

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

FRIDAY, DECEMBER 16, 2005

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

Chairman Wideman called the meeting to order at 9:03 a.m.

II. ROLL CALL:

Floyd L. Wideman, Jr., Chairman
Morgan Dix Wheelock, Vice-Chairman
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Nikita Zukov, Member
William P. Feldkamp, Member
William J. Strawbridge Jr., Member
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
Jeffery Smith, Alternate Member
John C. Randolph, Town Attorney
Paul Castro, Zoning Administrator
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Secretary

ABSENT:

None

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

ARCOM 12/16/05

IV APPROVAL OF THE MINUTES FROM THE NOVEMBER 18, 2005 MEETING.

MOTION BY MR. WHELOCK TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

V SWEARING IN PERSONS TESTIFYING.

Persons testifying were sworn in at this time and periodically throughout the meeting.

Attorney Ron Kolins requested having item number B114-05 moved to the beginning of the meeting as he had a conflict with another appointment. He also mentioned that he would like an informal review of the building facade at 230 Royal Palm Way.

Chairman Wideman moved item Number B114-05 to this section of the agenda.

B114-05 Demolition

Address: 111 El Mirasol
Applicant: Anand Khubani and Neeta Khubani
Attorney: Ronald K. Kolins
Project Description: Demolition of existing improvements on the property.

Mr. Wheelock said he visited the site.

Attorney Ron Kolins presented photographs of the existing home and noted that it is on a double lot on the ocean. He assured that the vegetative screening will be maintained during demolition.

Mr. Wheelock said that it is important that the seagrapes, at the top of El Mirasol, remain through construction.

MOTION BY MR. WHELOCK TO APPROVE DEMOLITION WITH THE PROVISION TO KEEP THE SEAGRAPE HEDGES THROUGH CONSTRUCTION AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

Mr. Kolins said that at the suggestion of the Zoning Staff and Ms. Close, he should ask the Architectural Commission to informally review a project proposed for 230 Royal Palm Way. He then presented elevation drawings and asked for design suggestions.

Architect Ed Oliver stated that the building will be renovated on the same foot print, the same

height, and in the same envelope. He mentioned that they will ask for considerations to have towers and to add some height to the building.

Dr. Rosenberg thought that it was not appropriate for ARCOM to review the project at this point because the proposed structural changes have not been looked at by the proper authorities.

Mr. Feldkamp suggested that they remove the shutters on the fourth floor, reduce the amount of window muntins and arrange the windows in the order of large to small from bottom to top.

Mr. Wideman said he liked the changes, but did not see any need to ask for variances to renovate this building.

Mr. Wheelock disliked the color change of the middle section of the building and the proposed tower.

Zoning Administrator Paul Castro pointed out that there are several variances being requested. They request a side yard setback, enclosure of a stairwell in the back of the building and to allow a tower entry feature. Also, the proposed changes to the roof style and other elements added to the building require a height variance.

Mr. Smith stated that not enough information was being provided for the Commission to give their input. He noticed, by the streetscape drawing, that this proposal would dwarf the building next door.

VI PROJECT DEFERRALS/REMOVALS

B85-05 Addition

Address: 245 Worth Avenue
Applicant: Jane B. Holzer
Architect: The Lawrence Group
Project Description: Addition of partial second floor of approximately 1,700 s.f. over a first floor of approximately 1,258 s.f. Materials, height and colors are compatible with the existing building. Retail use is unchanged.

This project was deferred from the September and November meetings at the architect's request and continued from the cancelled October meeting. The architect requests deferral to the January meeting.

B94-05 Demolition & New Residence

Address: 110 Angler Avenue
Applicant: Stephen Macari
Architect: Smith and Moore Architects
Project Description: Demolition of an existing one-story residence and two-story garage/guest house and construction of a new two-story residence with pool.

This project was deferred from the September meeting for restudy, carried over from the cancelled October meeting and deferred from the November meeting at the property owner's request. The architect requests deferral to the January meeting.

B95-05/SE20-05 New Residence

Address: 447 Primavera Avenue
Applicant: Randall and Barbara Smith
Architect: Smith and Moore Architects
Project Description: Demolition of an existing two-story residence and construction of a new two-story residence with pool, hardscape, and landscaping.

This project was deferred from the October meeting at the architect's request. The demolition was approved and the new construction was deferred from the November meeting. The architect requests deferral to the January meeting.

B110-05 Demolition & New Residence

Address: 202 Plantation Road
Applicant: Peter Plotkin and Diane McNeel
Architect: SKA Architect + Planner
Project Description: Demolition of existing one story home. Construction of a new two-story Italian style home to be approximately 6,100 square feet

The attorney requests deferral to the January meeting.

MOTION BY MR. SHAW TO DEFER THE PROJECTS B85-05, B94-05, B110-05 TO THE JANUARY MEETING.

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank advised that there was another project deferral requested.

MOTION BY MR. SHAW TO DEFER PROJECT B95-05 TO THE JANUARY MEETING.

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

Formal action may or may not be taken relative to these projects.

B88-05/V6-06 Addition

Address: 434 Seaspray Avenue
Applicant: Christopher and Andrea Kaufmann
Architect: James C. Paine, Jr.
Project Description: Second floor master bedroom suite addition over the existing garage and over loggia expansion of ground floor, south of the garage. The roof height to match existing second floor roof. The materials and finishes to matching the existing.

This project was deferred from the September meeting at the architect's request, continued from the cancelled October meeting, and deferred from the November meeting as no one was present to represent the project.

Mr. Shaw and Mr. Zukov said they met with the architect and discussed the project.

Architect Jim Paine explained that the owner had purchased the lot behind his house and built a swimming pool. Now that the lot depth is 229 feet, it puts the property into a category requiring a larger front set back.

MOTION BY DR. ROSENBERG TO RECOMMEND TO TOWN COUNCIL TO APPROVE THE VARIANCE REQUEST.

MOTION SECONDED BY MR. ZUKOV.

MR. SHAW OPPOSED.

MOTION CARRIED 6-1.

Mr. Paine indicated that after meeting with commission members, he moved the addition away from the set back line 2'7". They also plan to replace all of the glass sliding doors with French doors. He noted that the existing landscaping will mitigate the impact of the addition to the neighbors.

It was suggested to move the addition farther back keeping the peak roof on the garage and to add an arch, or a projection, to the entry door.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE JANUARY MEETING FOR RESTUDY.

MOTION SECONDED BY MR. SHAW.

Property Owner Christopher Kaufmann advised the commission that he is trying to make economic sense out of a little house.

MOTION CARRIED UNANIMOUSLY.

B100-05/V36-05New Residence

Address: 201 Seminole Avenue or 214 North County Road
Applicant: Seminole BD, LLC
Architect: Smith and Moore Architects
Project Description: Construction of a two-story single family residence.

This project was continued from the October meeting and deferred for restudy from the November meeting.

Mr. Wheelock and Mr. Zukov said they met with the architect.

Architect Harold Smith stated that the variance request had been approved by the Town Council at their last meeting. And to address the Commission's request to restudy the west elevation, the chimney was moved to the north side making room for additional planting of eureka palms to screen the neighbors. Additionally, some of the air-conditioning units were relocated and the number of windows were reduced on this side of the building.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

B109-05/V1-06 Additions & New Building

Address: 9 Lagomar Road and 12 Lagomar Road
Applicant: Roberto A. deGuardiola & Joanne M. deGuardiola
Architect: Thomas M. Kirchhoff
Project Description: Additions and renovations to existing three-story residence including:
1. A new one story pool pavilion and garage (basement)
2. New two-story building consisting of entry gallery, office, and guest rooms.
3. Interior renovations to the existing structure.
4. New pool, hardscape, and preliminary landscape.

Ms. Diver, Mr. Feldkamp and Mr. Zukov said they met with the architect.

Mr. Frank reported the history of the property and said that 9 and 12 Logomar Road were once part of a very large estate. After the house had been cut into pieces, the lots became non-conforming.

Architect Thomas Kirchhoff further explained that the original house, which was designed in 1924 by Addison Mizner, was cut through the middle leaving ten feet between the two homes. Years later, another piece of the house was separated making yet another house.

He proposed the addition of two buildings in order to make the existing house more functional. The first building will contain an entry foyer, a guest bedroom, a hallway leading into the main house, and stairs leading to the second floor. The second building will contain a below level garage, as the property slopes to an elevation 6', and an open pool pavilion at ground level. A point of measurement variance is being requested to measure the new construction from the 14'6" floor elevation of the existing house. The second variance would allow for less than a 15' set back in order to tie the entry feature together with the main house. The third and fourth variances, for set back and height, would allow a niche to be filled in for two bedrooms and a master suite. The fifth variance is related to the garden walls on the west side. The sixth variance deals with the third floor. Mr. Kirchhoff stated that the fenestration is still being studied and they will come back next month with a presentation.

It was commented, that given the history of the property, this was an ingenious solution. However, it was suggested to restudy the stair portion of the entry addition as it is very close to the neighbors.

MOTION BY DR. ROSENBERG TO RECOMMEND TO THE TOWN COUNCIL TO APPROVE ALL OF THE VARIANCES BASED UPON THE CONCEPTUAL PRESENTATION AND TO COME BACK NEXT MONTH FOR A FULL ARCHITECTURAL REVIEW.

**MOTION SECONDED BY MR. WHEELLOCK.
MR. SHAW AND MR. FELDKAMP OPPOSED.
MOTION CARRIED 5-2.**

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B55-05 Facade Revisions

Address: 250 Royal Palm Way
Applicant: NHM Realty, LLC
Architect: The Lawrence Group Architects
Project Description: Change/update the facade, windows, and entrance.

This project was deferred from the June and August meetings for restudy and deferred from the July, September and November meetings at the architect's request.

Mr. Shaw said he met with Mr. Matthews and drove by the building. Mr. Wheelock said he met with Mr. Matthews and the architect.

Property Owner Robert Matthews described the building as simple and sweet. He proposed ficus vines on the building at the arched drive-through openings, one of which will be his parking space.

The only concerns for restudy were the front entry and the arched openings.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE JANUARY MEETING.

MOTION DIED FOR A LACK OF A SECOND.

**MOTION BY MR. WHEELLOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.**

ROLL CALL:

MR. WHEELOCK	YES
DR. ROSENBERG	YES
MR. SHAW	YES
MR. ZUKOV	NO
MR. FELDKAMP	NO
MR. STRAWBRIDGE	YES
MR. WIDEMAN	NO

MOTION CARRIED 4-3.

B78-05 Addition

Address: 995 South Ocean Blvd.
Applicant: Stephania and Donald Conrad
Architect: Bridges, Marsh and Associates
Project Description: New second story master bedroom/bath addition to maximum height set forth per building height plane. Addition to be consistent with the existing structure's simple Bermuda style.

This project was deferred from the August, September and November meetings for restudy. It was continued on the agenda from the cancelled October meeting.

Mr. Wheelock said he met with the architect. Mr. Zukov said he spoke to the architect.

Architect Mark Marsh presented the hardscape and a landscape plans.

Frank Chopin, the neighbor to the north, argued that the proposed amount of landscaping would not be enough to screen his home from the new addition.

Horticulturist Allen Stopeck said he was asked by Mr. Chopin to look at the feasibility of installing vegetation for screening of the two properties. It was his opinion that it would be very difficult to plant the amount of vegetation being proposed within the space provided.

MOTION BY DR. ROSENBERG TO DENY THE PROJECT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE III, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205 CRITERIA, (1) THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE AND DESIGN AND IN GENERAL DOES NOT CONTRIBUTE TO THE IMAGE OF THE TOWN AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY.

MOTION SECONDED BY MR. STRAWBRIDGE.

ROLL CALL:

DR. ROSENBERG	YES
MR. STRAWBRIDGE	YES
MR. WHEELOCK	NO
MR. SHAW	NO
MR. ZUKOV	NO
MR. FELDKAMP	NO
MR. WIDEMAN	NO.

MOTION FAILED 5-2.

**MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WHEELOCK.**

MR. FELDKAMP	YES
MR. WHEELOCK	YES
DR. ROSENBERG	NO
MR. SHAW	YES
MR. ZUKOV	YES
MR. STRAWBRIDGE	NO
MR. WIDEMAN	YES

MOTION CARRIED 5-2.

B83-05 Demolition & New Residence

Address:	241 La Puerta Way
Applicant:	Paul J. and Susan B. Hitt
Designer:	Solis Designs
Project Description:	Demolition of existing residence and propose a new two-story residence. The existing pool will be remodeled.

The demolition portion of the project was approved at the September meeting. The new residence was deferred from the August and September meetings at the designer's request, it was continued from the cancelled October meeting, and it was deferred for restudy from the November meeting.

Mr. Zukov said he met with the architect.

Architect Jorge Perez introduced Project Designer Pablo Solis. Mr. Solis indicated that the second story massing was removed, at one corner of the house, to reduce the overall width of the second floor. He presented a sample of pattered stone work to be used around the entry element and around the arched windows on the front elevation. He noted that there will be a two-tone building color scheme, but had no color samples.

Mr. Wheelock referred to the minutes from last month which stated that the architect was asked to bring color samples of the two-toned roof and samples of the railing.

**MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT SUBJECT TO ADMINISTRATIVE REVIEW OF THE COLOR SCHEME AND MATERIALS BOARD.
MOTION SECONDED BY MR. SHAW.**

ROLL CALL:

MR. FELDKAMP	YES
MR. SHAW	YES
MR. WHELOCK	NO
DR. ROSENBERG	YES
MR. ZUKOV	YES
MR. STRAWBRIDGE	YES
MR. WIDEMAN	YES

MOTION CARRIED 6-1.

B90-05 Addition

Address:	One South County Road
Applicant:	The Breaker's Palm Beach, Inc.
Architect:	Peacock & Lewis Architects and Planners
Project Description:	This project is a second floor interior renovation and enclosing of a 945 sq. ft. existing terrace at the Family Entertainment Center (former Golf Club House). The renovation is to provide a new employee office and lounge facilities. Terrace, height, materials and color are to match existing. Also, the existing, extensive garden and landscape adjacent to this project shall remain.

This project was deferred from the September meeting for restudy, carried over from the cancelled October meeting and deferred from the November meeting at the architect's request.

There were no ex parte communications disclosed regarding this project.

Architect Steve Pollio said the ground floor columns were made thicker to give the appearance of support to the second floor.

**MOTION BY MR. WHELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

B92-05 Addition & Exterior Renovation

Address: 300 North Ocean Boulevard
Applicant: Denny and Jean Bottorff
Architect: Lee Kvarnberg
Project Description: Addition and exterior renovation.

This project was deferred from the September and November meetings at the architect's request and continued from the October meeting that was cancelled.

Mr. Wheelock, Ms. Diver and Mr. Zukov said they met with the architect.

Architect Lee Kvarnberg introduced Associate Architect Gary Bates. He proposed an addition to the northwest corner of the property for a family room and a master bedroom. Further changes will be made to bring the house closer to a Mediterranean style. Mr. Kvarnberg said that this project will require State approval for the coastal construction control line.

It was commented that this proposal was a vast improvement.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

The meeting was reconvened at 1:45 p.m. after a lunch break.

B102-05 Demolition and New Residence

Address: 251 Kenlyn Road
Applicant: Jerry Wheeler
Architect: Mesa Architecture
Project Description: Demolition of an existing one-story ranch style house and construction of a new two story Mediterranean style home.

This project was continued from the October meeting which had been cancelled and it was deferred from the November meeting as no one was present to represent the project.

Mr. Wheelock and Mr. Zukov said they met with the architect and visited the site.

Property Owner Jerry Wheeler said he met with the adjacent neighbors and that he had letters of support from some of them.

Architect Steven Roy proposed demolition of a one-story ranch style residence that was built in

1951. He assured the Commission that the existing 12' tall ficus hedge will be maintained.

MOTION BY DR. ROSENBERG TO APPROVE DEMOLITION WITH THE PROVISION TO MAINTAIN THE PERIPHERAL LANDSCAPING AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY

MOTION CARRIED UNANIMOUSLY.

Architect Steven Roy presented elevation drawings of a one and two-story Mediterranean style residence. The materials used for this house will be a three-color blend Ludowici tile, cast stone trim in horizontal pieces and cypress wood roof brackets and soffits. The windows will be impact resistant manufactured by Colby Colby. The proposed colors for the project include green window trim, a mahogany front door and a light beige building color.

The Commission comments were:

The front door was lost with all of the fenestration around it.

The leaded glass windows appeared out of place on the house.

Remove the shutters on the second floor and add columns between the windows as was done on the first floor.

Simplify the front facade.

Bring in the center section of the second floor on the front facade to reduce the mass of the building.

There were too many types of openings on the south elevation.

A sample of the roof tile is needed to determine the profile.

The house is very large compared to the one-story houses on each side.

Break up the roof line because it is long and massive.

Mediterranean Revival style of architecture may not be the right solution for Kenlyn Road.

Eric Adams, the neighbor to the west, thought the proposed house was very massive compared to his house. He requested having a hedge planted that will screen the second floor windows from his property.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE JANUARY MEETING FOR RESTUDY.

MOTION SECONDED BY MR. ZUKOV

MOTION CARRIED UNANIMOUSLY.

B108-05 Addition

Address: 1690 South Ocean Boulevard
Applicant: Blond-O-Stab, NV
Architect: Grassi Design Group
Project Description: One and two-story addition to an existing Regency style residence with matching detailing and trim. A new motorcourt at the east yard and new terraces, loggias and swimming pool at the west yard.

This project was deferred from the November meeting for restudy

Mr. Wheelock declared a conflict of interest and left the dias during the presentation. Mr. Wideman mentioned that he spoke with the owner.

Architect Adam Gilmore indicated that the Commission asked him to restudy the project. As a result, he offered three design options for the entry element. The first option had the pediment raised one-foot from the previous presentation. The second design had a parapet added to the pediment. The third option was a squared portico with a small pediment over the central bay. Other design changes included the removal of the vertical muntins from the casement windows and screening of the service motor court by adding a solid gate and vegetation. After last month's discussion regarding the driveway location, it was decided to keep the existing curb cut.

The commission reviewed the entry feature and noted that the pediment should go on the structure of the house and not on the rotunda. As well, the entry needed some articulation.

Mr. Gilmore said they were trying to echo John Volk's mass and form between the existing and the new.

Mr. Strawbridge perceived the house as a palace and felt that it should be visible from the road rather than hide it with vegetation.

MOTION BY MS. DIVER TO DEFER THE PROJECT TO THE JANUARY MEETING TO LOOK AT THE FRONT ENTRY BOTH ARCHITECTURALLY AND VISUALLY THROUGH THE LANDSCAPE.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B111-05 Addition

Address: 695 North Lake Way
Applicant: James and Amelia Engel
Architect: SKA Architect + Planner
Project Description: Addition of a single-story loggia to the rear of the home and two-story addition to an existing single-story, Regency style home to be approximately 2,280 square feet.

Ms. Diver said she met with the architect. Mr. Wheelock said he visited the site.

Architect Pat Seagraves presented a single story loggia and a two-story guest house. In order to keep the height of the two-story guest house low, he designed it with a mansard style roof. Mr. Seagreaves agreed to correct all of the new and existing window fans to match the windows. Responding to Mr. Wideman's question of why work has begun without ARCOM approval, Mr. Seagraves apologized and said they overlooked the ARCOM review.

Because there were no other two-story elements on this house, it was suggested adding the bedrooms to the ground floor. Another element of improvement would be to remove the mansard style roof, or drop the height of the roof and to use dormer windows. It was requested to plant a hedge to screen the neighbors.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE JANUARY MEETING.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B112-05 New Cabana, New Entry & Garage Extension

Address: 298 Tradewind Dr.
Applicant: Thomas and Elaine Schoch
Architect: SKA Architect + Planner
Project Description: New one story front entry, pool cabana and garage extension matching all existing roof slopes, materials, fascia details, doors, windows, and all detailing. Replace existing doors and windows to comply with hurricane code.

Ms. Diver and Mr. Zukov said they met with the architect.

Architect Jackie Albarran proposed adding a front entry, and a pool cabana with a pergola to the

existing house.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B113-05 Extension of Previous Approval (Two-Story Addition & New Two-Story Entry)

Address: 221 El Bravo Way
Applicant: Bruce and Leigh Falling
Architect: SKA Architect + Planner
Project Description: To extend a previously approved project for one year.

Ms. Diver said she met with the architect.

Architect Jackie Albaran remarked that the house is under the 7'.5" elevation and wanted to continue the approvals for another year.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT FOR ONE YEAR.

MOTION SECONDED BY MR. WHELOCK

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None.

D. NEW BUSINESS - MINOR PROJECTS

A35-05 Landscape & Hardscape

Address: 167 E. Inlet Drive
Applicant: Ajax Equity LLC
Architect: Sanchez and Maddux
Project Description: Hardscape & landscape design for a new residence.

Mr. Wheelock said he visited the site.

Landscape Architect Jorge Sanchez presented renderings of the site. He remarked that the swimming pool engages the house in the rear. The terraces will be made mostly of coquina with an inlay of pebble stones. Silver Morning Glory vines will grow on the two pergolas at the front of the house.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT AS PRESENTED.

**MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

A36-05 Roll Shutters

Address: 680 South Ocean Blvd.
Applicant: Alec Englestein
Contractor: Action Hurricane
Project Description: Install electric roll shutters east and south elevations. The boxes above windows and the tracks on the sides will be painted to match the house color.

No one was present to represent the project.

MOTION BY MR. WHEELLOCK TO DEFER THE PROJECT TO THE JANUARY MEETING.

**MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

VIII OTHER BUSINESS

Dr. Rosenberg said the hurricanes destroyed a great deal of landscaping in town and not much of it has been replaced. He suggested adding deed restrictions to landscape projects whenever it is necessary to provide vegetation for privacy.

Mr. Frank said that he has not received any complaints regarding the replacement of landscaping.

Mr. Smith noticed that a hedge was removed from the Trump property on North Ocean Boulevard. He recalled, at the time of approval, ARCOM put a deed restriction on the hedge along the road because the house was not very attractive.

Dr. Rosenberg asked if all properties with deed restrictions could be checked for proper landscaping. And if they are not attempting to restore the landscaping, the owners should be sent a notice to do so.

MOTION BY MR. WHEELLOCK TO DIRECT STAFF TO DRAFT A LETTER TO CODE ENFORCEMENT STATING THAT ARCOM WISH ALL WORK TO STOP ON THAT PROPERTY UNTIL THE HEDGE IS REPLACED IN ACCORDANCE THE DEED RESTRICTION PLACED ON THAT PROPERTY BY THE ARCHITECTURAL COMMISSION.

**MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

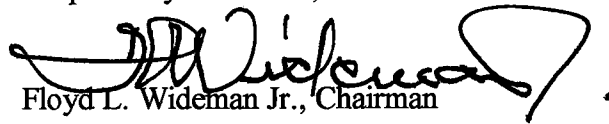
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IX ADJOURNMENT

The meeting was adjourned at 3:20.

The next meeting of the Architectural Commission will be held on January 25, 2006 at 9:00 a.m.

Respectfully submitted,


Floyd L. Wideman Jr., Chairman