



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

FRIDAY, NOVEMBER 18, 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
Veronica Close, Director Zoning & Building
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.

IV APPROVAL OF THE MINUTES FROM THE SEPTEMBER 28, 2005 MEETING.

MOTION BY MR. WHEELOCK 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.

VI PROJECT DEFERRALS/REMOVALS

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 and September meetings at the architect's request. The architect requests deferral to the December meeting.

B73-05 Addition

Address: 1236 North Ocean Way
Applicant: Mr. and Mrs. Sanders
Architect: Smith & Moore Architects
Project Description: Addition

This project was deferred from the August and September meetings for restudy. The architect requests removal from the agenda.

B75-05 New Residence

Address: 248 Sandpiper Drive
Applicant: Double U.S., Inc.
Architect: Ames Bennett
Project Description: Demolish an existing 55-year-old, 4,500 square feet, single story dwelling. Build a new 4,741 square feet, single story, ranch style residence. Bringing the finished floor up to elevation 7.5 NGVD and provide 45% landscaped area.

The architect requests removal from the agenda.

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 meeting at the architect's request. The architect requests deferral to the December meeting.

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. The October meeting was cancelled. The applicant requests deferral to the December meeting.

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 meeting at the architect's request and continued from the October meeting that was cancelled. The architect requests deferral to the December 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 and continued from the October meeting which was cancelled. The property owner requests deferral to the December meeting.

A32-05 Renovate Front Elevation

Address: 146 Australian Avenue
Applicant: Michael J. Flynn
Architect: Scott D. Dyer
Project Description: Minor site plan submission to renovate the existing front elevation of the existing residence. The front entry will be revised. However, the areas will remain the same. The facade has an existing mansard roof overhang that will be removed. The windows and doors will be changed to impact materials, and stone trim will be added.

Staff recommends that a new application be filed because this is a major project requiring advertisement.

MOTION BY MR. SHAW TO DEFER THE PROJECTS B55-05, B85-05, B90-05, B92-05, B94-05 TO THE DECEMBER MEETING.
MOTION SECONDED BY MR. WHELOCK.
MOTION CARRIED UNANIMOUSLY.

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

**MOTION BY MR. FELDKAMP TO REMOVE PROJECT B73-05 FROM THE
AGENDA.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. SHAW TO REMOVE PROJECT A32-05 FROM THE AGENDA.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

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

B95-05/SE20-05 Demolition and 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.

The architect had requested deferral to the November meeting.

Mr. Wheelock declared ex parte communications with the project attorney.

Architect Harold Smith reported that the current building is a 15,768 square foot, Mediterranean style home. It was designed by Architect Lynn McColl in 2004 for Dan Swanson. The new owner wishes to demolish the partially completed structure in order to construct a two-story Palladian style villa.

**MOTION BY MR. WHEELOCK TO APPROVE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

Architect Harold Smith stated that they are requesting variances for the building height plane and for an undersized lot.

Attorney Frank Chopin, representing the applicant, commented that they are requesting only one

variance. They already have approval to construct a house on the undersized lot.

Architect Steve Barlow of the Saladino Group in New York presented elevation drawings of the replacement house. He described the house as a formal Italian Villa with cinnamon colored stucco and cut stone trim. It will have a courtyard in the center which will be protected on three sides.

Mr. Frank commented on the variance request, and said that allowing additional height and more volume was not necessarily an architectural enhancement.

Mr. Shaw explained that by demolishing the existing house, the previous Town Council approvals would be lost and that a new application would have to start from the beginning.

Responding to the question whether the house could be designed to meet the codes, Mr. Smith stated yes. If the second floor were removed from one of the wings, the house may be in compliance with the town's zoning codes.

Attorney Paul Thibedeau, representing the neighbor to the north, requested having the application deferred to next month so that they may meet with the architects to review the plans. He remarked that this proposal is massive compared to the existing house on the property.

Mr. Chopin said they already have a variance and they already have a house that is there but, there are problems that exist with respect to that house. Furthermore, they would not be demolishing it and trying to do a better job because they can build the same house and they have a variance that allows them to do it. They only ask to take the house back a foot and drop the height eighteen inches. He agreed with Mr. Thibedeau that the neighbor should have to opportunity to review the plans.

Mr. Wheelock commented that the proposal was not objectionable but, on the other hand, if it is possible to design it without the variance, the Commission should see what the house would look like. He thought that this design was an improvement and would not like to see the existing house remain if the variance request was not approved.

MOTION BY MR. WHELOCK TO RECOMMEND TO THE TOWN COUNCIL THAT THE PROJECT DOES ARCHITECTURALLY MERIT THE VARIANCE APPLICATION.

MOTION SECONDED BY DR. ROSENBERG.

SUBSTITUTE MOTION BY MR. SHAW TO RECOMMEND TO THE TOWN COUNCIL THAT WHILE THE HOUSE DOES HAVE MERIT, A HOUSE CAN BE BUILT ON THE PROPERTY THAT DOES NOT REQUIRE THIS PARTICULAR VARIANCE.

MOTION SECONDED BY MR. STRAWBRIDGE.

ROLL CALL:

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

MOTION CARRIED 4-3.

B99-05/V37-05 Roof Style Change

Address: 515 South County Road
Applicant: Gloria Daigh
Architect: SKA Architect + Planner
Project Description: Replace existing flat roof with a sloped, Bermuda style roof.

This project was continued from the October meeting which was cancelled.

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

Architect Jackie Albarran said that a variance is needed to replace the flat roof with a sloped roof.

MOTION BY MR. SHAW TO RECOMMEND TO THE TOWN COUNCIL THAT ARCHITECTURALLY THE IMPROVEMENTS BEING PROPOSED ON THIS HOUSE ARE WARRANTED AND THE COMMISSION RECOMMENDS THAT THE VARIANCE BE GRANTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

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

MOTION SECONDED BY MR. WHEELOCK.

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 which was cancelled.

Ms. Diver, Mr. Shaw, Mr. Feldkamp, Mr. Wheelock, Mr. Zukov and Dr. Rosenberg said the met with the architect and reviewed the plans.

Attorney Maura Ziska, addressing the issue of the variance request, said that the Town Council deferred the project to the Architectural Commission to consider the house on the property with relation to massing, and to consider the neighbor's concerns. She informed the Commission that this is a variance request rather than a site plan review because the undersized lot is in the RC zoning district.

Architect Harold Smith explained that County Road was widened some time ago taking ten feet of land from this property.

MOTION BY MR. SHAW TO ACCEPT THE PRESENTATION.

Representing a neighbor, Attorney Leslie Evans objected to the motion stating that the Town Council voted against the variance because there are other issues that need to be discussed.

MOTION SECONDED BY DR. ROSENBERG.

MR. SHAW RESTATED THE MOTION BY SAYING, "BECAUSE THIS IS A SITE PLAN REVIEW, THE HOUSE MEETS THE SET BACKS AND MASSING STANDARDS, THE COMMISSION WOULD APPROVE THE BUILDING OF IT."

Zoning Administrator Paul Castro stated the Town Council had concerns about the size of the home and its relationship to the western neighbor. They asked the Commission to review the size and the massing of the home in relation to the small lot.

ROLL CALL:

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

MR. STRAWBRIDGE NO
MR. WIDEMAN NO
MOTION FAILED 4-3.

Architect Harold Smith further explained that the Town Council was concerned with the two-story mass, the lack of landscaping, and the location to the a/c condensing units. He addressed these issues by removing the two-story mass above the garage, eliminating the bay window to plant additional landscaping, moving the condensing units farther south, and adding a six-foot high concrete block wall with landscaping. Also, the driveway entry was relocated to the east eliminating the view of the garage doors from the street. He described the new residence as a Spanish/Colonial style with a 4/12 pitch roof.

Attorney Leslie Evans read a letter addressed to the Town Council on behalf of Helen Barbarian objecting to the driveway location, the location of the building, and the location of the air-conditioning units in relation to her property. After much discussion regarding the Palm Tran bus stop, Mr. Evans was reminded that ARCOM has no jurisdiction relative to this issue.

Mr. Feldkamp thought the project was well designed, it was sophisticated, and takes the driveway off of County Road.

MOTION BY MR. ZUKOV TO RECOMMEND THAT THE TOWN COUNCIL TO APPROVE THE VARIANCE.
MOTION SECONDED BY FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE DECEMBER MEETING TO RESTUDY THE ARCHITECTURAL MASSING MINIMIZING THE IMPACT TO THE WEST.
MOTION SECONDED BY MR. SHAW.

ROLL CALL:

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

MOTION CARRIED 5-2.

B105-05/V40-05

Address: 1333 North Lake Way

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Applicant: Mr. James Simpson
Architect: SKA Architect + Planner
Project Description: Second story addition of existing one-story home to be approximately 1,040 square feet.

Ms. Diver, Mr. Feldkamp and Mr. Wideman said they met with the architect and reviewed the plans.

Architect Pat Seagraves indicated that the project would require a point of measurement variance because the street level is low and the finished floor elevation of the house is 10.8 rather than the required 7.5. The proposal would add a 1,000 square foot master bedroom above the existing living room and the addition of a two-story porch.

Dr. Rosenberg thought that the existing condition of a low street level warranted the variance request.

MOTION BY DR. ROSENBERG TO APPROVE THE REQUEST FOR THE VARIANCE.

MOTION SECONDED BY MR. ZUKOV.

Under discussion, it was questioned if the variance for a second-story addition was justified as the neighborhood was relatively one-stories.

The architect was asked to present photographs of the surrounding homes to prove how the addition would impact the neighborhood.

DR. ROSENBERG WITHDREW HIS MOTION.

MR. ZUKOV WITHDREW HIS SECOND.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE END OF SECTION A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS.

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

This project called back to the table after item number B93-05.

Architect Pat Seagraves distributed photographs of two-story homes on Ocean Terrace and Angler Avenue to the Commission Members.

After reviewing the photographs, most of the members did not have a problem with the second story addition. It was also suggested to add more than just two shutters to the front of the house.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH SHUTTERS
ADDED TO THE WINDOWS ON THE FRONT OF THE HOUSE.**

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B54-05 Landscape for Second Story Addition

Address: 212 Caribbean Road
Applicant: Mr. and Mrs. Doug Buck
Architect: Jeff Blakley & SKA Architect + Planner
Project Description: Landscaping for one and two-story additions to the existing one-story home.

This addition project was approved at the July meeting subject to a full review of the landscape. This project was continued from the cancelled October meeting.

Mr. Wheelock said he met with the landscape architect and the property owner.

Architect Pat Seagraves presented a landscape drawing showing the vegetation they propose between the subject property and the property behind it.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B68-05 Second Story Addition

Address: 168 Kings Road
Applicant: Judith A. Embrescia
Contractor: Tara Management
Project Description: Second story addition to an existing one-story house, demolition and rebuilding of the second story above the garage, and a new entry element.

This project was deferred from the August and September meetings for restudy. The Attorney had requested deferral to the November meeting.

Mr. Wideman, Ms. Diver and Mr. Feldkamp said they met with the architect and reviewed the plans. Dr. Rosenberg said he met with the project attorney and visited the site.

Architect Michel Laplant presented a perspective drawing of the proposed second story addition.

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He addressed all of the comments the Commission asked for last month.

Mr. Frank reported that the Public Works Department noted that the site wall and the ficus hedge in the easement will have to be removed. Also, the neighbor's site wall should not be used as a soil retainer.

Landscape Designer Mario Nievera pointed out that the addition will be screened from the neighbors with a large ficus hedges. He agreed to remove the wall from the easement.

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

B74-05 New Residence

Address: 575 Island Drive
Applicant: 575 Island Drive Trust
Architect: Smith & Moore Architects
Project Description: Demolition of existing residence; construction of a new two-story French eclectic residence.

Demolition was approved at the August meeting. The new residence was deferred from the August and September meetings for restudy. This project was continued from the October meeting which had been cancelled.

Mr. Wheelock declared a Conflict of Interest and left the dais during the presentation.

Associate Architect Edward Saung indicated that the windows were revised and the lanterns were removed as the Commission had requested. He presented four different studies of the garage roof.

Because there were several different roof heights, Mr. Shaw suggested raising the main roof so they will be on the same plane.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT SUBJECT TO RAISING
THE MAIN ROOF TO ELIMINATE THE DIFFERENT ROOF LINES.
MOTION SECONDED BY MR. FELDKAMP.
MR. STRAWBRIDGE OPPOSED.
MOTION CARRIED 6-1.**

B78-05 Addition

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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 and September meetings for restudy and it was continued from the October meeting which had been cancelled.

Mr. Wheelock said he met with the architect and visited the site.

Architect Mark Marsh presented the revised project with the stair element aligned with the second story addition. They plan to plant two coconut palm trees on the main entry island to help screen the addition from the street.

The Commission was concerned with adding a second story to a house on a lot with very little greenspace.

Frank Chopin, the neighbor to the north, presented a site map of the properties neighboring this proposal and noted that the property was much smaller than any around it.

Ned Monel, who lives on Via Del Lago, informed the Commission that there is an on going litigation regarding an easement.

Attorney Maura Ziska, representing the project, explained that the addition is conforming even though the lot is non-conforming. She also agreed that they can improve the landscaping.

MOTION BY DR. ROSENBERG TO DENY THE PROJECT ON THE BASIS THAT 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, AND IT IS TOO DISSIMILAR TO THE ADJACENT LOTS OF WHICH ARE OF SIMILAR SIZE.

MOTION SECONDED BY MR. STRAWBRIDGE.

SUBSTITUTE MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE DECEMBER MEETING TO PRESENT A MAXIMIZED LANDSCAPE PLAN FOR CONSIDERATION.

MOTION SECONDED BY MR. SHAW.

ROLL CALL:

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

MOTION CARRIED 4-3.

B83-05 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.

This project was deferred from the August and September meetings at the designer's request. Demolition was approved at the September meeting. This project was continued from the October meeting that was cancelled.

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

Designer Pablo Solis presented the two-story residence with barrel tiles in a terra cotta color. The building will be light and dark buff colors with precast stone elements. He indicated that the hedge across the front of the property will be removed but, all of the other hedges will remain.

The arched windows were thought to be off balance, the front door was not centered, and the balcony cut into the roof line. The designer was asked to bring back color and material sample boards and preliminary landscaping.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B86-05 Demolition & New Residence

Address: 235 Atlantic Avenue
Applicant: Mr. Paul L. Maddock
Architect: SKA Architect+ Planner
Project Description: Demolition of existing single story home and construction of a new two-story Mediterranean style home to be approximately 4,100 square feet.

This project was deferred from the September meeting for restudy and continued from the October meeting which was cancelled.

Ms. Diver, Mr. Wideman, Mr. Wheelock, Mr. Zukov and Mr. Feldkamp discussed the plans with the architect.

Architect Pat Seagraves presented the revised front entry with a cast stone surround and two windows above it.

With a few exceptions, the original presentation was preferred.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE PROVISION TO USE LAST MONTH'S FRONT FACADE, ADD THREE WINDOWS, ELIMINATE THE STONE WORK, INCORPORATE THE NEW BALUSTRADE RAILING AND THE NEW FRONT DOOR, AND WITH THE PROVISION THAT THE PROJECT MEETS THE ZONING CODES REGARDING PLANTING AND SITE LINES.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B87-05 New Residence

Address: Lot 6, El Mirasol Subdivision
Applicant: Harvey L. and Emily A. Poppel
Architect: Ralph T. Cantin
Project Description: New two-story, single family residence on existing vacant lot.

This project was deferred from the September meeting for restudy and it was continued from the October meeting that was cancelled.

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

Architect Ralph Cantin revised the project by bringing the front entry out and away from the main

facade.

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

B88-05 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 and continued from the October meeting which was cancelled.

No one was present to represent this project.

**MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE DECEMBER MEETING.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

B89-05 New Residence

Address: 202 Coral Lane
Applicant: Mr. and Mrs. Michael McCloskey
Architect: Thomas M. Kirchhoff
Project Description: Demolition of existing residence. New two-story residence. New pool, hardscape and preliminary landscape.

At the September meeting, the demolition portion of the project was approved and the new residence was deferred for restudy. This project was continued from the October meeting that had been cancelled.

Mr. Wheelock declared a Conflict of Interest and left the dais during the presentation.

Architect Thomas Kirchhoff noted that the round stair tower was changed to a square stair element to be more in harmony with the brick Georgian style home.

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

B91-05 Addition

Address: 223 Southland Road
Applicant: Cristina B. Condon
Architect: Smith Architectural Group
Project Description: Second floor addition to existing one-story structure and associated facade changes.

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

Mr. Smith declared a Conflict of Interest and left the dais during the presentation. Mr. Wheelock said he visited the site. Mr. Strawbridge said he discussed the project with the owner.

Architect Don Kino said they addressed the Commission's request by replacing the bow window with French doors, lowering the window above the front door and adding a stucco band with a key element. However, the owner would like to keep the shutters at the front entry.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE
PROVISION TO KEEP THE BAY WINDOW AND THE SHUTTERS, (AT THE
ENTRY), TO USE A LARGER WINDOW OVER THE ENTRY DOOR, COME BACK
WITH LANDSCAPING AND ADDRESS THE SITE TRIANGLE.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B93-05 New Residence

Address: 218 La Puerta Way
Applicant: Kathryn E. (McCarthy) Maguire/Ocean Way LLC
Architect: Smith and Moore Architects
Project Description: Construction of a two-story residence.

This project was deferred from the September meeting for restudy and continued from the October meeting which was cancelled.

Mr. Shaw, Mr. Feldkamp, Mr. Wheelock, Mr. Zukov and Dr. Rosenberg said they met with the architect and reviewed the plans.

Architect Harold Smith proposed modified site and landscape plans which added a parking court in the front of the property and it would bring the two-story mass forward slightly. Revisions to the building included removal of the roof and columns at the balcony, removal of lanterns at the second floor, and replacement of the stone band fascia with cypress wood outlookers.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.
MR. WHEELLOCK OPPOSED.
MOTION CARRIED 6-1.

The meeting was reconvened at 1:30 p.m. after a lunch break.

Item number B105/V40-05 under Town Council Projects - Variance Requests, was brought back to the table at this time.

B. NEW BUSINESS - MAJOR PROJECTS

B101-05 New Residence

Address: 233 El Pueblo Way
Applicant: Durach Family LTD
Architect: Smith and Moore Architects
Project Description: New two-story residence.

This project was continued from the October meeting which was cancelled.

Ms. Diver, Mr. Shaw, Mr. Feldkamp, Mr. Wheelock, Mr. Zukov and Dr. Rosenberg said they met with the architect and reviewed the plans.

Architect Harold Smith explained that a new residence was approved several months ago by this Commission. His client bought the lot and wanted to start from scratch with a new house. The new house will have two, one-story wings that will flank a centralized two-story element. The two-story section will be set back fifty-feet from the front property line. The existing fourteen-foot high ficus hedge, around the interior sides and rear of the property, will be retained. He presented a board with color samples of yellow for the building, a washed blue for the shutters and flat white concrete roof tiles.

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

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 was cancelled.

No one was present to represent this project.

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

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B103-05 New Residence

Address: 1530 North Lake Way
Applicant: Malcolm Gefer and Kathy Kirk
Architect: Michael Graves Architect
Project Description: New two-story house, pool and garage.

This project was continued from the October meeting which was cancelled.

Mr. Wheelock declared a Conflict of Interest and returned to the meeting after the presentation.

Architect John Devot and Project Manager Edward Tuck proposed a two-story, contemporary style home. Mr. Devot stated that the new design is about 20% smaller than the original proposal. The architectural style will remain contemporary but, with simplified details. He presented a material sample board with cast stone, resembling real stone, that will surround the windows.

Mr. Frank read a letter from John Grand, Shadow Corp. Holdings, 1520 North Lake Way, stating his objection of a two-story building in the north area of town.

Landscape Architect Don Skowron said this project is a garden with a house in it. A large seagrape tree, about 30' tall x 30' wide, was damaged by Hurricane Wilma and are looking for a specimen tree to replace it. The driveway material will be tabby concrete in an earth color and reinforced sod in the motor court.

Mr. Feldkamp noted that the house was facing Caribbean Road and thought that the address may eventually be changed. He admired the fact that the house is a modest 4,800 s.f on a lot that could have a much larger house built on it.

Mr. Shaw thought that the revised design was too simple and had no definition of an entry.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MS. DIVER.

MR. SHAW OPPOSED.

MOTION CARRIED 6-1.

B104-05 New Residence

Address: 650 Island Drive
Applicant: Jim Mattei
Architect/Designer: Ames Bennett/Mperry Design
Project Description: New two-story residence

This project was continued from the October meeting which was cancelled.

Mr. Youchak, Ms. Diver, Mr. Shaw, Mr. Feldkamp, Mr. Wheelock, Mr. Zukov and Dr. Rosenberg said they met with the architect and reviewed the plans.

Designer Michael Perry proposed a Venetian style home with clay barrel tile roofing material. He showed a rendering of a site wall with gates at the street.

It was commented that the Venetian style was not proper on Island Drive as most of the homes are British Colonial. Additionally, the house was very busy, overly decorated and had too many planes having no coherence. On the contrary, it was commented that the house was well done, and with the landscaping, the busy front facade will not show.

Janina Radtke, 640 Island Drive, said that she liked the house but, requested having the site wall erected before demolition.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITHOUT THE FOUNTAIN IN THE FRONT, BRING THE TWO WINDOWS TOGETHER, MATCH THE TWO WINGS, AND ERECT A SITE WALL BEFORE CONSTRUCTION.

MOTION SECONDED BY DR. ROSENBERG.

ROLL CALL:

MR. ZUKOV	YES
DR. ROSENBERG	YES
MR. WHEELOCK	NO

MR. SHAW YES
MR. FELDKAMP YES
MR. STRAWBRIDGE NO
MR. WIDEMAN YES
MOTION CARRIED 5-2.

B106-05 Demolition

Address: 110 Seaview Avenue
Applicant: Seaview Partners, LLC
Attorney: Ron Kolins
Project Description: Demolition of existing improvements on the property.

There were no ex parte communications regarding the project.

Attorney Ron Kolins reported that this project and the next one on the agenda are abutting properties. The existing 1950's style Ranch style home on this property had no historical value.

**MOTION BY DR. ROSENBERG TO APPROVE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS AND
PRESERVE THE PERIPHERAL WALL AND LANDSCAPING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B107-05 Demolition

Address: 102 Seaview Avenue
Applicant: Seaview Partners, LLC
Attorney: Ron Kolins
Project Description: Demolition of existing improvements on the property.

**MOTION BY DR. ROSENBERG TO APPROVE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS AND
PRESERVE THE PERIPHERAL WALL AND LANDSCAPING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

Note: Dr. Rosenberg made the motion, (for both properties), under item number B106-05.

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.

Mr. Wheelock declared a Conflict of Interest and left the dais during the presentation of this project.

Architect Eugene Pandula introduced Architects Guy Grassi and Adam Gilmore, and Landscape Architect Don Skowron. He mentioned that the house is a Regency style, originally designed by John Volk.

Architect Guy Grassi explained that the addition will create the main living area and the existing home will become guest quarters. The garage and storage areas will be located under the house.

Landscape Architect Don Skowron mentioned that the substantially sized seagrape trees will be relocated to form a buffer in front of the building. Because the property is close to the ocean, salt tolerant and wind sturdy canary date palms will be used. In addition, seagrapes will be planted where the site rises which are in keeping with the dune in this area.

It was thought that there were too many muntins in the windows adding to the massive appearance of the house.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE DECEMBER MEETING TO RESTUDY THE WINDOWS AND THE PEDIMENT WITH THE ENTRANCE.

MOTION SECONDED BY MR. FELDKAMP.

SUBSTITUTE MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISION TO COME BACK NEXT MONTH WITH THE LANDSCAPE, HARDSCAPE AND DETAILS OF THE PEDIMENT AND THE WINDOWS.

MOTION SECONDED BY MR. ZUKOV.

ROLL CALL:

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

MS. DIVER **NO**
MR. WIDEMAN **NO.**
MOTION CARRIED 4-3.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A9-05 Revisions

Address: 1255 North Lake Way
Applicant: Darci Glazer and Joel Kassewitz
Architect: Ralph Choeff
Project Description: East brick face to be covered with new white stucco finish. Existing shutters at windows to remain with new off/white paint finish. New front entry porch, steps and walks of keystones. New keystone tile at existing rear porch, and a new front door.

This project was deferred from the March, May and July meetings as no one was present to represent the project. It was deferred from the April and September meetings for restudy and from the June and July meetings at the applicant's request. It was carried over from the October meeting that was cancelled.

Architect Raphael Portuando presented the revised project which included two side lites and a transom window above the front door. The existing brick building will be covered with a smooth stucco. He noted that the house has a one-car garage.

Landscape Architect Maryann Weeks-Miller proposed coquina hardscape material.

Staff noted that the town's codes require two-car garages.

MOTION BY TO MR. WHEELock APPROVE THE PROJECT SUBJECT TO MEETING THE LEGAL REQUIREMENTS OF A TWO-CAR GARAGE.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A34-05 Landscape & Hardscape

Address: 137 Australian Avenue
Applicant: Arturo Burigatto
Landscape Architect: George Armas
Project Description: Landscape plan for said residence including hardscape.

This project was continued from the October meeting which was cancelled.

There were no ex parte communications disclosed regarding this project.

Landscape Designer Neil Cohen proposed pineapple palms to flank the driveway entry. Ficus hedges along the sides of the property will be planted at 4 feet high. He proposed a knee wall along the front of the property with a wrought iron railing the top.

Mr. Wheelock suggested putting in the side hedges at an eight-foot height and to add some substance in the front of the house because only palm trees were being proposed.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT SUBJECT TO PLANTING THE SIDE HEDGES AT EIGHT FEET IN HEIGHT AND ADDING MORE PLANTING AT THE FRONT OF THE HOUSE.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

VIII OTHER BUSINESS

Dr. Rosenberg thought that architects could provide more information regarding surrounding homes, especially when a two-story house is proposed in a predominantly one-story neighborhood.

MOTION BY DR. ROSENBERG TO INCLUDE IN AN ARCOM APPLICATION A STREETScape WHICH INCLUDES AT LEAST 400 FEET ON EITHER SIDE OF THE SUBJECT PARCEL ON BOTH SIDES OF THE STREET.

MOTION SECONDED BY MR. WHELOCK.

Ms. Close noted that one of the criterion of the ARCOM ordinance in considering ARCOM applications, states that the proposal should not be excessively similar or excessively dissimilar with any existing structure within two-hundred feet. She informed the commission they have some latitude as to what they want to see and how they make their determination. If they want to allow the architect to present a study of 400 feet, they can do so.

Ms. Diver thought that rather than counting the number of two-stories in a predominately one-story area, the architecture relative to the neighborhood should be the commission's concern.

MOTION CARRIED UNANIMOUSLY.

ARCOM Minutes 11/18/05

IX ADJOURNMENT

The meeting was adjourned at 4:10 p.m.

The next meeting of the Architectural Commission will be held on December 16, 2005 at 9:00 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "F. Wideman Jr.", with a stylized flourish at the end.

Floyd L. Wideman Jr., Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

ST NAME—FIRST NAME—MIDDLE NAME WHEELLOCK, MORGAN DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 301 AUSTRALIAN AVE, PALM BEACH		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY NOV. 18.05	COUNTY	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED		NAME OF POLITICAL SUBDIVISION: PALM BEACH TOWN	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

You must abstain from voting and disclose the conflict in the situations described above and in the manner described for elected officers. In order to participate in these matters, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Morgan Dix Wheelock, hereby disclose that on Nov. 18, 1905:

(a) A measure came or will come before my agency which (check one)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

1690 South Ocean Blvd # B108
Owner is my client, I am the Landscape Architect of record.

Date Filed _____

Signature _____

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

NAME—FIRST NAME—MIDDLE NAME WHELOCK, MORGAN DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 301 AUSTRALIAN AVE, PALM BEACH		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY NOV. 18.05	COUNTY	☒ CITY	☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED		NAME OF POLITICAL SUBDIVISION: PALM BEACH TOWN	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

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WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

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