

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

FRIDAY, NOVEMBER 17, 2000 AT 9:00 A.M.

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

The meeting was called to order at 9:00 a.m.

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Lowry M. Bell, Jr., Vice-Chairman
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member
Leslie Shaw, Member (arrived at 9:06)
Lindley Hoffman, Member
Gilbert Messing, Alternate Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Building, Planning & Zoning
Veronica Close, Assistant Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

III. APPROVAL OF THE MINUTES FROM THE OCTOBER 25, 2000 MEETING.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Chairman Schuler congratulated Tim Frank for receiving an award of honor by the local chapter of the American Institute of Architects.

IV SWEARING IN PERSONS TESTIFYING.

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

V. PROJECT DEFERRALS

B91-00 New Residence

Applicant: Zdzislaw Ciomek and Janina Radtke
Address: 640 Island Drive
Architect: Smith and Moore Architects
Project Description: New two-story residence of the Mediterranean revival style.

B90-00 New Residence

Applicant: Haisfield Family Investments
Address: 206 Dunbar Road
Architect: Smith and Moore Architects
Project Description: Construction of a two-story Mediterranean style residence.

Both of the above projects were deferred from the October meeting and the architect requests deferral to the December meeting.

MOTION BY MR. BELL TO DEFER PROJECTS B90-00 AND B91-00 TO THE MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B58-00 Additions

Applicant: Linda Latham Beaty
Address: 271 Plantation Road
Architect: Giacomelli Architects, Inc.
Project Description: Additions and alterations to an existing one-story CBS residence.
New swimming pool. Deduction of non-conforming service wing.

This project was deferred from the June, July, August, September and October meetings.

Mr. Bell and Mr. Schuler said they met with the architect.

Architect Dario Giacomelli said the three issues of concern from the last meeting were the stairwell proportion, the correlation of the first and second floor windows, the shutters, and the picture window in relationship with the style of the house. Casement windows and colonial shutters will be used on the second floor to be consistent with the existing first floor windows. He said that his client preferred keeping the picture window, but he presented an alternative option.

The Commission felt the architect did an excellent job interrupting the Commission's comments, but they favored the full casement windows on the front facade, which was the second alternate drawing.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH
CASEMENT WINDOWS.**

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B71-00 Addition

Applicant: William Kaye
Address: 302 Eden Road
Architect: Noe Guerra
Project Description: Addition of a second story to a two-story house.

This project was deferred from the July, August, September and October meetings.

Mr. Messing, Mr. Bell, Mr. Schuler, Mr. Adams Dr. Rosenberg and Mr. Wideman said they met with Mrs. Kay and discussed the project. Mr. Hoffman said he met with Mr. and Mrs. Kay.

Architect Noe Guerra said the columns were altered to be more in keeping with the proportion of the entry, the railing above the entry was increased in size and the building details were simplified. He presented an overlay of an alternative to the three roof forms on the east elevation indicating a centered door and roof element.

The Commission thanked the architect for coming back with the corrections they asked for, which were thought to be definite improvements to the house.

**MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE
STIPULATION TO CENTER THE ROOF FORM ON THE EAST ELEVATION.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B82-00 Pool House

Applicant: Dan Swanson
Address: 1960 South Ocean Boulevard
Architect: Phoenix Architects
Project Description: Pool house and additional two spaces in the garage to a previously approved residence.

This project was deferred from the September meeting.

There were no ex-parte communications disclosed regarding this project.

Property Owner Dan Swanson presented elevation drawings and said the elements on the pool house will match the main house.

Mr. Messing felt that the pool house will not have that much of an effect as the property is very large.

Some of the Commissioners commented that the pool house looked more like a guest house, and the changes made were an improvement, but did not go far enough. The stairwell and balcony were felt to be wide and out of scale. Some of the details did not match the details on the main house. If the pool house were moved farther away from the main house, it may lessen the impact between the two structures. It was also stated that it will take some compromise on Mr. Swanson's part in order to get the project down to what the Commission feels is correct.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE DECEMBER MEETING TO RESTUDY THE ENTIRE BUILDING.

MOTION SECONDED BY MR. WIDEMAN.

MR. SCHULER OPPOSED.

MOTION CARRIED 6-1.

Further discussion took place regarding the extension of the garage and it was determined that it was never formally approved.

MOTION BY MR. BELL TO APPROVE THE GARAGE PORTION OF THE PROJECT.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B89-00 New Residence

Applicant:	John and Shiela Rinker
Address:	5 South Lake Trail
Architect:	Dailey and Partners Architects
Project Description:	New two-story residence with attached garage and breezway, and a detached one-story pool cabana.

Demolition was approved at the October meeting.

There were no ex-parte communications disclosed regarding this project.

Property owner John Rinker addressed the Commission and Architect Ed Dailey presented the project. Mr. Dailey said a french door was added and the oriel window at the stair landing was retained. He presented a photo board of other stairwell windows similar to this proposal.

Mr. Rinker appreciated the changes that were made relative to the comments from last month's meeting. He preferred using hurricane glass in the windows, but without muntins.

Dr. Rosenberg encouraged the impact glass for the windows.

Mr. William Pannill, who resides at 4 South Lake Trail addressed the Commission and spoke in favor of the project.

Ms. Edith Bliss, who lives at 324 Pendleton Avenue, stated she was delighted to have this proposal at the end of her street.

It was remarked that the stair case window may look less large with the removal of the shutters. Other Commissioners did not object to the shutters or the absence of muntins in the windows.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH MUNTINS IN THE WINDOWS.

MOTION SECONDED BY MR. ADAMS

MOTION CARRIED UNANIMOUSLY.

B92-00 Placement of a house on a vacant lot and additions

Applicant:	Fly Me to the Moon, LLC
Legal Desc:	Poinciana Park lot 525 (North side of Seaspray Ave & S.O.B.)
Architect:	Garcia, Brenner, Stromberg
Project Description:	Moving an existing "Mizner" designed structure to the site, adding to the structure in respective design, three bedrooms, family room, garage and cabana structure and general renovations.

This project was deferred from the October meeting.

Mr. Shaw, Mr. Bell, Mr. Schuler, Mr. Hoffman, Mr. Adams, Mr. Wideman and Mr. Wheelock said they met with Attorney Ron Kolins regarding this application.

Architect Peter Stromberg said that Addison Mizner designed the house after a Spanish farm house with simple architectural designs. The home was located in the Town of Manalapan which was slated for demolition and was later moved to Sewells Point. A piece of property was purchased in Palm Beach after they ran into complications during the relocation of the home. He passed out color elevation drawings and floor plans to the Commission members and said the project also includes the addition of a garage, three bedrooms, a family room and a master suite area. A replacement vegetation plan is in place for when they move the house across the beach lot. They also have an easement agreement in place giving the neighbors rights to beach access. Mr. Stromberg said there are two sites along the beach that they intend to build cabanas on in the future. Mr. Moore wanted the applicant to be aware that they are allowed only one cabana building per principal structure.

Attorney Peter Broberg stated that there are some letters in support of the project in the ARCOM file that are contingent upon the neighbors being granted an access easement to the beach. Mr. Ross, the owner of Fly Me to the Moon, has given them a letter saying there would be an access easement on the south edge of the property constructed by him and turned over to the association.

Mr. Baker, the neighbor to the west of this project, addressed the Commission and requested that the southern portion of the west property wall be lowered.

Mr. Stromberg said they would be willing to accommodate Mr. Baker's request and suggested moving the garage further to the east allowing for more landscaping.

The Commission felt the architect did an outstanding job with this project and it will be an asset to the community. It was stated that a house of this size should have a larger garage. Mr. Frank said there is a cul-de-sac on the street that will encroach into the area where the garage might be. If the applicant abandons this right-of-way, it would affect the set back as well. The location of the air-conditioning condensing unit was discussed and it was agreed to place it in the north west corner of the property.

Ms. Polly Earl, representing the Preservation Foundation and resident of Seaspray Avenue, said this project will add a historical perspective. She commented that the original subdivision had beach access when this property belonged to the Seaspray Beach Club and it continues to be the agreement with the current owner.

Mr. Shaw questioned whether ARCOM had the authority to mandate an easement agreement as part of their approval, and he thought that he may have a Conflict of Interest as he resides on Seaspray Avenue.

Mr. Randolph said Mr. Shaw would have a Conflict of Interest if he were a party to the easement agreement. He also said that the issue of an easement would not be relevant to ARCOM. However, if the plans indicate the easement in place when the plans are approved, it would include that easement.

MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED WITH THE CONDITION TO FURTHER STUDY THE AIR-CONDITIONING, TO FURTHER STUDY THE WEST WALL, AND TO COME BACK WITH A THREE-CAR GARAGE, IF THEY CAN GET PERMISSION TO HAVE SUFFICIENT LANDSCAPING AT THE WEST WALL, AND TO APPROVE THE DRAWING WHICH INDICATES THE EASEMENT.

Further discussion took place regarding the easement and the garage at this time.

AMENDED MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISIO TO MOVE THE GARAGE TO ACCOMMODATE ADDITIONAL LANDSCAPING ON THE WEST SIDE, TO FURTHER STUDY THE PROPERTY WALL ON THE WEST SO AS NOT TO INFRINGE ON THE NEIGHBORS, THAT THE LOCATION OF THE AIR-CONDITIONING IS WELL INSULATED FROM THE NORTH AND WEST NEIGHBORS, AND THAT THE PLAN APPROVED SHOWS AN EASEMENT ON THE BEACH FRONTAGE.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B93-00 Demolition and New Residence

Applicant: 999 Indian Road Realty Trust
Address: 999 Indian Road
Architect: Dailey & Partners Architects
Project Description: Demolition of existing residence. New two-story residence, pool, pool deck and driveway.

There were no ex-parte communications disclosed regarding this project.

Architect Roger Janssen stated he was unable to determine the original building date, but there have been several additions done to this house in the 1980' and 1990's, and he believed that it was once a small cottage for a larger estate. He said it was not a significant structure and was subject for demolition.

Note for the record: The town's microfilm records indicated that a studio designed by John Volk was built in 1939. In 1946 a studio building, to be used in conjunction with and as part of the other home, was moved from lot 74 to lot 46 in the Boca Raton subdivision that had been designed by Wyeth & King.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE CONDITION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.

MOTION SECONDED BY MR. BELL

MOTION CARRIED UNANIMOUSLY.

Mr. Janssen said the total square footage of the proposed house is 6,054 of air-conditioned space, which is roughly the same size of the existing home. The floor plan will take advantage of cross ventilation with single width rooms. The architecture is influenced by Colonial/Caribbean/Plantation style with numerous European influences. The building will have textured white stucco, a flat terra cotta tile roofing material, and

hurricane impact resistant windows with a limestone surround.

The Commission felt that the project will fit in with the neighborhood, and that it was a refreshing and a nice design. The style of the picture window on the first floor was discussed and alternate window treatment suggestions were made.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B94-00 Demolition

Applicant: Taja Management
Address: 125 Seminole Avenue
Architect: Smith & Moore Architects
Project Description: Demolition

Architect Harold Smith, representing Jim Papas the owner of Taja Management, stated the house is one-story with a flat, light pink roof tile. It was built in 1972 and is approximately 2,000 square feet in size. The intention is to demolish this home and incorporate the lot with the ocean front parcel.

MOTION BY MR. BELL TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED THE LOT WITHIN 30 DAYS.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B95-00 New Townhomes

Applicant: Amigo Partnership
Address: 329/333 Australian Avenue
Architect: Smith & Moore Architects
Project Description: Construct three attached Venetian style townhomes.

Mr. Shaw said he spoke with Architect Harold Smith and Attorney Ron Kolins. Mr. Wideman, Mr. Hoffman and Mr. Bell said they met with Architect Harold Smith and Property Owner Paul Wittmann.

Mr. Schuler said he met with Property Owner Paul Wittmann.

Mr. Adams, Dr. Rosenberg and Mr. Wheelock said they met with Attorney Ron Kolins.

Property Owner Paul Wittmann addressed the Commission and reviewed the zoning regulations for the proposed multi family building. He said the Town Council approved

a ten-foot privacy wall that abuts the storage and loading facilities for the Brazilian Court Hotel on the east side of the project.

Architect Harold Smith presented an elevation line drawing of the abutting properties to indicate the size relation to this project. He described the project as having cusp arches over many window and door openings, delicate cast stone rope detailing, some canvas awnings, and heavily textured stucco walls. The windows will be custom colored, aluminum clad, casement, with divided lites and impact glass. The 4/12 roof pitch will have variegated clay barrel tile roofing material.

The Commission felt this was a handsome building and they were impressed with the design of the front facade which disguised the three side by side units, making it look like a single family building. It was recommended to use a single width driveway cut opening into a two-car access for the center unit. The architect was asked to restudy the three decorative round elements over the middle garage and possibly place a single balcony in this area. It was requested to leave enough room for vegetation between the side loading garages and the property lines. Because the garages will be sunken, it was thought that the doors may look like gates from the street.

MOTION BY MR. BELL TO APPROVE THE PROJECT SUBJECT TO THIS BEING REMOVED, THE BOWLING BALL HOLES, AND LET'S GO TO THE SINGLE BALCONY, IN ADDITION TO THAT, LET'S ENSURE THAT WE HAVE THE FOUR FEET OF LANDSCAPING ON EITHER SIDE TO GO IN FRONT OF THAT WALL AND REDUCE THIS OPENING HERE TO A SINGLE OPENING SO THAT WHEN YOU DRIVE IN YOU DON'T SEE THE TWO DOORS AT THE SAME TIME.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Please note the following is an interpretation/paraphrase of the motion:

Motion to approve the project with the provision to remove the three round elements on the front elevation, to use a single balcony above the middle garage, to ensure that there will be four feet of landscaping on either side of the building and to reduce the driveway opening for the middle unit to a single-car width.

B96-00 Demolition and New Residence

Applicant: Mr. And Mrs. Rodney Sarkela
Address: 232 Sandpiper Drive
Architect: Smith & More Architects
Project Description: Demolition of an existing one-story residence and construction of a new one-story residence with pool.

There were no ex-parte communications disclosed regarding this project.

Architect Harold Smith read the demolition report into the record which stated that the one-story, 3,300 square foot residence was designed by Ralph Moe and Paul Russell, Jr., which was constructed in 1970. The structure indicates no significant architectural or historical features and it has evidence of wood rot.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

Mr. Smith said the proposed residence will be 5,103 square feet with a CCR of 3.9. The living room will be centrally located, and two guest rooms and the garage will be located at the front of the house. The building material will be sand float stucco, stucco window sills, flat white concrete tile roof, aluminum clad casement, impact windows and decorative shutters. The two wings will have a beam height of 9 feet which will rise to a beam height of 11 feet at the center of the house.

The Commission felt the design was lovely, but asked that a medallion be added to the blank wall of the chimney and a doorway added to the garage on the west elevation.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE SUGGESTION TO ADD AN EMBELLISHMENT ON THE CHIMNEY AND PUT A DOOR IN THE GARAGE.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

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

B97-00 Demotion and New Residence

Applicant: Mr. and Mrs. Bud and Susan Rukeyser
Address: 579 East Woods Road
Architect: SKA Architect and Planner
Project Description: Demolition of existing two-story residence and construction of new two-story Mediterranean style home.

Mr. Shaw, Mr. Bell, Mr. Hoffman and Mr. Adams said they met with the architect. Mr. Schuler said he spoke to the architect on the telephone regarding the project.

Architect Patrick Seagraves presented the demolition request and stated that the structure was in poor condition. The existing two-story home was built in the 1950's and was designed by Architect W.E. Cox.

**MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

Mr. Seagraves explained that the Town Council approved the site plan as this lot is only 75 feet wide and it is 45 feet short of the required lot size. The style of the house will be Mediterranean with a clay barrel tile roof, cast stone around the front door, a rustic looking front door and cast stone balustrades at the terraces. A detached, single-story cabana/garage will also be part of this project. The distance from the garage door to the hedge is 24 feet, which was felt to be about three feet short to easily maneuver in and out of the garage. Mr. Seagraves agreed to provide three feet on each side of the building for landscaping and to retain the hedges along the side property lines.

Mr. Frank said there is an easement on the north side of this property and they may not be able to put a certain amount of landscaping in this area. He recommended looking into the driveway and landscaping further along the north property line.

It was commented that the masonry work around the front door came too close to the edges of the projecting entry element.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE ADDITION OF THE COMMENT THAT MR. FRANK MADE REGARDING THE EASEMENT.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B98-00 Addition

Applicant: Kane and Mary Baker
Address: 1246 North Lake Way
Architect: SKA Architect and Planner
Project Description: Two-story addition to an existing two story residence.

There were no ex-parte communications disclosed regarding this project.

Architect Jackie Albarran said her clients have a growing family and need more room. The addition will consist of a family room on the first floor and a bedroom on the second floor.

The windows on the garden wall element were discussed and it was suggested to center the first floor window under the two second floor windows.

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

B99-00 Additions

Applicant: Lamont Harris
Address: 112 Via Palma
Architect: Bridges, Marsh & Carmo
Project Description: Additions to existing Bermuda style residence including additional square footage on first floor level for new master bedroom and renovation of existing bedroom. Existing garage level will also have additional square footage added.

There were no ex-parte communications disclosed regarding this project.

Architect Craig Hollenquist said the project includes the addition of a master bedroom, enlargement of the garage, addition of a play room and a laundry room. The garage access will be reoriented from the street to the west side. The total increase of space will be about 2,000 square feet.

The Commission appreciated the color renderings which were felt to be much easier to read and distinguish what was being proposed.

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

B100-00 Additions and Renovations

Applicant: Barry Pinciss and Joanne Warshaver
Address: 223 Seminole Avenue
Architect: Brower Architectural Associates
Project Description: Addition of two-story stair case, addition of swimming pool, renovation of a driveway, general interior renovation, demolition of a two-story portion, front elevation renovation.

Mr. Shaw said he spoke with Mr. Pinciss regarding this project.

Architect Raphael Saladrigas introduced Anthony Harrington and described the project as a deletion and an addition. A first-floor section at the rear of the property will be removed creating an outdoor living space. The addition at the front of the house will consist of an entry and a stair tower making the new facade Mediterranean Revival.

The roof lines on the sides of the house were discussed. Some of the Commission members felt that a single or double row of clay barrel roofing material should be added to the edge of the flat roof sections, and others felt that if the owners have a problem with the cost, than it should not be an issue.

Mr. Saladrigas said he encouraged the client to add the barrel tile along the sides of the building, but they did not want to spend the extra money.

**MOTION BY MR. SHAW TO APPROVE THE PROJECT WITH THE PROVISION TO ADD A SINGLE ROW OF TILE ALONG THE BALANCE OF THE FLAT PORTION OF THE ROOF.
MOTION SECONDED BY DR. ROSENBERG.**

ROLL CALL:

MR. SHAW	YES
DR. ROSENBERG	YES
MR. BELL	NO
MR. ADAMS	NO
MR. WIDEMAN	YES
MR. HOFFMAN	NO
MR. SCHULER	NO

MOTION FAILED 3-4.

**MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE DECEMBER MEETING TO RESTUDY THE FACADE AND GO BACK TO THE CLIENT AND SEE WHAT HE CAN DO ABOUT ALLEVIATING THE LONG HORIZONTAL LINE OF THE EAST AND WEST FACADES.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B101-00 Demolition

Applicant: Boston Homes
Address: 312 Cherry Lane
Architect: The Pandula Architects
Project Description: Demolition of existing house

Architect Eugene Pandula said his client is the new owner for this piece of property. The previous owner began a renovation project that was stopped by the town for failure to adhere to approvals. He presented photographs that showed only walls remaining. Mr. Pandula said the remnants of the house was a 1954 design by Bryan Simonson and that it was a 3,000 square foot, one-story residence.

**MOTION BY MR. BELL TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A60-00 Landscape & Hardscape

Applicant: Arturo Burigatto
Address: 250 Country Club Road
Architect: Bruce Melanofsky
Project Description: Landscape & Hardscape

This project was deferred from the September and October meetings.

Mr. Frank recommended removal from the agenda because the project has a new architect.

**MOTION BY MR. SHAW TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MR. ADAM.
MOTION CARRIED UNANIMOUSLY.**

A71-00 Landscape & Hardscape

Applicant: County Road Corp.
Address: 710 Island Drive
Architect: Veronica Bosewell-Butler
Project Description: Landscape and hardscape

This project was deferred from the October meeting.

Mr. Wheelock said he met with the landscape designer.

Veronica Bosewell-Butler summarized the project for the Commission and said additional cocoanut palms were added to the front of the property. The seagrape archway was replaced with a large specimen tree. The garage driveway width was increased three feet which resulted in the replacement of the Calophyllum hedge with a vine because only one foot of planting area was left at the edge of the driveway.

It was felt that this proposal was a nice landscaping transmission for the properties on either side.

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

D. NEW BUSINESS - MINOR PROJECTS

A72-00 Landscape & Hardscape

Applicant: SLS Management LTD.
Address: 257 South Woods Road
Landscape: Green Giant Landscape
Project Description: Landscape and Hardscape

No one was present to represent the project.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE DECEMBER MEETING.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

A73-00 Landscape

Applicant: Palm Beach Tamarin, Inc.
Address: 322 Australian Avenue
Architect: Mark Henegan
Project Description: Landscape

Mr. Wheelock said he visited the site.

Landscape Architect Mark Henegan said a twelve foot wide single entry driveway with a sliding gate will lead into a central motor court. The existing hedges planted outside of the property walls are about 20 feet high. Fish tail palms and latania palms will be planted at the rear property for privacy from the neighboring two-story building. He said this project is at the minimum for the greenspace requirements. He was not aware if the hardscape had been previously approved.

It was noted that the driveway gate must be 18 feet from the edge of the street. He was asked to present the landscape drawings over the building elevation, to add another palm tree in the swale area and to present the hardscape plan next month.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A74-00 Hardscape

Applicant: Ecclestone Signature Homes
Address: 137 Woodbridge Road
Architect: Krent Wieland Design
Project Description: Hardscape plans

Mr. Wheelock said he visited the site.

Dan Mock, representing Krent Wieland Design, presented the project and stated that hardscape areas were removed to comply with the code requirements.

Mr. Frank stated that greenspace must be planted material and the architect considered the gravel for the driveway as greenspace. Therefore, this project did not meet the code requirements.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A75-00 Revisions and Landscape

Applicant: Erik Waldin
Address: 247 Jungle Road
Architect: SKA Architects and Planner
Landscape Architect: Howard F. Ostrout, Jr.
Project Description: Renovate an existing guesthouse and extend an existing balcony at the main house to allow room for loggia. Landscape plans.

Mr. Wheelock said he visited the site.

Landscape Architect Howard Ostrout presented the landscape plans. He said a heavy vegetative screen exists on both sides of the property. There are some existing site walls on the property that will remain and additional walls will be built on the site. The driveway material will be a color mix of buff, charcoal and coral in 8 X8 and 8X12 size pavers. Keystone material will be used for the pool and patio areas. The project also includes fountains around the pool area. He reviewed the landscaping plan and said that four montgomery palm trees, four magnolia and two orange bell flowering trees will be planted at the front of the property.

MOTION BY MR. BELL TO APPROVE THE LANDSCAPING AND HARDESCAPING AS PRESENTED.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Architect Pat Seagraves presented revisions to the existing guest house which involved the removal of some windows, a window replacing a door, and converting the open arch area and storage room into a cabana.

It was stated that the structure may not be stable and looked dilapidated.

Mr. Frank said the guest house is a non-conforming structure and cannot be enlarged.

It was felt that the roof and the overall style of the building should match the main house even if it would require a variance.

Zoning Administrator Paul Castro warned the Commission to be cautious when advising applicants to apply for variances as they relate to the hardship issues.

After further discussion, it was suggested to add one row of barrel tile along the edge of the roof which would not raise the height and would not require a variance.

MOTION BY MR. BELL TO DEFER THE GUEST HOUSE REVISIONS TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Mr. Seagraves said they would like to add a 225 square foot loggia at the rear of the house.

Mr. Adams suggested keeping the posts above the columns, eliminating the stone balustrades and replace with an iron railing.

MOTION BY MR. BELL TO APPROVE THE ADDITION OF THE LOGGIA ON THE MAIN HOUSE WITH THE REMOVAL OF THE BALUSTRADES AND THE IRON RAILING OR THAT STYLE OF RAILING BETWEEN THE POST, CAN LEAVE THE CONCRETE POSTS, BUT CHANGE THE RAILING.

3-765

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A76-00 Landscape

Applicant:	Arturo V. Burigato
Address:	250 Country Club Road
Architect:	Life Force Nurseries
Project Description:	Landscape plans

Mr. Wheelock said he visited the site.

Landscape Architect Neil Cohen said the owner wanted a view of the golf course from his second story windows. Royal palm trees will flank both sides of the house in the front. A viburnum hedge will be planted along the driveway with a row of annuals and dwarf alocaasias. A wrought iron trellis supporting a bougainvillea plant will be located on either side of the front door.

It was stated that the plan may be too colorful with the bougainvillea and it was suggested to eliminate the filigreed arch and the bougainvillea.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE REMOVAL OF THE WROUGHT IRON ARCH AT THE FRONT DOOR AND TO MOVE THE SEAGRAPE TREE TO THE SOUTH FIVE OR SIX FEET. MOTION SECONDED BY MR. BELL. MOTION CARRIED UNANIMOUSLY.

A77-00 Landscape

Applicant: Karen and Richard True
Address: 416 Seabreeze Avenue
Landscape: Brett Armstrong
Project Description: Landscape plans

No one was present to present the project.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE DECEMBER MEETING. MOTION SECONDED BY MR. SHAW. MOTION CARRIED UNANIMOUSLY.

Landscape Brett Armstrong was present to represent item #A77-00 at this time, (after Other Business).

MOTION BY MR. BELL TO HEAR PROJECT NUMBER A77-00. MOTION SECONDED BY MR. SHAW. MOTION CARRIED UNANIMOUSLY.

Mr. Armstrong said 30 to 35 foot royal palm trees will be planted in the center driveway island.

It was stated that the street is lined with cocoanut trees and Mr. Armstrong agreed to use cocoanut palm trees in the center driveway island.

The Commission wanted to see the entire presentation and did not want to approve only the three trees along the street.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE DECEMBER MEETING FOR A TOTAL PRESENTATION. MOTION SECONDED BY DR. ROSENBERG. MOTION CARRIED UNANIMOUSLY.

A78-00 Rolling Shutters

Applicant: Isabelle Hill
Address: 515 North Lake Way
Contractor: Folding Shutter, Corp.
Project Description: Install 22 rolling shutters

Pete Chayana, representing Folding Shutter Corporation, presented computer enhanced photographs of the rolling shutters as they would look if they were installed on the house.

It was stated that by putting boxes on the building does not solve an architectural problem and from an architectural standpoint, how do the shutters look when they are up and when they are down. Colonial shutters, hurricane proof glass, or removable panels were some suggested alternatives to the shutter boxes.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE DECEMBER MEETING TO COME BACK WITH ALTERNATIVE APPROACHES TO THE BOXES.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A79-00 Shutters

Applicant: Keith and Geraldine Elliot
Address: 249 Tradewind Drive
Contractor: Folding Shutter, Corp.
Project Description: Install three colonial shutters, twenty rolling shutters and two storm panels.

Pete Chayana, representing Folding Shutter Corporation, presented computer enhanced photographs indicating two rolling shutters and three colonial shutters on the front of the house.

Much discussion took place regarding the roll down shutter boxes. It was suggested to camouflage the boxes to look like an architectural feature. It was also argued that in order to have homeowners insurance, the house must have shutters.

Raphael Saladrigas stated that there are products that disguise the metal housing for the shutters to make it look like an architrave over the windows. He said the best solution would be to enclose the box within the structure, in the frame work of the building, but this would require major renovation or part of new construction.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

VII. OTHER BUSINESS

Zoning Administrator Paul Castro Discussed the “The Prototype Design Guidelines for the R-B Zoning District.” He said that some of the issues were cubic content ratio, various setbacks, the sliding scale and lowering of the FEMA requirement for the flood elevation.

Ms. Close offered to put in writing the Commission’s comments regarding the proposed changes as follows:

1. Additional technical provisions to the code would create an unwieldy document that would restrict the creative process. The present process of architectural review by the Commission is sufficient to ensure good architectural design.
2. There should be no incentives in the code to allow for extra square footage, including windows and entryways, which will reduce the diversity of architectural styles.
3. The reduction of side yard setbacks would create problems with side loading garages and sufficient landscaping for screening.
4. By dividing the R-B zoning district into separate districts would better serve the existing neighborhoods rather than creating overlays to the R-B zoning district.
5. If lot size and lot dimension requirements were to be reduced, then justification of hardship for variances should be strongly considered.
6. Many of the provisions in the proposal are extremely technical and may not be understood by the layman.

MOTION BY MR. BELL TO PROVIDE A WRITTEN STATEMENT REFLECTING THE SENTIMENTS OF THIS COMMISSION TO SUBMIT TO THE TOWN COUNCIL AND THE ZONING COMMISSION.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

Mr. Saladrigas addressed the Commission and discussed the project he presented earlier on the agenda. He said his clients came to him with a specific budget and may not be able to make the suggested changes to the building.

Mr Saladrigas was asked to come up with some way of doing what was suggested and keep within the cost structure.

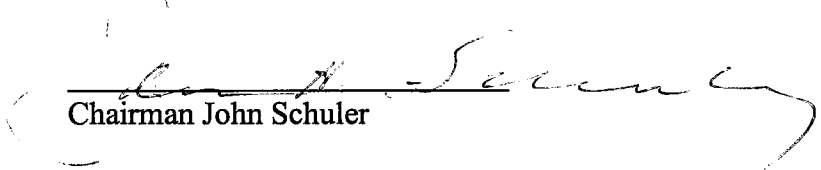
VIII. ADJOURNMENT

MOTION BY MR. BELL TO ADJOURN THE MEETING AT 5:55 P.M.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

The next Architectural Review Commission meeting will be held December 19, 2000 at 9:00 a.m.



Chairman John Schuler

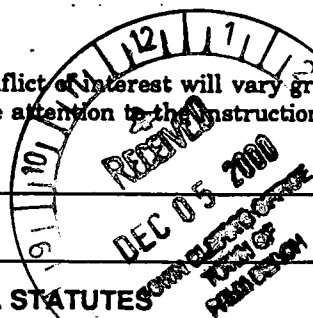
FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

NAME—FIRST NAME—MIDDLE NAME <u>SHAW, Leslie A</u>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <u>Architectural Commission</u>	
MAILING ADDRESS <u>318 Seaprey Ave.</u>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <u>Palm Beach</u>	COUNTY <u></u>	☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <u>Nov 17, 2000</u>		NAME OF POLITICAL SUBDIVISION: <u>Town of Palm Beach</u>	
		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 on 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, Leslie A Shaw, hereby disclose that on November 17, 2000:

(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:

I own & reside on Seaspray Ave and will be a party to an easement granted by the applicant to the owner for Beach access.

Nov 17, 2000
Date Filed

[Signature]
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

LAST NAME—FIRST NAME—MIDDLE NAME SHAW Leslie A	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Architectural Commission
MAILING ADDRESS 318 Seaspay Ave.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY Palm Beach	NAME OF POLITICAL SUBDIVISION: Town of Palm Beach
DATE ON WHICH VOTE OCCURRED Nov 17, 2000	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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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 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:

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- ☐ 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:

I own + reside on seaway Ave and will be a party to an easement granted by the applicant to the owner for Beach access.

Nov 17, 2000
Date Filed

[Signature]
Signature

NOTE: 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.