

REVISED

12:12 pm, Sep 20, 2022



**TOWN OF PALM BEACH
ARCHITECTURAL COMMISSION
COUNCIL CHAMBERS - SECOND FLOOR 360 SOUTH COUNTY ROAD**

AGENDA

**SEPTEMBER 28, 2022
9:00 AM**

- I. **CALL TO ORDER**
- II. **ROLL CALL**
Jeffrey W. Smith, Chairman
Richard F. Sammons, Vice Chairman
Maisie Grace, Member
John David Corey, Member
Betsy Shiverick, Member
Thomas Kirchhoff, Member
Kenn Karakul, Member
Dan Floersheimer, Alternate Member
Elizabeth Connaughton, Alternate Member
Joshua L. Martin, Alternate Member
- III. **PLEDGE OF ALLEGIANCE**
- IV. **APPROVAL OF THE MINUTES FROM THE AUGUST 24, 2022 MEETING**
- V. **APPROVAL OF THE AGENDA**
- VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY**
- VII. **COMMENTS FROM THE ARCHITECTURAL COMMISSION MEMBERS**

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).
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.
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.

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*).

Item has been deferred to the 10/27/22 meeting at the request of the applicant.

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*).

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*).

Item has been deferred to the 10/27/22 meeting at the request of the applicant.

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*).

Item has been deferred to the 10/27/22 meeting at the request of the applicant.

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*).

Item has been deferred to the 10/27/22 meeting at the request of the applicant.

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*).
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*).

Item has been deferred to the 10/27/22 meeting at the request of the applicant.

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.

Item has been deferred to the 10/27/22 meeting at the request of the applicant.

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).*

Item has been deferred to the 10/27/22 meeting at the request of the applicant.

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.
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).*
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.
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).*
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.

Item has been deferred to the 10/27/22 meeting at the request of the applicant.

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.

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.
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.
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.
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.
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.
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.

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.
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.
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.
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.
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.

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*).
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.*

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.
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.

E. MINOR PROJECTS – NEW BUSINESS

IX. UNSCHEDULED ITEMS (3 MINUTE LIMIT PLEASE)

1. Public
2. Staff
3. Commission

X. NEXT MEETING DATE: OCTOBER 26, 2022

XI. ADJOURNMENT

Note 1: If a person decides to appeal any decision made by this Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is to be based.

Note 2: Disabled persons who need an accommodation to participate in this Commission Meeting are requested to contact the Town Manager's Office at 838-5410 or through the Florida Relay Service by dialing 1-800-955-8770 for voice callers or 1-800-955-8771 for TDD callers, at least five (5) working days before this meeting.