



TOWN OF PALM BEACH

PLANNING, ZONING AND BUILDING DEPARTMENT

SUMMARY OF THE ACTIONS TAKEN AT THE CONTINUATION OF THE SEPTMEBER 28, 2022 ARCHITECTURAL REVIEW COMMISSION MEETING HELD ON TUESDAY, OCTOBER 25, 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

Vice Chair Sammons resumed the September 28, 2022 meeting at 9:01 a.m. on October 25, 2022. The September 28, 2022 meeting ended prematurely due to Hurricane Ian.

II. ROLL CALL

Jeffrey W. Smith, Chairman	ABSENT (Excused)
Richard F. Sammons, Vice Chairman	PRESENT
John David Corey, Member	PRESENT
Maisie Grace, Member	ABSENT (Excused)
Betsy Shiverick, Member	ABSENT (Excused)
Thomas Kirchhoff, Member	ABSENT (Excused)
Kenn Karakul, Member	PRESENT (Arrived at 9:12 a.m.)
Dan Floersheimer, Alternate Member	ABSENT (Excused)
Elizabeth Connaughton, Alternate Member	PRESENT
Joshua L. Martin, Alternate Member	PRESENT

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

Mr. Sammons announced the Commission would begin with C. Major Projects – New Business, Item 1.

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.
MOTION: APPROVED, WITH THE FOLLOWING CONDITIONS: THE ROOFING MATERIAL SHALL BE CHANGED TO A SPANISH BARREL TILE AND THE CORNICES ON THE MAIN HOME AND GARAGE SHALL BE DIFFERENTIATED.
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.
MOTION: APPROVED, WITH THE FOLLOWING CONDITIONS: RE-ARTICULATION OF THE CENTER WINDOW ON THE EAST ELEVATION, SECOND FLOOR ADDITION, AN A RESTUDY OF THE PALLADIAN WINDOW ARCH SUPPORTS ON THE WEST ELEVATION ADDITION TO BE REVIEWED BY STAFF AT PERMITTING.
3. **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.
MOTION: APPROVED CHANGES TO THE MAIN HOME ONLY. CHANGES TO THE GUESTHOUSE WERE DEFERRED TO THE NOVEMBER 18, 2022 MEETING.
4. **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.
MOTION: DEFERRED TO JANUARY 23, 2022
5. **ARC-22-198 265 LA PUERTA WAY** The applicant, John and Christie Fennesbrequé, has filed an application requesting Architectural Commission

review and approval for a new two-story residence with associated hardscape, landscape, and new swimming pool.

MOTION: APPROVED, WITH THE FOLLOWING CONDITION: THE DESIGN OF THE FRONT FAÇADE AND THE POOL EQUIPMENT LOCATION SHALL RETURN TO THE NOVEMBER 18, 2022 MEETING.

6. **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.

MOTION: APPROVED, WITH THE FOLLOWING CONDITIONS: ANY ARTIFICIAL TURF SHALL BE REPLACED WITH REAL GRASS, AND TWO ADDITIONAL SHADE TREES SHALL BE PLANTED IN THE NEW GRASSY AREA. A SECOND MOTION INDICATED IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY.

7. **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.

MOTION: APPROVED, WITH THE CONDITION THAT THE FRONT FAÇADE ALONG N COUNTY ROAD WOULD BE LEFT ON A TEMPORARY BASIS.

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).*

MOTION: APPROVED

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.

MOTION: WITHDRAWN

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.

MOTION: WITHDRAWN

4. **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.

MOTION: WITHDRAWN

E. MINOR PROJECTS – NEW BUSINESS

NONE

III. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

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

XI. ADJOURNMENT