



# **TOWN OF PALM BEACH**

## **PLANNING, ZONING AND BUILDING DEPARTMENT**

### **SUMMARY OF THE ACTION MINUTES TAKEN AT THE ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, SEPTEMBER 23, 2020**

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at [www.townofpalmbeach.com](http://www.townofpalmbeach.com).

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **RULES OF ORDER AND PROCEDURE**
- V. **APPROVAL OF THE MINUTES FROM THE AUGUST 26, 2020 MEETING**  
**ACTION: APPROVED**
- VI. **APPROVAL OF THE AGENDA**  
**ACTION: APPROVED**
- VII. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- VIII. **COMMUNICATIONS FROM CITIZENS REGARDING NON-AGENDA ITEMS (3 MINUTE LIMIT PLEASE)**
- IX. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**
- X. **PROJECT REVIEW**
  - A. **DEMOLITIONS AND TIME EXTENSIONS**
    - 1. **B-047-2020 Demolition**  
Address: 110 Seaspray Ave.  
Applicant: Manoogian Armen A Trust (Jose A. Gonzalez, Owner's Agent)  
Professional: Jose A. Gonzalez/Gonzalez Architects

Project Description: Request for demolition of existing house, covered loggia, guest house, pool and paved drive, walks and decks. The above mentioned areas will be filled and the lot will be sodded and irrigated.

**ACTION: APPROVED WITH CAVEAT THAT ORIGINAL TWO STORY HOUSE TO REMAIN AND CONDITION RELATING TO UTILITY EASEMENT**

2. B-054-2020 Demolition

Address: 254 N. Woods Rd.

Applicant: 254 North Woods Road LLC (Charles Fabrikant, Member)

Professional: Caroline Forrest/MHK Architecture & Planning

Project Description: Demolition to existing one story residence. Removal of existing pool and partial hardscape removal.

Call for disclosure of ex parte communication: Disclosure by several members.

**ACTION: APPROVED WITH CONDITION RELATED TO UTILITY EASEMENT**

3. B-062-2020 Demolition

Address: 127 Root Trail

Applicant: Michele C. White

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Demolition of three two-story structures.

**ACTION: APPROVED WITH THE CAVEAT TO KEEP THE ORIGINAL, MAIN STRUCTURE (PAPA BEAR), WITH A CONDITION RELATED TO UTILITY EASEMENT; THE MAIN STRUCTURE WILL RETURN TO THE OCTOBER 28, 2020 MEETING WITH A MORE DETAILED LANDSCAPING PLAN.**

**B. MAJOR PROJECTS – OLD BUSINESS**

1. B-069-2019 Demolition/New Construction

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

Address: 977 South Ocean Boulevard

Applicant: 195 PHESTEN ASSOCIATES, LLC (RUSTY & ASHLEY HOLZER)

Professional: Studio SR Architecture

Project Description: Demolition of existing 1-story wood frame house, and construction of a contemporary 1 & 2-story residence.

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

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

At the October 30, 2019 ARCOM meeting, the demolition of the existing home was approved; however, the proposed new home was deferred to the December 13, 2019 meeting with direction to restudy the project per the comments made by the Commission members. A motion carried at the December meeting to defer the project to the January 29, 2020 meeting at the request of the applicant. A motion carried at the January meeting to defer the project to the March 25, 2020 meeting for a significant restudy with consideration of the comments from the Commissioners. A motion carried at the March meeting to defer the project to the April 29, 2020 meeting due to the COVID-19 situation. A motion carried at the April meeting to defer the project to the May 27, 2020 meeting. A motion carried at the May meeting to defer the project to the July 29, 2020 meeting at the request of the applicant. A motion carried at the July meeting to defer the project to the September 23, 2020 meeting.

**ACTION: IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY ; TO APPROVE THE PROJECT WITH A CONDITION RELATED TO THE UTILITY EASEMENT.**

2. B-020-2020 New Construction

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

Address: 171 Via Bellaria

Applicant: John Robert Tomisch Trust (M. Tim Hanlon, Attorney)

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: New 8,468 sq. ft. two-story house painted cream with clay tile roof, stone trim. New landscape and hardscape.

ZONING INFORMATION: Section 134-843 (7): The Applicant is proposing a new 9,416 square foot two story residence on Via Bellaria that would have a building height plane setback of 37 feet in lieu of the required minimum setback ranging from 51.2 to 69.5 feet.

A motion carried at the May meeting to defer the project for one month, to the June 24, 2020 meeting, for a massive restudy with every aspect of the design. A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional. A motion carried at the July meeting to defer the project for to the August 26, 2020 meeting in accordance with the comments from the commissioners as well as to allow proper notice for the required variance. A motion carried at the August meeting to defer the project to the September 23, 2020 meeting.

**ACTION: IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY; APPROVE THE PROJECT WITH A CONDITION RELATED TO THE UTILITY EASEMENT.**

3. B-027-2020 Demolition/New Construction

Address: 335 Seabreeze Ave.

Applicant: 65 Kimberly Place LLC

Professional: MP Design and Architecture Inc.

Project Description: Demolition of existing two-story residence, one car garage and pool. Renovation of existing two-story guest house. New four car garage. Existing site wall and motor court to remain. New Landscape.

A motion carried at the April meeting to defer the project to the May 27, 2020 meeting. A motion carried at the May meeting to defer the entire project for one month, to the June 24, 2020 meeting, to allow the professional to return with renderings, more history on the current home and a more thorough demolition plan. A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional. A motion carried at the July meeting defer the project to the August 26, 2020 meeting to allow the professionals to return with a clear plan for the guesthouse to remain. A motion carried at the August meeting to defer the project to the September 23, 2020 meeting to allow the professional to address the zoning issue.

**ACTION: DEFERRED TO OCTOBER 28, 2020 MEETING**

4. B-032-2020 Additions/Modifications

Address: 220 El Vedado Rd.

Applicant: Robb Turner

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Addition of approx. 675 sq. ft. loggia and a stand-alone gym of approx. 840 sq. ft. Final landscape and hardscape to be included.

A motion carried at the June meeting to defer the project to the July 29, 2020 meeting at the request of the professional. A motion carried at the July meeting to approve the landscape and hardscape plans and to defer the architectural plans for

the pavilion to the August 26, 2020 meeting. A motion carried at the August meeting to defer the project to the September 23, 2020 meeting.

**ACTION: APPROVED WITH CONDITION RELATED TO UTILITY EASEMENT**

5. B-038-2020 Additions/Modifications

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

Address: 755 N. Lake Way

Applicant: Slope Trail Development LLC (Lee Fensterstock, Manager)

Professional: Pat Segraves/SKA Architect + Planner

Project Description: Renovation of existing one-story home. Addition of approximately 600 sq. ft. for a total of 3,910 sq. ft. plus 260 sq. ft. loggia. Change to island style home, raising floor elevation and replacing roof. Final landscape and hardscape to be included.

A motion was made at the July meeting to defer the project to the September 23, 2020 meeting to address zoning issues.

ZONING INFORMATION: The Applicant is proposing to demolish more than 50% of the cubic footage of an existing 4,200 square foot, one story residence and raise the finished floor elevation and rebuild to meet the new FEMA requirement of 7 feet NAVD. The current residence has non-conforming setbacks and demolishing more than 50% cubic footage by replacing the roof requires the following variances to be requested: 1) Section 134-893(9): a rear yard setback of 7.33 feet in lieu of the 10 foot minimum required; 2) Section 134-893(5): a front yard setback of 24.5 in lieu of the 25 foot minimum required; 3) Section 134-893(7): a north side yard setback of 5 feet in lieu of the 15 foot minimum required; 4) Section 134-893(5): a street side yard setback of 24.83 feet in lieu of the 25 foot minimum required.

Call for disclosure of ex parte communication: Disclosure by several members.

**ACTION: IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY; APPROVED THE PROJECT WITH A CONDITION RELATED TO THE UTILITY EASEMENT THE ROOF, DOORS AND UTILITY EASEMENT**

6. B-050-2020 New Construction

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

- DONE

Address: 2315 Ibis Isle Road

Applicant: Diana and Owen Sanderson

Professional: Stephen Roy/Roy & Posey

Project Description: Construction of a new 6,772 s.f. two story residence to include: new landscaping, new pool and new hardscape.

A motion made at the August meeting to recommend the variances to the Town council. A second motion carried at the August meeting to approve the project as presented with the conditions that the following items would return to the

September 23, 2020 meeting: a restudy of the front gable, the portico, topiaries and Jamaican capers on the front elevation and to confirm that the landscaping meets the native requirements.

**ACTION: APPROVED**

7. B-051-2020 Demolition/New Construction  
\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO SPECIAL EXCEPTION WITH SITE PLAN REVIEW\*  
Address: 1742 S. Ocean Blvd.  
Applicant: 1742 LLC (Robert Simmons, President)  
Professional: Harold Smith/Smith and Moore Architects, Inc.  
Project Description: Demolition of an existing two-story residence and construction of a new two-story residence with pool.

A motion carried at the August meeting to approve the demolition request. A second motion carried at the August meeting to defer the project to the September 23, 2020 meeting.

ZONING INFORMATION: Section 134-843(a) and (b) Special Exception with Site Plan Review to allow the construction of a new 9,604 square foot, two-story residence on an unplatted non-conforming lot that has an area of 19,918 square feet in lieu of the 20,000 square feet minimum and a depth of 97.52 in lieu of the 150 foot minimum depth required in the R-A Zoning District.

**ACTION: APPROVED WITH CONDITION RELATED TO UTILITY EASEMENT**

**C. MAJOR PROJECTS – NEW BUSINESS**

1. B-055-2020 Demolition/New Construction  
\*ARCOM TO MAKE RECOMMENDATIONS RELATIVE TO VARIANCE(S)\*  
Address: 117 El Mirasol  
Applicant: Road PB LLC (Maura Ziska, Manager)  
Professional: Peter Papadopoulos & Taylor Smith/Smith and Moore Architects  
Project Description: Demolition of existing one-story residence and accessory building, pool, hardscape elements and landscape. New two-story residence. New swimming pool. Final landscape and hardscape.

ZONING INFORMATION: Section 134-2: A variance request to allow construction of a new 8,707 square foot two story residence with a point of measurement (for cubic content ratio, building height, and building overall height) of 13.5 feet North American Vertical Datum ("NAVD") in lieu of the 11.79 foot NAVD point of measurement required by the Town Code.

**ACTION: IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY; APPROVED DEMOLITION WITH CONDITION RELATED TO UTILITY EASEMENT; APPROVED PROJECT WITH CONDITION THAT TWO ROOFS WOULD RETURN TO THE OCTOBER 28, 2020 MEETING.**

2. B-056-2020 New Construction

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

Address: 756 Hi Mount Road

Applicant: Hi Mount LLC (Maura Ziska)

Professional: Ken Tate/Ken Tate Architect

Project Description: New one and two story plus sub-basement Mediterranean Revival Style single family residence with raised rear landscape terrace and fountain.

ZONING INFORMATION: The applicant is proposing a new 8,327 square foot, two story residence on the subject property that will require the following variances: 1) Section 134-895(1): A chimney with a height of 13.56 feet in lieu of the 8.8 foot maximum allowed; 2) Section 134-8893(11): A lot coverage of 33% in lieu of the 30% maximum allowed for a two story residence in the R-B Zoning District; 3) Section 134-1: The proposed sub-basement is under the confines of the building above it and also below the lowest grade of the public street (Hi Mount Road) in front of the lot, however, it is not completely underground. A variance is being requested to allow a proposed sub-basement where a portion is not completely underground as there is a substantial change of grade from Hi Mount Road to Lake Trail. 4) Section 134-1670(c): A height of the retaining wall along the north property line to be 11.03 at its maximum height in lieu of the 7 foot maximum allowed. 5) Section 134-1670(c): A retaining wall at the northwest corner of the house, in the side yard within 10 feet of the property line that is at 14 feet in height in lieu of the 10 foot maximum from adjacent grade.

**ACTION: DEFERRED TO THE OCTOBER 28, 2020 MEETING**

3. B-057-2020 Additions/Modifications

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

Address: 202 Plantation Rd.

Applicant: Our Palm Beach Home LLC & Frances B. Terwilliger

Professional: Keith Spina/Spina O'Rourke

Project Description: Modification of the existing two-story residence to include: The addition of 425 SF one-story master bedroom addition on the west side, the demolition of a 183 sf open air trellis and addition of a 183 SF covered porch in the same location on the south side of the existing two-story residence, associated landscape and hardscape.

ZONING INFORMATION: The applicant is proposing to renovate the two-story single family residence by constructing a 425 square foot master bedroom addition and replacement of a 183 square foot open air trellis with a 183 square foot covered porch. The following variances are being requested: 1. Section 134-893(6): an angle of vision of 114 degrees in lieu of 108 degrees existing and 108 degrees maximum allowed. 2. Section 134-893(13): a cubic content ratio of 3.99 in lieu of 3.83 existing and 3.94 maximum allowed.

**ACTION: DEFERRED TO THE OCTOBER 28, 2020 MEETING**

4. B-058-2020 New Construction

Address: 225 Tangier Ave.

Applicant: Paul and Karen Levy

Professional: Daniel Kahan/Smith and Moore Architects

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



**ACTION: APPROVED WITH CONDITION RELATED TO UTILITY EASEMENT**

*Please note: The meeting stopped at 5:47 p.m. It was announced that the meeting would resume on Friday, September 25, 2020 at 9:30 a.m.*

*The meeting resumed on September 25, 2020 at 9:30 a.m.*

5. B-059-2020 New Construction

Address: 125 El Bravo Way

Applicant: 125 El Bravo Way LLC (Braden Smith, Manager)

Professional: MP Design and Architecture Inc.

Project Description: New two-story residence with three car garage on a vacant lot. New landscape, hardscape and pool.

**ACTION: DEFERRED TO THE OCTOBER 28, 2020 MEETING**

6. B-060-2020 New Construction

Address: 261 Nightingale Trail

Applicant: 261 Nightingale, LLC (contract purchaser) (Carl Sabatello, Manager)

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

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

**ACTION: APPROVED WITH A CHANGE IN THE PILASTERS, ROOF AND REAR WINDOWS; TO DEFER LANDSCAPING TO THE OCTOBER 28, 2020 MEETING**

7. B-063-2020 Modifications

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

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.

ZONING INFORMATION: Section 134-1304 (5): Request to modify Site Plan Review # 1-2016 with Special Exception to change the approved use from condo-hotel to hotel; modify the previously approved site plan; and amend the conditions of approval in the Declaration of Use Agreement, as identified in the



proposed Third Amendment to the Declaration of Use which Is Exhibit "F") of this application. The proposed site modifications being requested as follows: Section 134-1304(5): The existing Palm House hotel is located at 160 Royal Palm Way, Palm Beach, Florida. 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 hotel is 84,495 gross square feet in total. There is an East and West guest wing, and these wings are connected by a central core containing the Main Entrance and other partially completed public functions. A separate conference and events "Function Room" and partial pool deck was also constructed at the south east portion of the property. Section 134-227. 326 & 329 1729(2)(c): (Site Plan Review) The new owner/applicant is proposing new work for the hotel which includes the following site plan modifications: 1) Completion and conversion of guest rooms for a total of 79 keys. Two new presidential suites will be constructed within the building core, each with private outdoor balconies. 2) Completion of the Lower Level for back-of-house, administrative and housekeeping functions for the hotel. The interior modifications for the lower level includes renovation of partially completed areas including kitchen, food storage, housekeeping, staff areas and hotel administrative offices. The Owner is requesting an additional 148 SF to provide a new service stair form the lower Level to support the Pool Area. Additional areas for renovation include spaces for MEP Infrastructure such as electrical, hot water, and elevator systems. The proposed modifications remove all Hotel Guest program areas from the lower level. The Lower Level renovation includes restoration of parking area for 60 parking spaces including three accessible parking spaces. Two parking spaces which includes on Van Accessible parking space is located behind the existing function room. All parking will be Valet only per the Declaration of Use Amendment Three. Total on-site parking provided is 62 spaces. 3) A new pool deck will be constructed adjacent to the existing Function Room, with various amenities that include chaise lounges and outdoor seating, shade umbrellas, toilets, a towel/concierge stand, open-air bar with enclosed pantry behind, water features, lush native plantings, and Event Lawn to be used as a pre-function space, or for small wedding and/or overflow sun bathing; 4) The first level lobby and public spaces will be completed to include fine dining and lobby bar, with 88 Indoor seats as well as 36 outdoor seating facing the new pool deck. The second floor dining that was previously approved has been eliminated to make room for the reconfigured hotel suites which Include the new presidential suites; 5) The Function Room construction will be completed and the seating plan in the Function Room is being revised to add 50 more seats for a total of 200 seats (the total overall number of seats throughout the hotel that was previously approved is being reduced from 336 to 324); 6) A small 556 square foot banquet prep kitchen is proposed to be constructed adjacent to and on the east side of the existing Function Room. 7) Replace a 250 RW generator in the basement with the same size that exists today. - Other exterior Improvements will include new third floor railings, 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. Addition of a small 61 square foot pool service building; enclosing the 679 square foot function room pre-function space on the west side of the Function Room; addition of 588 square foot restroom for Function Room, addition of 556 square foot prep kitchen for Function Room and addition of 148 square foot stairwell to access Function Room prep kitchen. The following is a list of the proposed special exceptions and variances being requested for the hotel project: 1) Section 134-226 & 229: A special exception request to modify the approved special exception by converting from a condominium hotel to hotel use and make the site modifications and change to the conditions of approval as identified in this application. 2) Section 134-1305: A special exception request to allow 36 seats for outdoor dining on the first floor on the north side of the pool deck; and 3) Section 134-1308(9): A variance for lot coverage to be 63.8% in lieu of the 62.8% existing and the 50% maximum allowed in the C-B Zoning District; 4) Section 134-1308(8): A variance for the addition of railings and solid wall on the east facade of the hotel above the second floor where only a two story building is allowed In the C-B Zoning District; 5) Section 134-1308(8): A variance for the addition of railings and solid wall on the east facade of the hotel with a height of 31.83 feet in lieu of the 25 foot maximum allowed; 6) Section 134-1669: A variance for the height of the wall enclosing the dumpster located at the southeast corner of the property to be 13.25 feet tall in lieu of the 7 foot maximum height allowed from the neighbor's grade; 7) Section 134-1308(8): A variance for the two story open air addition on the south side of the hotel for a hotel suite balcony on the second floor and covered dining on the first floor with a height of 33.58 feet in lieu of the 25 foot maximum allowed in the C-B Zoning District; 8) Section 134-1308(8): A variance for the two story open air addition on the south side of the hotel for a hotel suite balcony on the second floor and covered dining on the first floor with an overall height of 42 feet In lieu of the 35 foot maximum allowed in the C-B Zoning District; 9) Section 134-1669: A variance for the height of the wall along the rear property line to be 8.5 feet in lieu of the 7 foot maximum allowed from the neighbor's grade; 10) Section 134-1669: A variance for the height of the wall enclosing the existing chiller at the south west corner of the property to be 12 feet tall in lieu of the 7

foot maximum allowed from the neighbor's grade; 11) Section 134-1308(7): A variance for a rear yard setback for the chiller to be 2.25 feet In lieu of the 10 foot minimum required In the C-B Zoning District; 12) Section 134-1308(6): A variance for a west side yard setback for the chiller to be 5.8 feet in lieu of the 10 foot minimum required In the C-B Zoning District

**ACTION: DEFERRED TO THE OCTOBER 28, 2020 MEETING**

**D. MINOR PROJECTS – OLD BUSINESS**

1. A-019-2020 Modifications

Address: 520 S. Ocean Blvd.

Applicant: Harrison McCarthy

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Front balcony addition and narrowing of front entry. Window modification.

A motion carried at the August meeting to defer the project to the September 23, 2020 meeting for a restudy in accordance with the comments from the Commissioners.

**ACTION: APPROVED**

2. A-025-2020 Modifications

Address: 201 Via Linda

Applicant: Tom Roush

Professional: Stephen Roy/Roy & Posey

Project Description: Selective modifications to a previously approved ARCOM submission.

A motion carried at the August meeting to defer the project to the September 23, 2020 meeting for a restudy in accordance with the comments from the Commissioners.

**ACTION: APPROVED**

**E. MINOR PROJECTS – NEW BUSINESS**

1. A-027-2020 Modifications

Address: 1191 N. Lake Way

Applicant: Mr. and Mrs. John Copeland

Professional: Patrick Segraves/SKA Architect + Planner

Project Description: Driveway change, front entry change, railing change.

**ACTION: APPROVED WITH CONDITION TO ENLARGE GRASSY SECTION OF DRIVEWAY BY 5 FEET**

2. A-032-2020 Modifications

Address: 149 East Inlet Drive

Applicant: Myron Miller

Professional: Don Skowron

Project Description: Minor landscape and hardscape adjustments to a previously approved ARCOM project.

**ACTION: APPROVED WITH CAVEAT THAT PLAN FOR COCONUT PALMS WOULD RETURN TO THE OCTOBER 28, 2020 MEETING**

3. A-033-2020 Modifications

Address: 320 Barton Ave.

Applicant: David J. Martinelli

Professional: Fernando Wong Outdoor Living Design

Project Description: Renew the current gravel driveway with stone pavers, upgrade site grading and drainage.

**ACTION: APPROVED**

4. A-034-2020 Modifications

Address: 149 Australian Ave.

Applicant: Lynn Lattanzio

Professional: Garabar, Inc.

Project Description: Tile re-roof, barrel tile to Spanish S-tile.

**ACTION: DENIED**

5. A-035-2020 Modifications

Address: 238 Via Las Brisas

Applicant: Frederick and Lisabeth Lane

Professional: LaBerge and Menard Inc.

Project Description: Replace existing single front entry wood door, glass sidelights and transom with an impact rated French type glass door and transom.

**ACTION: DEFERRED TO OCTOBER 28, 2020 MEETING**

6. A-036-2020 Modifications

Address: 1020 N. Ocean Blvd.

Applicant: 1020 N. Ocean Trust (Guy Rabideau, Trustee)

Professional: LaBerge and Menard Inc.

Project Description: Replace existing French entry wood door and glass transom with an impact rated French type glass door and transom.

**ACTION: APPROVED WITH CONDITION THAT DOOR OPENS INWARD**

7. A-037-2020 Modifications

Address: 137 Dunbar Rd.

Applicant: Ken and Cheryl Endelson

Professional: Roger Janssen/Dailey Janssen Architects

Project Description: Proposed changes include modification of landscape, hardscape, entry door color, fenestration changes, modification of trellis design and color.

**ACTION: APPROVED LANDSCAPING PLAN WITH ORIGINAL LIGHTING; ARCHITECTURE DEFERRED TO OCTOBER 28, 2020 MEETING**

8. A-038-2020 Landscape/Hardscape

Address: 168 Seabreeze Ave.

Applicant: Sam Mizrahi

Professional: Keith Williams/Nievera Williams Design

Project Description: Adjustment of previously ARCOM approved driveway.

Minor hardscape adjustments and planting species adjustments.

**ACTION: APPROVED**

XI. DISCUSSION ITEM

XII. STAFF APPROVALS

XIII. ADDITIONAL COMMUNICATION FROM CITIZENS (3 MINUTE LIMIT PLEASE)

XIV. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

XV. ADJOURNMENT