardscape included.

A motion carried at the March meeting to approve the demolition. A second motion carried at the March meeting to defer the project to the April 28, 2021 meeting to address the comments of the Commissioners, which included adding some identity to the home, the fenestration, a restudy of the landscaping and pedestrian gate, and to return with a north, east, west and south cross section of the landscaping. A motion carried at the April meeting to defer the project to the May 26, 2021 meeting to restudy the size of the bay windows on the front elevation, to change the roof pitch to 5/12, to remove 12 inches in the second floor, to change the laundry room to a single window, and the French doors over the front entrance

will be changed as previously proposed. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting for a restudy of the home design. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting at the request of the professional.

*Please note: Staff is recommending a two month deferral to the September 29, 2021 meeting due to a change in professional.*

3. B-031-2021 Demolition/New Construction

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

Address: 130 Algoma Rd.

Applicant: 130 Algoma, LLC (Lee Fensterstock)

Professional: SKA Architect + Planner

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

A motion carried at the April meeting to defer the demolition for one month, to the May 26, 2021 meeting, to allow the Commissioners to receive a proper demolition report and landscape demolition plan. A second motion carried at the April meeting to defer the entire project, including the new construction, to the May 26, 2021 meeting. A motion carried at the May meeting to approve the demolition request as presented. A second motion carried at the May meeting to defer the project to the June 23, 2021 meeting for a restudy in accordance with the comments from Mr. Castro and the Commissioners, to include style, floor height and garage orientation. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting for a complete redesign backed on the comments from the Commissioners.

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.

*Please note: Staff is recommending a two month deferral to the September 29, 2021 meeting due to a change in professional.*

4. B-034-2021 Additions/Modifications

Address: 905 N. Ocean Blvd.

Applicant: 905 N. Ocean LLC (Maura Ziska)

Professional: LaBerge and Menard

Project Description: Guest house addition and new landscape/hardscape.

A motion carried at the April meeting to defer the project to the May 26, 2021 meeting for restudy, particularly how the home fits onto the lot. A motion carried at the May meeting to defer the project to the June 23, 2021 meeting at the request of the professional. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting at the request of the professional.

*Please note: The professional has requested a one month deferral to the August 25, 2021 meeting.*

5. 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.

A motion carried at the May meeting to approve the demolition of the existing home as requested. A second motion carried to defer the project for two months to the July 28, 2021 meeting for an entire restudy.

*Please note: Staff is recommending a one month deferral to the August 25, 2021 meeting due to materials not submitted by the due date.*

6. B-042-2021 New Construction

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

Address: 1080 S. Ocean Blvd.

Applicant: Todd Glaser

Professional: LaBerge & Menard Inc.

Project Description: New two story home with pool cabana. House will have clay barrel tile roof, smooth stucco painted Manchester tan.

ZONING INFORMATION: Section 134-843(b): Request for Site Plan Review to allow the construction of a 9,485 square foot two-story, single family residence on a non-conforming platted lot that is 17,567 square feet in area in lieu of the 20,000 square foot minimum required in the R-A Zoning District.

A motion carried at the May meeting to defer the project to the June 23, 2021 meeting to restudy in accordance with the comments of the Commissioners, including the fenestration, balconies, chimneys, corner entry, rear loggia and orientation of garage doors. A motion carried at the June meeting to defer the project to the July 28, 2021 meeting, specifically to consider the comments of the Commissioners on the following items: the tower corner, the second floor doors on the tower, the colors, reinstate the small window on the west side, the pool, the terrace steps and garage doors.

Call for disclosure of ex parte communication.

7. B-048-2021 New Construction

Address: 224 S. Ocean Blvd.

Applicant: Armen Manoogian

Professional: Jose A. Gonzalez/Gonzalez Architects

Project Description: Proposed work includes the construction of a new 836 square foot, one story detached, four car garage and driveway. Also, the siding and all trim of the existing adjacent guest house will be repainted to match the main house.

A motion carried at the May meeting to defer the project to the June 23, 2021 meeting in accordance with the comments from the Commissioners, with a specific request to bring a view of the colonnade from the south. A motion carried at the June meeting to defer the project to July 28, 2021 meeting to consider an alternative design for the garage.

Call for disclosure of ex parte communication.

8. B-050-2021 New Construction

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)\*

Address: 334 Chilean Ave.

Applicant: GW Purucker JV Contract Purchaser (Maura Ziska)

Professional: MP Design & Architecture, Inc.

Project Description: A new two-story house, two-car garage with new pool, landscape, hardscape on a vacant lot.

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting to consider the comments of the Commissioners which included the study of changing the orientation of the house, adding more native landscaping, the fenestration and possibly changing the design style to Mediterranean Revival.

ZONING INFORMATION: Section 134-948: A request for a variance to construct a new 5,270 square foot, two story residence, on a non-conforming lot with a lot area of 9,384 sq. ft. in lieu of the 10,000 sq. ft. minimum required in the R-C Zoning District.

*Please note: Staff is recommending a one month deferral to the August 25, 2021 meeting due to materials not submitted by the due date.*

9. B-053-2021 Modifications

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)\*

- Done 6/23/21

Address: 8 Windsor Ct.

Applicant: Mr. & Mrs. Jonathan Sack (Maura Ziska)

Professional: MP Design & Architecture, Inc.



Project Description: Existing breezeway modifications to replace existing awning with new cooper roof. Existing pool cabana modifications to replace existing roof and awning with new copper roof. Existing open porch modifications to replace exiting trellis with new copper roof.

A motion carried at the June meeting that implementation of the proposed variances will not cause negative architectural impact to the subject property. A second motion carried to approve the project as presented with the removal of the rear trellis and to return to the July 28, 2021 meeting with an alternate design of a roof over the two doors on the north elevation.

*Please note: Staff is recommending a one month deferral to the August 25, 2021 meeting due to materials not submitted by the due date.*

10. B-055-2021 Additions/Modifications

Address: 251 Tangier Ave.

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

Professional: Tod Elliot Sikkenga/Wadia Associates

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

A motion carried at the June meeting to approve the architectural portion of the project as presented with the landscape portion of the project to return to the July 28, 2021 meeting for a restudy of the screening of the garage and the gates.

Call for disclosure of ex parte communication.

11. B-057-2021 New Construction

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW WITH VARIANCE(S)\* - Done 6/23/21

Address: 369 S. Lake Dr.

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

Professional: Ralph Cantin Architect, Inc.

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

A motion carried at the June meeting to approve the architectural portion of the project but to defer the site plan and the landscape plans to the July 28, 2021 meeting.

Call for disclosure of ex parte communication.

12. B-058-2021 Demolition/New Construction

Address: 1020 N. Lake Way

Applicant: Mr. & Mrs. Kanders, Contract Purchaser (Maura Ziska)

Professional: MP Design & Architecture, Inc.

Project Description: Demolition of existing residence, including hardscape, landscape. Existing pool to remain. New two-story residence, new hardscape, new landscape, existing pool to be modified.

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion deferred the hearing of the new construction to the July 28, 2021 meeting.

Call for disclosure of ex parte communication.

13. B-061-2021 Demolition/New Construction

Address: 584 Island Dr.

Applicant: 584 Island, LLC (Carl M. Sabatello, Manager)

Professional: Roger Janssen/Dailey Janssen Architects

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

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion carried to defer the project to the July 28, 2021 meeting to address the comments of the commissioners.

Call for disclosure of ex parte communication.

14. B-062-2021 Additions/Modifications

Address: 215 Via Tortuga

Applicant: 215 Via Tortuga, LLC (Whitney Crane)

Professional: Tod E. Sikkenga/Wadia Associates

Project Description: Renovations and small addition to existing house (141 sf). New enclosed pool pavilion (409 sf) Three new skylights. Maintain and paint existing roof tile. Modify existing swimming pool, landscape, and hardscape. New generator and outdoor mechanical and pool equipment. Replace existing windows and doors, and new openings with impact resistant units. Miscellaneous improvements to exterior elevations.

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting to address the comments of the commissioners.

*Please note: The professional has requested a one month deferral to the August 25, 2021 meeting.*

15. B-063-2021 Demolition/New Construction

Address: 280 Via Marila

Applicant: CJN P Holdings LLC (Daniel Pergola, Managing Member)

Professional: MP Design & Architecture, Inc.

Project Description: Demolition of an existing two-story structure. Proposal of a new two-story residence with rear facing two-car garage, new pool, hardscape and landscape.

A motion carried at the June meeting to approve the demolition of the existing home as requested. A second motion carried to defer the project to the July 28, 2021 meeting to address the comments of the commissioners.

Call for disclosure of ex parte communication.

16. B-064-2021 Modifications

Address: 402 Primavera Ave.

Applicant: Thomas and Lillian O'Malley (Manuel Angles)

Professional: Manuel Angles/Angles Design Architecture

Project Description: To increase green areas and provide additional privacy, we are proposing the following: removal all existing parking paving in front of the residence and replace with sod, new plantings, and stepping-stones (to match existing). Provide a new continuous hedge along Primavera Avenue. Add a vehicular and a pedestrian gate at existing motor court to conceal garage doors and one pedestrian gate in front of main residence entry. All finishes to match existing.

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting to address the comments of the commissioners.

Call for disclosure of ex parte communication.

17. B-065-2021 New Construction **TIME CERTAIN – 9:00 A.M. ON 7/29/21**

Address: 7 Ocean Lane

Applicant: 7 Ocean Lane, LLC (Nedim Soylemez, Manager)

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

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

A motion carried at the June meeting to defer the project to the July 28, 2021 meeting for a restudy in accordance with the comments of the Commissioners.

Call for disclosure of ex parte communication.

**D. MAJOR PROJECTS – NEW BUSINESS**

1. B-059-2021 Additions/Modifications

Address: 210 Wells Rd.

Applicant: 341 Garden Road OPCO LLC (Gregory Borchardt, Manager)

Professional: LaBerge & Menard Inc.

Project Description: 686 Sq. Ft. addition to add second floor to existing home.

Call for disclosure of ex parte communication.

2. B-060-2021 New Construction

Address: 1480 N. Lake Way

Applicant: Southpaw Trust (Jennifer Stallone)

Professional: Tom Benedict/The Benedict Bullock Group PA

Project Description: Provide exterior modifications to existing residence including replacing metal windows and doors changing frame color from white to bronze, enlarging entry door, replacing loggia shutters with glass doors and providing bi-fold doors to enclose and air condition this room, add new windows to match existing window in master bedroom, adjust existing beam and remove two existing center columns on living room loggia, replace existing west library window with glass door/window assembly, expand cabana eastward 14' and add trellis, and provide modifications to existing vehicle gates at front entrances with associated landscape and hardscape improvements.

Call for disclosure of ex parte communication.

3. B-068-2021 New Construction

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SITE PLAN REVIEW\*

Address: 267 Dunbar Road

Applicant: Michael S. Arlein, Trustee of the 267 Dunbar Road Trust (Maura Ziska)

Professional: SKA Architect + Planner

Project Description: New Construction of one and two story Mediterranean style house approximately 7,550 sq. ft. Final landscape and hardscape included.

ZONING INFORMATION: Section 134-893(c): Site Plan Review to allow the construction of a new two story 7,552 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.

*Please note: The professional has requested a one month deferral to the August 25, 2021 meeting.*

4. B-070-2021 Demolition

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)\*

Address: 114 Seaspray Avenue

Applicant: Basil and Jan Vasiliou

Professional: Jeff Smith/Smith Architectural Group

Project Description: Demolition of an existing wood staircase and railing at the garage accessory building that is not code compliant and replace it with a new masonry stair with painted metal railing. Stair landing will be enclosed for new pool bath.

ZONING INFORMATION: Section 134-893 (9): The applicant is proposing to demolish the existing wood staircase and railing at the garage accessory building that is not code compliant and replace it with a new masonry staircase that will have a 42 square foot bathroom addition tucked below it. The following variances are being requested: 1) a rear yard setback of 2.4 feet for the new staircase in lieu of the 15 foot minimum rear yard setback required in the R-B Zoning District for a lot that is 12,060 square feet in area. 2) a rear yard setback of 2.4 feet for the new bathroom addition in lieu of the 10 foot minimum rear yard setback required in the R-B Zoning District.

Call for disclosure of ex parte communication.

5. B-071-2021 Modifications

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

Address: 3450 S. Ocean Blvd.

Applicant: The Patrician of Palm Beach Condominium Apartments, Inc.

Professional: James C. Paine, Jr.

Project Description: Expansion of existing elevated pool deck to existing seawall, modification of parking spaces below proposed pool deck expansion (2 additional parking spaces added), variance request for 8' rear setback, variance request for additional lot coverage of 2.6%. 900 S.F. of additional open space has been added to north landscape buffer.

ZONING INFORMATION: The Patrician of Palm Beach Condominium Apartments is requesting permission to expand their pool deck by 3,968 square feet eastward to meet the seawall and is requesting the following variances. Section 134-1060(7) : Applicant is requesting a variance for a rear street setback of 0 feet in lieu of the 30 feet required in the R-D(2) Zoning District. Section 134-1060(9)d.: Applicant is requesting a variance for lot coverage of 45.5 percent in lieu of the 42.9 percent existing and 22 percent maximum allowed for a building five stories or taller in the R-D(2) Zoning District.

Call for disclosure of ex parte communication.

6. B-072-2021 Additions/Modifications

**\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)\***

Address: 224 La Puerta Way

Applicant: Mr. & Mrs. Gray

Professional: David J. Gengler/Gengler Architects, Inc.

Project Description: A major renovation of an existing single-story single family home which includes a two-story addition on the front of the home, a second floor addition over a portion of the existing first floor, and a two-story loggia addition on the rear of the home.

ZONING INFORMATION: The applicant is requesting four variances in order to build a two-story addition which includes a 315 square foot one-story addition to the garage, a 184 square foot addition for a covered terrace on the first floor, and a 930 square foot second floor addition for two bedrooms, including a 130 square foot covered balcony, and two bathrooms. The requested variances are as follows: Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 12.5 foot minimum side yard setback required for the garage addition in the R-B Zoning District. Section 134-893(b)(7)a: Request for an east side yard setback of 11 feet in lieu of the 15 foot minimum side yard setback for a second story addition and covered balcony in the R-8

Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 10.5 foot minimum side yard setback required for a bay window on the first floor in the R-B Zoning District. Section 134-895(1): Request for an east side yard setback of 9.8 feet in lieu of the 13 foot minimum side yard setback required for a bay window on the second floor in the R-B Zoning District.

Call for disclosure of ex parte communication.

7. B-074-2021 Additions/Modifications

\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)\*

Address: 246 Eden Rd.

Applicant: The Beach House Trust (Maura Ziska)

Professional: Keith Williams/Nievera Williams Design

Project Description: Proposed generator and enclosure. Associated landscape and hardscape changes.

ZONING INFORMATION: 1) Section 134-893(b)(5): A request for a variance to allow a 38 KW generator to be placed in the front yard setback (on Adam Road) with a setback of 8.3 feet in lieu of the 25 foot minimum required in a front yard setback. 2) Section 134-1637: A request for a variance to allow a six foot wall and landscaping (for the generator) in lieu of the 30 inches maximum height allowed within the intersection sight triangle area.

Call for disclosure of ex parte communication.

8. B-079-2021 Modifications

Address: 315 Cocoanut Row

Applicant: Melissa Schorr

Professional: Christopher G. Doriot

Project Description: Install (2) 4'h HR-10 white aluminum roll gates with access control operators; (1) 18' wide and (1) 14' wide at each end of circular driveway for security.

Call for disclosure of ex parte communication.

9. B-080-2021 New Construction

Address: 360 El Brillo Way

Applicant: Todd Glaser

Professional: Kobi Karp

Project Description: New two-story residence with pool.

Call for disclosure of ex parte communication.

**E. MINOR PROJECTS – OLD BUSINESS**

1. A-020-2021 Modifications

Address: 150 Worth Ave.

Applicant: Wilson 150 Worth LLC (Yvonne Jones)

Professional: Michael Dumala

Project Description: Add 14 new impact windows on south side of building at second floor level. ***\*\*Please note: Requires Special Exception with Site Plan Review\*\****

A motion carried at the February meeting to defer the project to the March 24, 2021 meeting to allow the applicant to provide notice to the surrounding properties. A motion carried at the March meeting to defer the project to the April 28, 2021 meeting to provide notice to the neighbors. A motion carried at the April meeting to defer the project to the June 23, 2021 meeting to file a zoning application. A motion carried at the June meeting to defer the project to the July meeting at the request of the professional.

*Please note: Staff is recommending a one month deferral to the August 25, 2021 meeting due to materials not submitted by the due date.*

2. A-051-2021 Modifications

Address: 2 S. County Rd.

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

Professional: John Schmidt/Schmidt/Nichols

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

A motion made at the June meeting to defer the project to the July 28, 2021 meeting in accordance with the comments from the Commissioners.

Call for disclosure of ex parte communication.

3. A-064-2021 Additions/Modifications

Address: 3140 S. Ocean Blvd.

Applicant: Carlton Place Condominium (Sharon Moye, Property Manager)

Professional: Don Skowron

Project Description: Proposed addition of a +/- 900 sq. ft. tensioned sun sail over the west upper terrace previously approved. Reconsideration of synthetic turf cut outs in terrace paving.

A motion made at the June meeting to defer the project to the July 28, 2021 meeting to allow the applicant to find an alternative to the synthetic turf and shade sails.

*Please note: Staff is recommending a one month deferral to the August 25, 2021 meeting due to materials not submitted by the due date.*

4. A-066-2021 Modifications

Address: 6 Sloans Curve

Applicant: Rebecca Owen

Professional: Campany Roofing

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

A motion made at the June meeting to defer the project to the July 28, 2021 meeting to allow the applicant to explore a different roofing material.

Call for disclosure of ex parte communication.

5. A-069-2021 Modifications

Address: 2285 Ibis Isle Rd. E.

Applicant: 2285 Ibis LLC (Eric Yeghian, Managing Member)

Professional: James Philip Drago

Project Description: Remodel front street side elevation, other elevations cannot be seen from street. Add doors and windows to other elevations.

A motion made at the June meeting to defer the project to the July 28, 2021 meeting to allow the applicant to give a full presentation.

Call for disclosure of ex parte communication

**F. ITEMS PULLED FROM CONSENT AGENDA**

**G. MINOR PROJECTS – NEW BUSINESS**

1. A-070-2021 Modifications

Address: 202 Plantation Rd.

Applicant: Our Palm Beach Home LLC & Frances B. Terwilliger (Maura Ziska)

Professional: Keith Spina/Spina O’Rourke

Project Description: Redesign of entry elevation – new single door (Essex green) with coquina pediment (based on Tuscan order) in lieu of double elliptical arched door, 2 new elliptical windows, new wall mounted pendant fixture over door in lieu of two wall sconces, removing the existing balcony over front door with new double casement window in lieu of existing double door at second floor; New handrail on existing balconies (Essex Green with Ipe handrail); new shutter color to be Essex Green in lieu of Yeabridge Breen; New cedar perfection shingle roof in lieu of existing white concrete tile; new door/window assembly on east side of kitchen; repaint door/window trim white in lieu of light tan. Main house body to remain white; Remove (5) Existing HVAC Units on East side of property. Replace with (2) HVAC Units in existing locations on East side of property & (1) HVAC Unit in new location on South side of property.

Call for disclosure of ex parte communication.

2. A-081-2021 Modifications

Address: 111 El Brillo Way

Applicant: 111 El Brillo Way LLC (Evan Yurman, Owner)

Professional: Mario Nievera/Nievera Williams Design



Project Description: Revising rear facing window sills at kitchen. Adding sliding doors at rear terrace and revised railings at upper front portico. New stone headers and house color on exterior walls and shutters. Reduced driveway hardscape layout and new landscape plan.

Call for disclosure of ex parte communication.

3. A-086-2021 Modifications

Address: 1305 N. Ocean Way

Applicant: Mr. & Mrs. Robert Jewell

Professional: SKA Architect + Planner

Project Description: Garage door, rear railing, and roof material modification. Updated landscape and hardscape included.

Call for disclosure of ex parte communication.

4. A-087-2021 Modifications

Address: 1191 N. Lake Way

Applicant: Mr. & Mrs. John Copeland

Professional: SKA Architect + Planner

Project Description: Removal of a chimney and window shutters. New gazebo and balcony awning.

Call for disclosure of ex parte communication.

5. A-089-2021 Landscape/Hardscape

Address: 162 Atlantic Ave.

Applicant: Sam Youneszadeh and Kimberly Honig

Professional: Mario Nievera/Nievera Williams Design

Project Description: Demolition of existing pool and terrace. Proposed hardscape layout pool/spa, driveway gate and landscape revisions.

Call for disclosure of ex parte communication.

6. A-091-2021 Modifications

Address: 304 Garden Rd.

Applicant: 304 Garden Road LLC (James M. Crowley, Esq.)

Professional: Mario Nievera/Nievera Williams Design

Project Description: Relocation of rear property generator. Addition of spa at rear of property. Modifications to rear property garden and east property site wall and associated proposed landscape and hardscape changes.

Call for disclosure of ex parte communication.

**H. CLARIFICATION HEARING**

1. 1045 S. Ocean Blvd. - Staff and neighbor concerns with proposed plantings in north easement by applicant and approval of same by Town of Palm Beach

**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.