

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 corner element 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 Ms. 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, motor court 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.

Due to the impending Hurricane Ian, the meeting recessed at 1:11 p.m. It was announced that the meeting would resume at 9:00 a.m. on October 25, 2022.

On October 25, 2022, the meeting resumed at 9:01 a.m. After roll call, the following members were present: Messrs. Sammons, Corey, Martin, and Ms. Connaughton. Mr. Karakul arrived at 9:12 a.m. Mes. Grace, Shiverick and Messrs. Smith, Kirchhoff and Floersheimer were absent.

The meeting resumed hearing the remaining projects under Major Projects – New Business:

7. **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 provided staff comments on the project.

Rafael Portuondo, Portuondo Perotti Architects, presented the architectural modifications proposed for the existing residence.

Adam Mills, Environment Design Group, presented the landscape and hardscape modifications proposed for the site.

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

Mr. Corey thought the landscape plan was modern and worked well. He inquired about the change in roof materials because he indicated he liked the current roof materials. He was in favor of many of the changes. He asked about the details on the windows in the garage. He provided a suggestion for achieving cohesiveness in the balconies.

Ms. Connaughton thought the change in the detailing was an improvement. She questioned the fenestration as proposed, but overall thought the changes were good.

Mr. Sammons was in favor of the windows in the garage. He questioned the same cornices on both the main house and the garage. He also questioned the box on top of the roof; he suggested adding a parapet roof to the area. He recommended using a Spanish roofing material rather than the proposed. He was in favor of the remainder of the changes.

Mr. Corey inquired about the different railings proposed. Mr. Portuondo responded. Mr. Corey inquired about the surround around the window on the garage. Mr. Portuondo responded and explained the design of the window. Mr. Corey suggested an approval with a change of the roofing material to a barrel tile.

Motion made by Mr. Corey and seconded by Mr. Karakul to approve the project as presented with the conditions that the roofing material shall be changed to a Spanish barrel tile and the cornices on the main home and the garage shall be differentiated. Motion carried unanimously, 5-0.

8. **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 provided staff comments on the project.

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

Manny Angles, Angles Design, presented the architectural plans for the proposed additions on the existing residence.

Steve West, Parker Yannette Design Group, presented the landscape and hardscape modifications proposed for the site.

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

Mr. Karakul thought the landscaping on the east elevation needed to be restudied. Mr. Karakul inquired about the gates and asked if they were existing, to which Mr. West confirmed they were. Mr. Karakul inquired about the different sizes of the two wings on the east elevation, second floor. Mr. Angles responded. Mr. Karakul inquired about the fenestration on the east elevation and whether it would be visible from the street. Mr. Angles responded.

Mr. Corey inquired about the gable on the north elevation and provided a suggestion to straighten the gable design. Mr. Angles responded and explained why Mr. Corey's suggestion would not be feasible. Mr. Corey stated he was fine with the changes but thought the design could be improved.

Mr. Sammons expressed concern for the big window on the east elevation; he provided a design suggestion for the window. He was fine with the rest of the changes. Mr. Sammons inquired about the stone in the landscaping. Mr. Angles responded and stated it was existing.

Motion made by Mr. Karakul and seconded by Ms. Connaughton to approve the project with the following conditions: a re-articulation of the center window on the east elevation, second floor addition and a restudy of the Palladian window arch supports on the west elevation addition to be reviewed by staff at permitting. Motion carried 3-2, with Messrs. Corey and Martin dissenting.

Please note: An amended motion was made for this project following the presentation of 1540 S. Ocean Blvd. See next page for details.

9. **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.

Mr. Hodges 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 plans proposed for the new guesthouse and modifications to the main residence.

Dustin Mizell, Environment Design Group, presented the landscape and hardscape plans proposed for the site.

Mr. Corey inquired about the heights of the finished floor. Mr. Janssen responded. Mr. Corey was in favor of most of the changes. He inquired about a wall in the connection from the main to the guesthouse. Mr. Janssen explained the design. Mr. Corey was against the three dormer windows on the west elevation. He thought the windows would loom over the neighboring home.

Mr. Karakul agreed with Mr. Corey's assessment of the dormer windows. He also thought the landscaping needed more mystery in front of the guesthouse.

Ms. Connaughton agreed with her other Commissioners. She was worried the guesthouse would feel like three stories from the neighbor and the street. She provided suggestions to pull the wing down. Mr. Janssen responded and thought he could massage the terracing. Ms. Connaughton thought the whole guesthouse could be brought down one story.

Mr. Karakul thought more landscaping needed to be added to the Northwest elevation to disguise the guesthouse.

Mr. Corey provided suggestions to bring down the west portion of the guesthouse.

Mr. Sammons objected to the very long expanse of stucco without supports. Mr. Sammons also questioned the large chimneys. Mr. Janssen responded and explained the design of the chimneys. Mr. Sammons thought the dormers should be eliminated.

Mr. Martin thought the west wing did step down nicely. He supported removing the dormers and a restudy of the landscaping.

Mr. Janssen showed an alternate plan, which removed the dormers and stepped down the west elevation.

Mr. Karakul recommended a break in the roof as well on the west façade.

Motion made by Mr. Corey and seconded by Mr. Karakul to approve the changes to the main house and to defer the changes to the guesthouse to the November 18, 2022 meeting. Motion carried unanimously, 5-0.

At this time, Attorney Skip Randolph indicated that the motion for the project at 402 Primavera Avenue would need to be reconsidered, since four members of the Commission needed to vote in the affirmative.

Motion made by Mr. Karakul and seconded by Ms. Connaughton to reconsider the motion for the project at 402 Primavera Avenue. Motion carried unanimously, 5-0.

Messrs. Corey and Martin provided comments for the reasons they voted against the motion made for the project.

Motion made by Mr. Karakul and seconded by Ms. Connaughton to approve the project with the following conditions: a re-articulation of the center window on the east elevation, second floor addition and a restudy of the Palladian window arch supports on the west elevation addition to be reviewed by staff at permitting. Motion carried 4-1, with Mr. Corey dissenting.

10. **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.

Mr. Hodges provided staff comments on the project.

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

Bill Boyle, Bill Boyle Architecture, presented the architectural plans proposed for the new residence.

Mr. Corey did not believe the design worked. He believed the issue was with the site plan rather than the architecture. He thought the home was too big for the site. He thought the scale and massing of the home was not in keeping with the neighborhood. Mr. Boyle pointed out that the existing home was larger than the proposed.

Mr. Connaughton agreed with Mr. Corey and thought the home was too large for the site. She liked the photographs included for precedent; she recommended looking at those photographs in terms of the entry bay.

Mr. Karakul liked the professional's approach on the design but thought some more study on the design would be beneficial. He was not in favor of the gates; he thought they were too decorative. He was not in favor of the windows on the garage section; he questioned the proportions of these windows.

Mr. Sammons questioned the roof plan, as well as the height of the home. He provided additional suggestions for the roof over the loggia. He recommended reducing the size and scale of the home.

Mr. Karakul suggested bringing in the garages and changing the design to a side load garage. Mr. Boyle responded.

Mr. Corey thought there were too many palm trees proposed and suggested variety in the plan.

Motion made by Mr. Martin and seconded by Mr. Corey to defer the project to the January 23, 2022 meeting in accordance with comments from the Commissioners. Motion carried unanimously, 5-0.

11. **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.

Mr. Hodges 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 plans proposed for the new residence.

Cory Meyer, Nievera Williams Design, presented the landscape and hardscape plans proposed for the site.

Mr. Corey inquired about the size of the home. Mr. Janssen responded. Mr. Corey thought the site plan was nice and thought the home worked well. He was also supportive of the landscape plan. Mr. Corey questioned the two front, oversized windows. He suggested reducing them in size, to which Mr. Janssen agreed.

Mr. Martin agreed with Mr. Corey. Mr. Martin thought the home was very civilized for the neighborhood. He also agreed with Mr. Corey's assessment of the front windows.

Ms. Connaughton inquired about the detailing around the windows. Mr. Janssen explained the design.

Mr. Sammons questioned the proportions of the fenestration in the rear of the home. Mr. Sammons also asked the professional to reconsider the material for the hedge. He also asked to reconsider the paving material in the equipment yard. Mr. Meyer responded and indicating the paving material was gravel.

Tony Smith, 215 Nightingale Trail, requested that the pool equipment be moved from the east to the west side of the property.

A discussion ensued about the pool equipment location.

Lori Smith, 215 Nightingale Trail, further explained the issue with the mechanical equipment.

Christie Fennesbrequé, owner, discussed the reasons for the proposed location of the equipment.

Motion made by Mr. Corey and seconded by Mr. Martin to approve the project with the condition that the design of the front façade and the pool equipment location return to the November 18, 2022 meeting. Motion carried unanimously, 5-0.

Please note: A short break was taken at 11:06 a.m. The meeting resumed at 11:20 a.m.

12. **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.

Jennifer Hofmeister-Drew, Planner III, provided staff comments on the project.

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

Harvey Oyer, Attorney on behalf of the applicant, provided an overview of the newly proposed pre-school.

Michael Perry, MP Architecture & Design, presented the architectural modifications proposed for the existing, commercial building.

My Oyer further discussed the details of the school, including hours of operation, attendance, and parking. He advocated for a positive recommendation to the Town Council.

Andrew Speranzini, representing the Parc Regent Condominium at 184 Bradley Place, objected to the application, and questioned if the application met the requirements of the Code. He specifically objected to potential noise, traffic, and congestion in the area.

John Eubanks, representing the Palm Beach Biltmore Condominium at 150 Bradley Place, objected to the application, specifically related to traffic, the artificial turf proposed, and parking.

Town Attorney Randolph indicated that the Commission should base their comments on the architecture.

Mr. Corey inquired about the variance request. Mr. Oyer responded. Mr. Corey was supportive of the variance request since it provided more greenspace. He thought the architecture was fine. He stated he was fine with either of the gate choices. However, he objected the artificial turf. He recommended using real turf and adding more trees.

A discussion ensued about the use of artificial turf and the replacement of this turf.

Mr. Oyer stated that they were a tenant on the property and discussed the costs to replace the asphalt.

Mr. Sammons asked if there were shade trees on the property. Mr. Perry responded.

Mr. Corey understood the issue; however, he was still against the artificial turf. Mr. Perry thought they could find a solution for the artificial turf.

Motion made by Mr. Corey to approve the project as presented with the condition that the artificial turf be replaced with real turf.

Mr. Martin stated he researched the parking for this project and thought the parking for the site was sufficient.

Mr. Sammons agreed and thought the parking was sufficient. He recommended adding some trees in boxes.

Motion amended by Mr. Corey and seconded by Mr. Martin to approve the project as presented with the conditions that any artificial turf shall be replaced with real turf, and that two additional shade trees shall be planted in the new grassy area. Motion carried unanimously, 5-0.

Motion made by Mr. Corey and seconded by Mr. Martin that implementation of the proposed project will not cause negative architectural impact to the subject property. Motion carried unanimously, 5-0.

13. **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.

Mr. Hodges provided staff comments on the project.

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

Roger Janssen, Dailey Janssen Architects, presented the plans proposed for the demolition of the existing, commercial building.

Steve West, Parker Yannette Design Group, presented the landscape and hardscape plans proposed for the site during demolition.

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

Mr. Karakul wondered if the professional considered keeping the façade along N. County Road during demolition.

Mr. Sammons agreed and wondered if the façade could be kept and incorporated into the new design. Mr. Janssen responded.

Ms. Connaughton thought it was problematic to approve the demolition without the plans of a new building.

Mr. Karakul thought the proposal was problematic, especially how the site would look until construction began.

Mr. Corey wondered if there was a plan that showed the lot after demolition. Mr. Janssen responded. Mr. Corey wondered if the façade could be retained until new construction, maybe even to assuage security issues.

A discussion ensued about the timing of the demolition and the lack of plans for the new building.

Mr. Sammons thought there was precedent to preserve the façade of the building. He questioned the hardship for not saving ten feet of the existing building and working it into the new design. Mr. Janssen stated that they could consider the suggestion but the goal with the current application was to obtain approval for demolition.

Town Attorney Randolph offered that the Commission could not require the applicant to maintain a portion of the building to be demolished.

Mr. Sammons stated they were asking to keep a portion of the building in the spirit of community.

Michael Scharf, 225 Dunbar Road, addressed the issue of removing the building and the reasons for the demolition request. He indicated that keeping a portion of the building would be an insurance cost and potential liability cost to the synagogue.

Mr. Corey suggested an approval of the demolition, with Mr. Scharf's agreement to keep the façade up during the development of the new building.

Mr. Sammons asked the architect to try to incorporate the façade of the old building with the new building.

Motion made by Mr. Corey and seconded by Mr. Martin to approve the project as presented, with the condition that the front façade along N. County Road will be left on a temporary basis. Motion carried unanimously, 5-0.

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).*

Mr. Hodges provided staff comments on the project.

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

Nelo Freijomel, Spina O'Rourke, presented the modifications proposed for courtyard of the commercial building.

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

Mr. Corey inquired about the fountain that used to be in the courtyard. Mr. Freijomel responded. Mr. Corey asked if the outdoor seating had been approved. Mr. Freijomel stated that the applicant had made an application to staff for the seating. Mr. Corey stated that the space was being used without approval and requested that Code Enforcement investigate the issue.

Mr. Karakul asked if the applicant had entertained any other ideas to enhance the courtyard, such as potted trees. Mr. Freijomel stated he would pass the suggestion along to the applicant.

Motion made by Mr. Martin and seconded by Mr. Karakul to approve the project as presented. Motion carried unanimously, 5-0.

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 was initially deferred to October 25, 2022 but then was withdrawn by the applicant.

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 was initially deferred to October 25, 2022 but then was withdrawn by the applicant.

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.

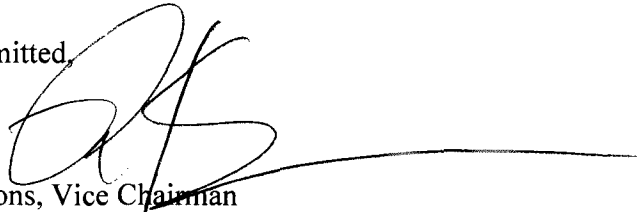
X. **NEXT MEETING DATE:** Friday, November 18, 2022

XI. **ADJOURNMENT**

Motion made by Mr. Karakul and seconded by Mr. Corey to adjourn the meeting at 12:26 p.m. on October 25, 2022 Motion carried unanimously, 5-0.

The next meeting will be held on Friday, November 18, 2022 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 S. County Road.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'RS', with a long horizontal line extending to the right.

Richard F. Sammons, Vice Chairman
ARCHITECTURAL COMMISSION

kmc