



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

MINUTES OF THE REGULAR ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON WEDNESDAY, SEPTEMBER 28, 2022

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.

I. CALL TO ORDER

Chair Smith called the meeting to order at 9:05 a.m. Mr. Smith announced that the meeting would stop at 1:00 p.m. due to Hurricane Ian.

II. ROLL CALL

Jeffrey W. Smith, Chairman	PRESENT
Richard F. Sammons, Vice Chairman	ABSENT (Unexcused)
John David Corey, Member	PRESENT
Maisie Grace, Member	PRESENT
Betsy Shiverick, Member	PRESENT
Thomas Kirchhoff, Member	PRESENT
Kenn Karakul, Member	PRESENT
Dan Floersheimer, Alternate Member	ABSENT (Unexcused)
Elizabeth Connaughton, Alternate Member	ABSENT (Unexcused)
Joshua L. Martin, Alternate Member	ABSENT (Unexcused)

Staff Members present were:

James Murphy, Assistant Director of Planning, Zoning and Building
Sarah Pardue, Design & Preservation Planner
Jordan Hodges, Design & Preservation Planner
Kelly Churney, Deputy Town Clerk
John C. Randolph, Town Attorney

III. PLEDGE OF ALLEGIANCE

Chairman Smith led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE AUGUST 24, 2022 MEETING

Motion made by Ms. Grace and seconded by Mr. Karakul to approve the minutes from the August 24, 2022 meeting as presented. Motion carried 6-0.

V. **APPROVAL OF THE AGENDA**

Motion made by Ms. Grace and seconded by Mr. Karakul to approve the agenda as presented. Motion carried 6-0.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**

Ms. Churney administered the oath at this time and throughout the meeting as necessary.

VII. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**

Maggie Zeidman, Town Council President, thanked the members and staff for being present during the conditions brought by the impending storm.

Mr. Smith polled the members on which day would work best for them to continue the meeting, in the event they did not get through all the items on their agenda. The members discussed dates of September 30, October 3, and October 4. After some discussion, the members decided that Tuesday, October 25, 2022 would work the best with everyone's schedules.

Motion made by Mr. Corey and seconded by Mr. Karakul to resume the Architectural Review Commission (ARCOM) meeting and hear all remaining matters on Tuesday, October 25, 2022 at 9 a.m. Motion carried 6-0.

VIII. **PROJECT REVIEW**

A. **CONSENT AGENDA OF MINOR PROJECTS**

1. **ARC-21-005 210 PALMO WAY—EXTENSION OF TIME** An application has been filed requesting a One (1) year Extension of Time for a previously issued Architectural Commission Approval for the construction of a new two-story residence. (ITEM WAS APPROVED AT THE SEPTEMBER 29, 2021, ARCOM MEETING).

Please note: This item was withdrawn at Item V., Approval of the Agenda.

2. **ARC-22-158 155 BRAZILIAN AVE.** The applicants, Lorraine Gerrity, have filed an application requesting Architectural Commission review and approval for the modification of windows and doors including the blocking of windows on a street facing façade to an existing two-story residence.

This item was pulled from consent and was not approved with the consent agenda.

3. **ARC-22-170 1340 S OCEAN BLVD.** The applicant, Greene Family Trust, has filed an application requesting Architectural Commission review and approval for hardscape, landscape and landscape lighting modifications to a

previously approved hardscape and landscape plan.

4. **ARC-22-190 120 CLARENDON AVE.** The applicant, 120 Clarendon Avenue, LLC, Andrew Unanue, Manager 120 Clarendon Avenue LLC, have filed an application requesting Architectural Commission review and approval for the installation of two rolling vehicular gates.
5. **ARC-22-192 1025 N LAKE WAY** The applicants, David and Jennifer Fischer, have filed an application requesting Architectural Commission review and approval for fenestration alterations and landscape, hardscape, and equipment modifications to a previously approved new two-story single-family residence.
6. **ARC-22-194 688 ISLAND DR.** The applicant, Jayne Keith, has filed an application requesting Architectural Commission review and approval for a ground floor addition to an existing one-story single-family residence with minor landscape alterations.

Motion made by Ms. Grace and seconded by Mr. Karakul to approve the consent agenda as amended. Motion carried 5-0. *Please note: Mr. Smith abstained from voting due to a conflict with the item at 1025 N. Lake Way.*

Please note: This approval did not include the following projects: ARC-22-158, 155 Brazilian Avenue, which was heard immediately following the vote.

ITEMS PULLED FROM CONSENT

2. **ARC-22-158 155 BRAZILIAN AVE.** The applicants, Lorraine Gerrity, have filed an application requesting Architectural Commission review and approval for the modification of windows and doors including the blocking of windows on a street facing façade to an existing two-story residence.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Mses. Grace and Shiverick.

Ms. Shiverick indicated that she was in favor of the changes, however, she asked for the item to be pulled due to the shed roof windows. She requested that mullions be added to the windows under the shed roof.

Yiannis Varnava, Yiannis Varnava Design Studio, agreed with Ms. Shiverick's suggestion and stated he would make the change.

Ms. Shiverick suggested a mullion pattern for the windows.

Mr. Smith thought the existing roof was more attractive than the proposed. He questioned the change.

Mr. Varnava stated that the roof was approved through a staff approval prior to his involvement with the project.

**Motion made by Mr. Corey and Mr. Karakul to approve the project with the addition of mullions to the windows under the shed roof.
Motion carried 6-0.**

B. MAJOR PROJECTS – OLD BUSINESS

1. **ARC-22-094 249 MONTEREY RD.** The applicant, Michael Peacock, has filed an application requesting Architectural Commission review and approval for the demolition of an existing single-family residence and the construction of a new single-family residence with related hardscape and landscape improvements. (*contd. from 07/27/22*).

Please note: This item was deferred to the October 26, 2022 meeting at Item V., Approval of the Agenda.

2. **ARC-22-143 (ZON-22-093) 1356 N OCEAN BLVD. (COMBO)** The applicant, Pippasbeachclub LLC (Gary and Kelly Pohrer), has filed an application requesting Architectural Commission review and approval for a new beach cabana structure, requiring special exception and site plan review, and variances for (1) height, (2 + 3) setbacks, and (4) pool equipment location. Town Council will review the special exception with site plan review and variances portion of the application. (*contd. from 07/27/22*).

Mr. Hodges provided staff comments on the project.

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

Peter Papadopoulos, Smith and Moore Architects, presented the architectural modifications for the beach cabana project.

Maura Ziska, attorney for the owners, explained the remaining variances that were needed for the project. She advocated for a positive recommendation to the Town Council.

Mr. Corey was appreciative that the professional removed some of the variances. He believed the beach cabana would be a nice addition to the area

but was not in favor of the proposed pool. He thought the site was too small for the pool.

Ms. Grace thought the changes were positive. She was in favor of the project.

Ms. Shiverick liked the reduction in hardscape. She thought the pool was acceptable. She liked the old roof of the Regency style beach cabana. Mr. Papadopoulos explained the current design with the Regency roof could be difficult.

Mr. Kirchhoff was in favor of the new style and the removal of the hardscape. He supported the pool design as well.

Motion made by Ms. Grace and seconded by Mr. Karakul to approve the project as presented. Motion carried 5-1, with Mr. Corey dissenting.

Motion made by Ms. Grace and seconded by Ms. Shiverick that implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried 6-0.

3. **ARC-22-142 232 MOCKINGBIRD TRAIL** The applicant, The Beach House Trust, has filed an application requesting Architectural Commission review and approval for the demolition of an existing 3,371 square foot residence. Construction of a new two- story 4,629 square foot residence with associated landscape and hardscape. (*contd. from 07/27/22*).

Please note: This item was deferred to the October 26, 2022 meeting at Item V., Approval of the Agenda.

4. **ARC-22-153 243 SEASPRAY AVE.** The applicant, 243 Seaspray LLC, has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and the construction of a new single- family residence in the Island Transitional Style. (*contd. from 07/27/22*).

Please note: This item was deferred to the October 26, 2022 meeting at Item V., Approval of the Agenda.

5. **ARC-22-022 (ZON-22-021) 160 SEAVIEW AVE. (COMBO)** The applicant, Coral Beach Corporation (Angela Feldman, President) (160 Seaview Ave) and Seaview Holdings, Inc. (David Feldman, Director) (170 Seaview Ave), has filed an application requesting Architectural Commission review and approval of the construction of a new two-story guest house including variances from setback and point of measurement requirements on a unified site of 160 and 170 Seaview Avenue. Town Council will review

the variance portion of the application. *(contd. from 08/24/22)*.

Please note: This item was deferred to the October 26, 2022 meeting at Item V., Approval of the Agenda.

6. **ARC-22-029 411 BRAZILIAN AVE.** The applicant, Holy Union PB Limited (Sean Sheridan), has filed an application requesting Architectural Commission review and approval for the construction of a new approximately 3700 SF two story residence designed in a mix of modern and classical style architecture. *(contd. from 08/24/22)*.

Mr. Hodges provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Mr. Corey and Ms. Grace.

Daniel Clavijo, SKA Architect + Planner, presented the architectural modifications for the proposed project.

Keith Williams, Nievera Williams Design, indicated that the landscape design had not changed since the last presentation.

Mr. Karakul inquired about the spheres on top of the gate. Mr. Williams indicated he would eliminate the spheres.

Ms. Shiverick thought the changes were good. She thought the front entry still needed a restudy. She questioned the door and lanterns. She asked if any interest could be added to the front entrance, possibly the addition of railings. She recommended adding shutters to the single window about the garage. Mr. Clavijo responded and addressed the comments on the front door, shutters and lanterns.

Mr. Kirchhoff thought the design could be improved. He questioned the doors on the second floor, over the three arched windows on the front façade. He also questioned the balcony designs. He questioned the right-wing roof, the rear columns and windows and wondered if the area needed a railing. Mr. Clavijo responded and explained the design. Mr. Kirchhoff provided suggestions for the balconies.

Mr. Smith inquired about a balcony over the garage, to which Mr. Clavijo confirmed there was not a proposed balcony in that location.

Ms. Grace thought the changes were moving in the right direction. She inquired about the material for the window frames. Mr. Clavijo responded. She questioned the color of the garage door. She liked Ms. Shiverick's suggestion for the additional shutter on the window above the garage. She

agreed the front door, lanterns, and balconies needed to be addressed. She inquired about the width of the driveway opening. Mr. Williams responded. Ms. Grace also wondered if the windows could be recessed into the wall space. Mr. Clavijo responded and explained the window design. Ms. Grace also questioned the hardscape proposed for the front of the site. Mr. Williams indicated that gardens were proposed next to the front door.

Mr. Corey thought the changes were good. He agreed with many of the other comments. He suggested lightening up the front door. He was not in favor of the metal balcony but did support the wood balcony. He suggested recessing the garage wing as well as changing the plane of the front façade. He also suggested adding wing walls around the front door. Mr. Corey suggested adding some interest in the landscape plan.

Mr. Clavijo inquired about possible design directions for the next presentation. There was a short discussion on these suggestions.

Please note: There was a technical issue at 10:04 a.m. and the meeting had to take a recess. The meeting resumed at 10:09 a.m.

Mr. Smith called for public comment. No one indicated a desire to speak.

Mr. Williams discussed the proposed landscaping plan and discussed the symmetry in the plan.

Ms. Grace suggested changing the garage to a pecky cypress material.

Motion made by Ms. Shiverick and seconded by Ms. Grace to defer the project to the October 26, 2022 meeting with the direction that the professional restudy the design in accordance with the comments from the Commissioners. Motion carried 6-0.

7. **ARC-22-032 (ZON-22-017) 1237 N. LAKE WAY (COMBO)** The applicant, Frank H. Pearl and Geryl T. Pearl, has filed an application requesting Architectural Commission review and approval for construction of a new 5800 SF two story residence and two-story accessory structure in the modern/classical style of architecture including variances for a two-story accessory structure to replace an existing two-story residence to be demolished. The variance portion of the application will be reviewed by Town Council. *(contd. from 08/24/22).*

Please note: This item was deferred to the October 26, 2022 meeting at Item V., Approval of the Agenda.

8. **ARC-22-099 (ZON-22-065) 360 EL BRILLO WAY (COMBO)** The applicant, El Brillo Way Trust ad September 24, 2021 (David Klein, trustee),

has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence over 10,000 sq ft including variances from the angle of vision, front setback for a pool, and building height plane, with related sitework, landscape and hardscape improvements. Town Council will review Variance portion of the application.

Please note: This item was deferred to the October 26, 2022 meeting at Item V., Approval of the Agenda.

9. **ARC-22-097 142 PERUVIAN AVE.** The applicant, Susan & Robert Taylor, has filed an application requesting Architectural Commission review and approval for the replacement of two pedestrian courtyard gates on a two-story condominium building. (*contd. from 08/24/22*).

Please note: This item was deferred to the October 26, 2022 meeting at Item V., Approval of the Agenda.

10. **ARC-22-123 (ZON-22-078) 231 BRADLEY PL. (COMBO)** The applicant, Bradley Palm LLC, has filed an application requesting Architectural Commission review and approval for exterior design modifications and additions to the existing two-story office building including façade alterations and the construction of a new second floor balcony and new exterior stair, including variances from the parking requirements, setback requirements and lot coverage requirements. The variance and Special exception with site plan review portion of the application shall be reviewed by Town Council.

Mr. Hodges provided staff comments on the project.

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

M. Timothy Hanlon, attorney for the applicant, presented the new variances requested that were a result of the architectural changes made since the last presentation. He thanked Mr. Sammons for working with the applicant on the proposed changes.

Pablo Garcia, Gensler, presented the architectural modifications proposed for the multi-family residence.

Jonathan Haigh, Kimley Horn, discussed the landscape and hardscape changes proposed for the site.

Mr. Karakul was in favor of the landscape plan. He believed the central piece of the front façade was still awkward and did not have an authentic feel. He questioned the scale of the design.

Mr. Corey asked about the balustrade and why they remained in the design. Mr. Garcia responded and discussed the efforts to keep the balustrade. Mr. Corey did not believe the overall design worked. He was not in favor of the fire escape on the rear of the building and recommended using the area for a greenspace. He also questioned the new balcony in its proposed location. He asked about the design of the garage door on the south side. Mr. Garcia responded and explained the design. Mr. Corey also had problems with the proportions of the front entrance façade; he suggested some design alternatives for this area. Mr. Corey suggested some consistency with the fenestration. Mr. Garcia discussed the design of the balcony as well as the fire escape stairs.

Mr. Kirchhoff provided suggestions for the front door design. He did like the details on top of the pediment on the front façade. He stated he would support a variance to enclose the stairwell for the fire escape.

Ms. Grace appreciated the changes, especially to the fenestration. She appreciated the low hedges that would not grow past the balustrades. She supported the exterior fire escape and was in favor of the detailing at the top of the pediment. She inquired if similar trees could be added to the south side of the property. She also asked about the material for the door on the south side. Mr. Garcia responded. Mr. Haigh also discussed the suggestion for the additional trees and the restrictions for these plantings.

Mr. Kirchhoff wanted to express his appreciation for the changes but thought the front façade needed additional restudy.

Ms. Shiverick thanked the applicant for the inspiration photographs and appreciated the applicant's efforts to save the building. She suggested adding more verticality to the front door and window. Mr. Garcia responded. She thought a tile border, as shown in the inspiration photographs, could be added for interest.

Mr. Kirchhoff thought one metal door and window opening would be preferred.

Mr. Karakul wondered if the project could be partially approved, with the front façade returning after a restudy. Mr. Smith agreed.

Mr. Smith called for public comment.

Bill and Anne Metzger, 277 Esplanade Way, expressed their appreciation that the balustrade would remain. Ms. Metzger inquired about the plantings near the balustrade. Mr. Haigh responded and discussed the plantings proposed.

Motion made by Ms. Grace and seconded by Mr. Karakul that implementation of the proposed variances, including the two new variances, will not cause negative architectural impact to the subject property. Carried 5-1, with Mr. Corey dissenting.

Motion carried by Mr. Karakul and seconded by Mr. Kirchhoff to approve the project as presented, except for the front door entrance façade, which shall return to the October 26, 2022 meeting. Motion carried 5-1, with Mr. Corey dissenting.

11. **ARC-22-126 (ZON-22-088) 240 OLEANDER AVE (COMBO)** The applicant, PTMJM Florida Investment Properties, LLC (Patricia Lambrecht), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story apartment building and the construction of a new two-story single-family residence with final hardscape, landscape and pool, requiring variances due to deficient lot area and depth in the R-C zoning district and not provide required garage enclosure for two vehicles. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval. (*contd. from 08/24/22*).

Mr. Hodges provided staff comments on the project.

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

Maura Ziska, attorney for the architect, presented the variance request for the project and advocated for a positive recommendation to the Town Council.

Gregory Bonner, B1 Architect, presented the architectural modifications for the proposed new residence.

Dustin Mizell, Environment Design Group, discussed the landscape and hardscape changes proposed for the site.

Ms. Grace understood the request for the one-car garage due to the limited parking on the street; she wondered if a portion of the fountain could be eliminated for overflow parking. She questioned the proposed windows and suggested using a vertical panel for the glass. She recommended using a lighter window frame. She questioned the blue color proposed and wondered if it was too bright. Mr. Bonner stated there was an alternate rendering that

eliminated the shutters on the front. Ms. Grace was in favor of the shutters and recommended adding them to the rear of the building.

Mr. Corey questioned the design proposed and thought it was not appropriate for the area. He thought the home was too tall and the proportions were all too big for the area. He suggested a restudy of the home.

Ms. Shiverick thought the home was too dissimilar in many ways to the other homes in the area. She thought the home was loom over many of the homes on the street and would look out of place. She recommended breaking up the mass of the home.

Mr. Kirchhoff agreed with the other Commissioners. He thought the home was too big, symmetrical, and overbearing for the street.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Ms. Grace and seconded by Mr. Corey to defer the project to the October 26, 2022 meeting for a restudy of the project in accordance with the comments from the Commissioners. Motion carried 6-0.

12. **ARC-22-136 (ZON-22-101) 980 S. OCEAN BLVD. (COMBO)** The applicant, 980 South Ocean (Emma), LLC; 980 South Ocean (Ian), LLC; 980 South Ocean (Jane), LLC (JANE HOLZER), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story residence and two-story accessory structure and the construction of a new two-story residence with basement on a lot deficient in width and lot area requirements the R-A Zoning District with related landscape and hardscape improvements. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the architectural modifications proposed for the new residence.

John Lang, Lang Design Group, indicated that the landscape and hardscape changes had not changed from the last presentation.

Mr. Kirchhoff was in favor of the changes.

Mr. Karakul liked the original proposal better and thought it was more interesting. He was not in favor of the flat roof and the addition of the limestone.

Mr. Corey thought the siting of the home was fine but thought there were many missed opportunities with the prominent corner. He thought the one-story home should be the focus of the home. He was not in favor of the large, glass panes. He also thought the home was a bit cold and needed more interest.

Mr. Smith was not in favor of the addition of the stone as well as the cupula. He was not in favor of the flat roof. He thought the front door needed a restudy.

Mr. Karakul was in favor of the shutters.

Ms. Grace was in favor of the new entry and the removal of the louvered paneling around the columns. She was not in favor of the addition of the limestone and the large glass pane windows.

Mr. Kirchhoff was in favor of the flat roof. He was not in favor of the popup roof over the front door. Also, he was not in favor of the limestone that was added.

Ms. Shiverick wondered if the proposed home fit into the area. She thought the design needed to be cleaned up to fit into the area with the other homes. Mr. Janssen responded and discussed the landscaping proposed.

Mr. Corey wondered if this home would be a disservice to the area. He did not believe the design fit into the area.

Mr. Karakul thought the home has personality and style. He believed the home would fit into the area.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Mr. Corey and seconded by Ms. Shiverick to defer the project to the October 26, 2022 for a major restudy, pulling in consistent details from surrounding homes.

Mr. Janssen objected to the motion since direction was provided at the last meeting. He did not believe a major restudy was warranted.

Motion carried 4-2, with Messrs. Karakul and Smith dissenting.

13. **ARC-22-148 (ZON-22-105) 150 SEMINOLE AVE. (COMBO)** The applicant, James Lansing and Haviva D. Langenauer, as Trustee of the Haviva D. Langenauer Trust u/a/d/8/10/92, has filed an application requesting Architectural Commission review and approval for a demolition and redesign of the southern portion of the existing two-story residence, a redesign of all facades, the construction of an approximately 680 SF addition to the second story, and new pool, and new hardscape and landscape, requiring variances to maintain existing nonconforming setbacks with more than 50% demolition of a nonconforming structure as part of a renovation. Town Council will review the variance portion of the application. (*contd. from 08/24/22*).

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Ms. Grace and Mr. Karakul.

Patrick Segraves, SKA Architect + Planner, presented the architectural modifications for the proposed project.

Dustin Mizell, Environment Design Group, discussed the landscape and hardscape changes proposed for the site.

Ms. Grace asked staff to repeat their concerns. Mr. Hodges discussed the issue with the property on Root Trail. Ms. Grace thought the windows were out of proportion. She thought the front door seemed too plain. She thought the east side of the home appeared as a greenhouse.

Mr. Segraves discussed the issue of the rear wall on Root Trail. He added that the issue was not an architectural issue, but more of a legal issue.

Maura Ziska, attorney for the applicant, discussed the issue between the two properties and indicated there would be an opening for the neighbor to maintain their property. She indicated that the issue was not in the purview of ARCOM.

Ms. Shiverick thought the home should be cleaned up, updated, and maintain the original charm of the home. She supported the addition to the rear of the home. She thought the proposed changes were drastic, in terms of construction, as well as style. She was not in favor of the proposed roofs, the contemporary fenestration, and the number of doors.

Mr. Segraves inquired about the east porch and wondered if the Commissioners would support the design.

Ms. Shiverick expressed concern for changing the style of the home. Ms. Shiverick supported the sunroom but was not in favor of the floor to ceiling windows, type of mullions and windows proposed. Ms. Shiverick also thought it would be hard to support a solar roof without seeing the material sample. Mr. Segraves responded.

Mr. Kirchhoff supported the owner trying to save the home. He agreed with Ms. Shiverick and was not in favor of the proposed windows. However, he did support the sunroom but questioned the design. He also questioned the front entry element.

Mr. Corey was supportive of the addition. However, Mr. Corey thought the professional should use the elements on the existing home to try to enhance the design of the new home.

Ms. Grace stated she could support the sunroom if all the other windows on the home were consistent.

Mr. Smith thought the new design lost some of the charm of the existing home. He was in favor of the addition and sunroom; however, he recommended using consistent fenestration.

Mr. Smith called for public comment.

John Eubanks, attorney for John and Margaret Brady at 155 Root Trail, discussed the issues with the masonry wall in the rear of his clients' property, which was adjacent to the subject property.

Mr. Smith stated that the issue was not under the purview of ARCOM. Mr. Smith asked that the applicant work with staff on the issue.

Motion made by Mr. Corey and seconded by Ms. Grace to defer the project to the October 26, 2022 meeting in accordance with the comments from the Commissioners. Motion carried 6-0.

14. **ARC-22-160 269 JAMAICA LN.** The applicant, Marrano Holdings 2022 INC, has filed an application requesting Architectural Commission review and approval for the construction of a new two-story residence with hardscape and landscape improvements.

Please note: This item was deferred to the October 26, 2022 meeting at Item V., Approval of the Agenda.

15. **ARC-22-169 625 CREST RD.** The applicant, 625 Crest Road LLC, has filed an application requesting Architectural Commission review and approval for construction of a new two-story residence.

Ms. Pardue provided staff comments on the project.

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

Ben Sachs, Workshop/APD, presented the architectural modifications proposed for the existing residence.

Mario Nievera, Nievera Williams Design, discussed the landscape and hardscape changes proposed for the site.

Ms. Grace thanked the professional for the restorations since the last presentation. She indicated she preferred a smaller front entry, and she thought the added quoins were acceptable. She asked about the removal of the shutters. Mr. Sachs responded. She stated she preferred the shutters and was in favor of the original staircase in the rear of the property. She asked about the removal of a gutter. Mr. Sachs responded.

Ms. Shiverick was in favor of the changes but agreed with Ms. Grace about the portico. She was in favor of the smaller portico as she believed it related better to the wings of the home.

Mr. Karakul did not believe the proposed portico was that much bigger than the previously proposed. Mr. Sachs responded and showed the Commissioner the plans.

Mr. Karakul thought the proportions of the portico were fine. He was in favor of the addition of the side lights and supportive of the project.

Mr. Kirchhoff liked the newly proposed entry.

Mr. Smith agreed and did not see a large difference between the two porticos.

Mr. Smith called for public comment. No one indicated a desire to speak.

A small discussion ensued about the pediment.

Mr. Corey inquired if the pediment was existing on the main home. Mr. Sachs responded. Mr. Corey wondered if the pediment was necessary and recommended eliminating it.

Mr. Karakul thought the pediment added some charm to the design.

Mr. Kirchhoff thought the pediment was important but asked the professional to check the pitch of the element.

Motion made by Ms. Shiverick and seconded by Ms. Shiverick to approve the project as presented with the condition that the professional change the portico to the smaller portico design. Motion failed 2-4, with Messrs. Corey, Kirchhoff, Karakul and Smith dissenting.

Motion made by Mr. Karakul and seconded by Mr. Kirchhoff to approve the project as presented. Motion tied 3-3, with Mr. Corey and Mses. Grace and Shiverick dissenting.

Motion made by Mr. Karakul and seconded by Ms. Shiverick to approve the project as presented with the condition that the front pediment design shall return to the October 26, 2022 meeting for approval. Motion carried 5-1, with Mr. Corey dissenting.

C. MAJOR PROJECTS – NEW BUSINESS

1. **ARC-22-114 137 AUSTRALIAN AVE.** The applicant, Bill Kurtin, has filed an application requesting Architectural Commission review and approval for interior and exterior remodeling of an existing two-story residence including façade, roof, hardscape, landscape and garage door replacement, a redesign of the front balcony, removal of a door, relocation of windows, a new generator and site wall screening, reconfiguration of the existing driveways and pool terrace, a new pool and pool equipment.

Ms. Pardue indicated that the architect could not make the meeting due to the storm and asked for the project to be deferred.

Motion made by Mr. Corey and seconded by Mr. Karakul to the October 25, 2022 meeting. Motion carried 6-0.

Please note: A short break was taken at 11:59 a.m. The meeting resumed at 12:09 p.m.

2. **ARC-22-135 402 PRIMAVERA AVE.** The applicant, Thomas O'Malley Jr. and Lillian O'Malley, have filed an application requesting Architectural Commission review and approval for the construction of a 93 SF first floor addition and a 746 SF second floor addition to an existing one-story single-family residence.

Ms. Pardue indicated that the architect could not make the meeting due to the storm and asked if the landscape architect could present the project. It was the Commission's preference to defer the project.

Motion made by Ms. Grace and seconded by Mr. Karakul to the October 25, 2022 meeting. Motion carried 6-0.

3. **ARC-22-151 221 EL VEDADO RD.** The applicant, Byron and Tina Trott, have filed an application requesting Architectural Commission review and approval for substantial site modifications to an existing landscape and hardscape plan including new driveway, motorcourt and remodel of an existing mechanical equipment yard area.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: Disclosure by Ms. Grace and Mr. Karakul.

Mario Nievera, Nievera Williams Design, discussed the landscape and hardscape changes proposed for the site.

Ms. Grace thought the changes were positive. She inquired about the piers for the gate. Mr. Nievera responded and explained the design. Ms. Grace inquired about the material for the hardscape in the front of the property. Mr. Nievera stated it was existing gravel.

Motion made by Mr. Karakul and seconded by Mr. Corey to approve the project as presented.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion carried 6-0.

4. **ARC-22-156 (ZON-22-156) 12 SLOANS CURVE DRIVE (COMBO)**

The applicant, Gary L & Joanne Wachman, has filed an application requesting Architectural Commission review and approval for a rear balcony expansion and aluminum picket to glass railing on an existing townhome, including a variance to exceed the maximum allowable lot coverage for a townhouse unit in a PUD development. This is a combination project that shall also be reviewed by Town Council as it pertains to the variances and Site Plan Review.

Ms. Pardue provided staff comments on the project.

Call for disclosure of ex parte communication: There were no disclosures at this time.

Zack Palmisciano, Design Floor & Home, presented the architectural modifications proposed for the balcony expansion.

Ms. Grace inquired if the board/association made the decision to approve the change for other units in order to create uniformity. Mr. Palmisciano

responded. Ms. Grace thought the variance request was acceptable and suggested that the board require that all units change to glass balconies in the future.

Mr. Smith asked about the design of the plate glass on the first and second floor and the rooms behind the glass. Mr. Palmisciano responded.

Mr. Corey inquired about the sliding doors on the first floor and wondered if the second floor sliding doors could match. Mr. Palmisciano responded and provided explanation on the existing doors on the second floor. Mr. Palmisciano recommended moving the sliding door between the two panes of fixed glass. Mr. Corey supported the project.

Motion made by Mr. Karakul and seconded by Mr. Kirchhoff to approve the project as presented.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion carried 5-1, with Ms. Grace dissenting.

Motion made by Mr. Corey and seconded by Mr. Karakul that implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried 6-0.

5. **ARC-22-163 (ZON-22-124) 357 N LAKE WAY (COMBO)** The applicant, Scott Hesse and Whitney Hesse, has filed an application requesting Architectural Commission review and approval for the renovation to an existing two-story residence, which includes a substantial second story addition and ground floor addition to the existing footprint, raising the existing non-conforming first floor slab (6.36' NAVD) to meet minimum FEMA requirements (7' NAVD), a new pool, hardscape, and landscape, requiring variances to setbacks, and required two-car garage. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Ms. Pardue provided staff comments on the project.

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

Dan Kahan, Smith and Moore, presented the architectural plans proposed for the renovation of the existing home.

Keith Williams, Nievera Williams Design, discussed the landscape and hardscape changes proposed for the site.

Mr. Corey thought the changes were superb. He was in favor of the modular style of the home and thought all the materials were successful. He asked about the location of the outdoor kitchen. Mr. Williams responded.

Ms. Shiverick thought the changes were wonderful. She inquired about the different fences and asked for clarification on the design. Mr. Williams responded.

Ms. Grace thought the project was interesting and very good.

Mr. Karakul agreed with his other Commissioners and was in favor of the changes.

Mr. Smith was sad to see the original home changed.

Mr. Kirchhoff thought the changes were good and supported the project.

Motion made by Mr. Kirchhoff and seconded by Mr. Karakul to approve the project as presented.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion carried 6-0.

Motion made by Ms. Shiverick and seconded by Mr. Kirchhoff that implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried 6-0.

6. **ARC-22-182 (ZON-22-113) 380 S COUNTY RD (COMBO)** The applicant, Le bar a vin (Ann DesRuisseaux), has filed an application requesting Architectural Commission review and approval for the construction of new 370 SF Covered Dining Area, a new 519 SF back of house addition to an existing bar/lounge under the existing second floor footprint to an existing two-story building, including variances from setback requirements, drive aisle widths, open space requirements, height of rooftop mechanical equipment and to reduce the required parking. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Mr. Hodges provided staff comments on the project.

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

Ann DesRuisseaux, owner, provided a history of the project and an overview of the proposed changes.

Nelo Freijomel, Spina O'Rourke, presented the architectural modifications proposed for the existing commercial building.

Mr. Smith inquired if the awning was a striped awning. Mr. Freijomel stated that the project was previously approved with a striped awning. Mr. Smith thought the awning was too similar to the establishment across the street. Ms. DesRuisseaux stated they would be happy to change the awning to any color.

Mr. Corey inquired about the Foxtail palms on S. County Road and Peruvian Avenue; he asked whether they would be removed with the outdoor seating. Mr. Freijomel stated that they would be happy to add more Foxtail palms on the corner. Mr. Corey was in favor of the changes and thought the proposed was a good solution to a challenging building. He recommended using a white awning.

Mr. Smith inquired about the mechanical equipment on the roof and asked to see the plan for these items. Mr. Freijomel showed the plan that outlined the mechanical equipment. Mr. Smith asked about the removal of the awning on the southwest corner. Mr. Freijomel responded.

Mr. Kirchhoff supported the project but questioned the seating on the north side of the building. Ms. DesRuisseaux responded and discussed the need for the private seating.

Ms. Grace inquired if the restaurant would remain open during the construction. Ms. DesRuisseaux responded and discussed the construction schedule.

Mr. Corey asked about the option of covering the south door with the awning and allowing more greenscape at the corner of the building. Mr. Freijomel responded and explained the reason for the proposed design.

Ms. Shiverick inquired about the extension of six feet on the first floor and the use of the extra space. Mr. Freijomel and Ms. DesRuisseaux responded and discussed the reason for the extra space. Ms. Shiverick asked if the establishment had approval for outdoor seating.

Maura Ziska, attorney for the applicant, indicated that they would be asking for approval from the Town Council.

Ms. Grace asked if the trash would be included in the new enclosed area. Ms. DesRuisseaux responded.

Mr. Smith called for public comment. No one indicated a desire to speak.

Motion made by Mr. Karakul and seconded by Ms. Shiverick to approve the project with the condition that the awnings shall be white, and the applicant shall try to add more trees and greenery on the southeast corner. Motion carried 6-0.

Motion made by Mr. Karakul and seconded by Mr. Corey that implementation of the proposed variances will not cause negative architectural impact to the subject property. Motion carried 6-0.

Please note: The meeting recessed at 1:11 p.m. The meeting will resume at 9:00 a.m. on October 25, 2022.

7. **ARC-22-184 (ZON-22-138) 1540 S OCEAN BLVD (COMBO)** The applicant, 1540 S OCEAN LLC (Steven Kirsch), has filed an application requesting Architectural Commission review and approval for the construction of a new two-story guest house connected to a previously approved two-story structure with related landscape and hardscape improvements. This is a combination project that shall also be reviewed by Town Council as it pertains to the Special Exception w/ Site Plan Review.

Please note: This item will be heard on October 25, 2022

8. **ARC-22-197 1330 N LAKE WAY** The applicant, 1330 NLW LLC (H. William Perry), has filed an application requesting Architectural Commission review and approval for a new two-story Mediterranean style home exceeding 10,000 SF in area with associated hardscape, landscape, and swimming pool.

Please note: This item will be heard on October 25, 2022

9. **ARC-22-198 265 LA PUERTA WAY** The applicant, John and Christie Fennesbreque, has filed an application requesting Architectural Commission review and approval for a new two-story residence with associated hardscape, landscape, and new swimming pool.

Please note: This item will be heard on October 25, 2022

10. **ARC-22-200 (ZON-22-132) 165 BRADLEY PL (COMBO)** The applicant, Biltmore Galleria, LLC., has filed an application requesting Architectural Commission review and approval for exterior changes to an existing one-story building and site modifications to an existing surface parking lot including new gates and fencing, a child play area, and landscape, including the elimination of several parking spaces requiring a variance. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Please note: This item will be heard on October 25, 2022

11. **ARC-22-201 132 N COUNTY RD.** The applicant, Palm Beach Orthodox Synagogue INC (Rabbi Moshe Scheiner), has filed an application requesting Architectural Commission review and approval for the demolition of an existing two-story commercial building, parking lot and related site improvements.

Please note: This item will be heard on October 25, 2022

D. MINOR PROJECTS – OLD BUSINESS

1. **ARC-22-152 375 S. COUNTY RD.** The applicant, Three Seventy-Five South County Assoc/Gedney Station, have filed an application requesting Architectural Commission review and approval for the installation of wall mounted pieces of artwork in the courtyard of an existing one-story building. (*contd. from 08/24/22*).

Please note: This item will be heard on October 25, 2022

2. **ARC-22-138 353 PERUVIAN AVE.** The applicant, Lifestyle Holdings, LLC, has filed an application requesting Architectural Commission review and approval for a modification to the existing interior hardscape and landscape, that will include new paving and water features within the interior courtyard and increasing the open space and landscaping on site. *This application has been withdrawn by the applicant.*

Please note: This item was withdrawn at Item V., Approval of the Agenda.

3. **ARC-22-172 219 WORTH AVE.** The applicant, M Development (Zachary Baraf), has filed an application requesting Architectural Commission review and approval to replace the existing storefront with impact storefront in the existing opening.

Please note: This item will be heard on October 25, 2022

4. **ARC-22-174 223 WORTH AVE.** The applicant, Jerome Baumoechl Architect, Inc. (Jerome I. Baumoechl, NCARB), has filed an application requesting Architectural Commission review and approval to replace the existing storefront with impact window and doors and a new awning.

Please note: This item will be heard on October 25, 2022

5. **ARC-22-172 219 WORTH AVE.** The applicant, M Development (Zachary Baraf), has filed an application requesting Architectural Commission review and approval to replace the existing storefront with impact storefront in the existing opening.

Please note: This item will be heard on October 25, 2022

6. **ARC-22-174 223 WORTH AVE.** The applicant, Jerome Baumoehl Architect, Inc. (Jerome I. Baumoehl, NCARB), has filed an application requesting Architectural Commission review and approval to replace the existing storefront with impact window and doors and a new awning.

Please note: This item will be heard on October 25, 2022

- E. **MINOR PROJECTS – NEW BUSINESS**
NONE

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

1. Public
There were no comments heard at this time.
2. Staff
There were no comments heard at this time.
3. Commission
There were no comments heard at this time.

- X. **NEXT MEETING DATE:** Wednesday, October 26, 2022

XI. **ADJOURNMENT**

Motion made by M and seconded by M to adjourn the meeting at p.m. The meeting was adjourned without the benefit of a roll call.

The next meeting will be held on Wednesday, October 26, 2022 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully Submitted,

Jeffrey W. Smith, Chairman
ARCHITECTURAL COMMISSION

kmc