

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY, AUGUST 28, 2002 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I CALL TO ORDER

The meeting was called to order by Acting Chairman Wideman at 9:00 a.m.

II ROLL CALL

PRESENT:

Floyd L. Wideman, Jr., Vice Chairman
Eric Adams, Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Lindley M.F. Hoffman, Member
Nikita Zukov, Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
Leslie C. Diver, Alternate Member
Robert L. Moore, Director Planning, Zoning & Building
Veronica Close, Assistant Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

John H. Schuler, Chairman (excused)

Note: Mr. Wideman was the Acting Chairman, and Mr. Wheelock was a voting member throughout the meeting.

III PLEDGE OF ALLEGIANCE

Acting Chairman Wideman lead the pledge of allegiance.

IV SWEARING IN PERSONS TESTIFYING

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

**V APPROVAL OF THE MINUTES FROM THE JULY 24, 2002 MEETING
MOTION BY MR. HOFFMAN TO APPROVE THE MINUTES.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

VI PROJECT DEFERRALS/REMOVALS
None

VII PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS MAJOR PROJECTS

B60-02 Modifications and Style Change

Applicant: SLM Palm Beach Associates, L.L.P.
Address: 2310 South Ocean Boulevard
Architect: The Lawrence Group
Project Description: Change existing flat roofed CBS apartment building to Mediterranean style single family residence.

This project was deferred from the July meeting for restudy.

There were no ex-parte communications announced regarding this project, but Mr. Wheelock indicated on his Ex-parte Communication form that he did visit the site.

Architect Eugene Lawrence stated that this project is on the west side of the Sea Lord property, which is now an apartment building and a hotel that will be converted into a single family house. They were asked to restudy the two-story windows and the panels between those windows. The round portions at the top of the windows were redone eliminating the Palladian styling, and the panels between the windows were removed.

Landscape Architect Jeff Blakely presented the preliminary landscaping plan. He proposed a Geo-tek lawn reinforcing system for additional parking.

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

B61-02 Guardhouse and Fountains

Applicant: Premier Palm Beach, L.P.
Address: 3000 South Ocean Boulevard
Architect: The Lawrence Group
Project Description: Modify existing ARCOM approval of the main entrance feature along State Road A1A including the guardhouse and the addition of fountains.

The landscaping, hedging and parameter wall up to where the landscaping stops on the plan were approved at the July meeting.

Acting Chairman Wideman placed this project before item number B60-02 on the agenda.

Mr. Wheelock said he visited the site, and Mr. Adams said he met with the architect and discussed the plans.

Architect Eugene Lawrence presented a model, elevation drawings and material samples of the proposed guardhouse and entry fountains. He responded to comments that were made last month by toning down the fountains and redesigning the gate house to be more compatible with the building.

The Commission perceived the gates as a bit flamboyant for the rest of the architecture, yet the change of material in the fountains, from marble to coquina, was appreciated. Mr. Shaw commented that the fountain walls were too massive for the project. He thought that a simple cascading sheet of water should replace the bubble fountain concept which would also help identify "The Waters" as the name of the condominium.

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

MOTION SECONDED BY MR. ADAMS

MR. SHAW OPPOSED.

MOTION CARRIED 6-1.

B. NEW BUSINESS - MAJOR PROJECTS

B63-02 Demolition and New Residence

Applicant: Paul Lapidus
Address: 223 Pendleton Avenue
Architect: Smith and Moore Architects
Project Description: Demolition of an existing residence and construction of a new two-story Monterey style residence.

Mr. Hoffman said he met with the architect and reviewed the plans. Mr. Adams said he spoke with the architect on the telephone. Mr. Zukov said he spoke with the property owner. Mr. Wheelock said he met with the architect two months ago and he visited the site.

Architect Harold Smith stated this project was before the commission thirteen months ago and was approved at that time. The existing home was built around 1935. The architectural firm of record for the original design was Treanor and Fatio. Several additions were done which altered the original appearance of the residence.

Mr. Adams wanted it noted that even though the architect was well known, the numerous additions altered the original design

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

Mr. Smith presented the proposed two-story, Monterey style residence to the commission. The garage guest house will be attached to the main residence by a trellis. The building facade will have a white washed brick. A 4/12 pitched roof will have barrel tile roofing material. The beam height will be 19' 10", with the highest point at 21' 2" at the rear of the property, to keep the height of the house in keeping with the others on the street. Aluminum clad, wood, double-hung windows will have operable shutters for storm protection. He presented a preliminary landscaping plan and stated that the pigeon plum trees will remain on the property.

Mr. Hoffman thought that the east elevation could use some additional windows or something to relieve the blank space.

Dr. Rosenberg commented that a covered walkway rather than a trellis would be more in keeping with the architecture. Mr. Smith responded that they will study the covered walkway, but thought that there was a cubic content issue.

Mr. Shaw thought that this project would be very large on a very small street. He asked that they

ARCOM Minutes 8/28/02

construct the guesthouse/garage after the main structure has been completed to accompany vehicles during construction. He also requested that the windows with storm panels be finished in a style that matches the fixed shutters.

Mr. Smith assured the Commission that the intended landscape plan has been coordinated with the drainage plan. Mr. Strawbridge felt that the other houses on the street had wider windows and that the narrow windows on this project made the house appear taller. Mr. Smith agreed to restudy the proportion of the windows. Mr. Zukov thought the smaller entry on the first set of drawings was much better. Ms. Diver commented that there are no other houses on the street with entry gates.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISION TO USE THE ORIGINAL FRONT DOOR, AND HAVE A COVERED WALKWAY IF THE CCR WOULD PERMIT.

MOTION SECONDED BY MR. ADAMS.

MR. WHELOCK OPPOSED.

MOTION CARRIED 6-1.

Mr. Moore congratulated Mr. Smith for only raising the floor of the house and leaving the majority of the lot at the existing grade. The FIMA regulations only require that the floor area be raised and not the entire lot. This procedure also avoids the damming effect in order to retain water on the site.

B64-02 Bay Windows

Applicant:	Raymond and Maria Floyd
Address:	322 Plantation Road
Architect:	Smith and Moore Architects
Project Description:	Alterations to previously approved ARCOM plans: Add two bay windows to the second floor, (east elevation), of the staff wing in place of the flat windows with shutters, one bay window will also be added to the stairway, (south elevation), staff wing and a bay window to the second floor, (south elevation), main house, in lieu of a flat window.

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

Attorney Frank Chopin discussed the requirements of the Town Council for approval of the house. They had to reduce the size and height of the house. He read a letter from Attorney Ron Kolins, representing Mr. and Mrs. Fischer, stating that his clients have no objections to the proposed alterations.

Architect Harold Smith presented the requested bay window changes to the Commission.

It was pointed out that Mr. Chopin's client, Mrs. Levinson, will have these proposed windows looking into her property. Mr. Chopin rebutted that they are required to extend the hedge, and that she will not be able to see this property.

It was commented that the windows give the appearance of "too much hanging on this house."

**MOTION BY MR. HOFFMAN TO APPROVE THE CHANGES AS PRESENTED.
MOTION SECONDED BY MR. WHEELock.**

ROLL CALL:

MR. HOFFMAN	YES
MR. WHEELock	YES
MR. ADAMS	NO
DR. ROSENBERG	YES
MR. SHAW	YES
MR. ZUKOV	NO
MR. WIDEMAN	YES

MOTION CARRIED 5-2.

B65-02 Entry Feature

Applicant:	Misbah Ahdab
Address:	177 Clarke Avenue
Architect:	Miklos and Associates
Project Description:	New entry feature/foyer connect garage with the main house via adding a play area and breakfast area on the second floor. Expand the master suite over an existing deck area.

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

Architect Gregory Miklos presented the second floor addition proposal, and a one-story addition that will connect the garage with the main house. A two-story entry element will be added to the front of the house.

It was thought that the window above the front door could be centered a bit more and that the front door was over scaled.

**MOTION BY MR. WHEELock TO APPROVE THE PROJECT WITH THE
CONDITION THAT THE FRONT DOOR BE DIMINISHED IN SCALE AND TO BE
BROUGHT BACK TO STAFF FOR APPROVAL.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B66-02 Alterations

Applicant: Mr. and Mrs. Michael Schulhof
Address: 660 North Lake Way AKA 301 Via Linda
Architect: Brower Architectural Associates
Project Description: Alterations and additions including: Windows, roof, new shutters, new driveway, landscape and hardscape materials.

Mr. Wheelock said he visited the site.

Designer Raphael Saladrigas presented the project and stated that the address will be changed to 301 Via Linda. He indicated that this project also includes a complete facade renovation which will change the appearance of the house. A cornice element will be added to create a slight curve to the pitch of the roof. The existing doors and windows will be redone. The driveway will be closed-off on the north Lake Way side and a new driveway entrance will enter from Via Linda.

The Commission felt that the reconfiguration of the driveway did not allow for enough turning radius from the north garage to the edge of the pavement. Mr. Saladrigas said the landscape architect was not available to address the driveway issue. It was thought that the architecture could be improved further, and it was asked to leave the driveway entrance off-of North Lake Way or to design it so it works. After further discussion, it was believed that the driveway layout would effect the architecture and they should be presented together.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE SEPTEMBER MEETING FOR RESTUDY OF THE DRIVEWAY AND THE GARAGE ENTRY. SITUATION, AND TO RESOLVE ARCHITECTURAL CONSEQUENCES OF THOSE ELEMENTS.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

At the end of the agenda, Architect Ken Brower asked the Commission to reconsider this item.

MOTION BY MR. HOFFMAN TO RECONSIDER PROJECT NUMBER B66-02.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Designer Raphael Saladrigas presented a redesigned driveway.

Landscape Architect Mario Nievera stated that they made the driveway wider at the garage.

The Commission felt that as the grade of the street drops from seventeen feet to eight feet it would effect the retaining wall and the building elevation along Via Linda.

ARCOM Minutes 8/28/02

It was requested that a full landscape, hardscape and architectural plans, as well as a street scape drawing be presented next month.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE SEPTEMBER MEETING FOR REPRESENTATION.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B67-02 New Residence

Applicant: Alexander C. Schwartz, Jr.
Address: 995 Adam Road
Architect: Dailey and Partners Architects
Project Description: New two-story single family residence.

Mr. Shaw said he met with the architect.

Architect Roger Janssen presented color elevation drawings of what he described as a very formal neoclassical proposal. The materials include cast stone balustrades, stucco molding, barrel tile roofing, and a textured stucco water table. The house will have two Baroque style gables. The one-story pool house and the one-story garage wing will have stained wood outriggers. The garage will be accessed from the private alley.

The Commission commented that this project was quite different in scale and different in architectural feeling from the other homes on the street. It was thought that this project was very close to the small house to the east and they should be mindful to leave room for site screening.

MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE SEPTEMBER MEETING TO SIMPLIFY THE HOUSE, WHETHER IS WILL BE MAINTAINED AS A MEDITERRANEAN STYLE OR CHANGED TO ANOTHER STYLE, TO BE LEFT UP TO THE ARCHITECT, BUT IT SHOULD BE SIMPLIFIED AND EVIDENCE SHOULD BE BROUGHT BACK THAT IT DOES, INDEED, FIT IN WITH THE OTHER HOUSES ON THE STREET.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B68-02 Demolition and New Residence

Applicant: Mr. and Mrs. Anthony Morrison
Address: 247 Southland Road
Architect: SKA Architect and Planner
Project Description: Demolition of existing one-story structure and construction of a new two-story Bermuda style home with one and two-story elements.

Ms. Diver and Mr. Strawbridge said they met with the architect. Mr. Wheelock, Mr. Hoffman, Mr. Wideman, Mr. Zukov said they met with the architect and visited the site. Mr. Zukov said he visited the site.

Architect Pat Seagraves read the demolition report into the record which indicated that the house was built by E.B. Walton in 1949. It was designed by Thomas Howard Chilton for E.B Walton.

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

Mr. Frank read a note from Mrs. Crispin, who resides at 241 Plantation Road, opposing to a two-story house in a one-story neighborhood.

Mr. Seagraves presented the two-story Bermuda style house with a Dutch gable entry. He indicated that the front loading garage will be screened from the street. If they decide not to use impact glass, the shutters will be the same size as the windows to make them functional. Mr. Seagraves presented the streetscape drawing, the landscape and drainage plans.

It was commented that it was a shame to have two-story houses in one-story areas. However, it is allowed by the zoning code and this project does not require a variance. The architect was asked to lower the roof pitch from 7/12 to 6/12. It was noted that the exfiltration trenches run in the area where the landscape screening is needed. Therefore, it was requested to reexamine the drainage and possibly trench, with clean outs, under the driveway and pool terrace.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT WITH THE
PROVISION THAT THE DRAINAGE WILL BE REDESIGNED TO PERMIT MORE
SCREENING OF THE BUILDING.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B69-02 Entry

Applicant: Troy and Deborah Maschmeyer
Address: 153 Kings Road
Architect: SKA Architect and Planner
Project Description: Replace the existing porte-cochere with a new entry and a two-car garage to match all existing details.

Ms. Diver, Mr. Hoffman, Mr. Wideman, Mr. Adams, and Mr. Strawbridge said they met with Architect Jackie Albarran. Mr. Wheelock said he met with Ms. Albarran and visited the site.

Architect Pat Seagraves presented elevation drawings.

Mr. Moore reported that the Town Council granted a variance with unusual circumstances. Due to the location of this property, FIMA regulations would not permit a garage or a basement located under the house as they had originally requested.

Because the portico was very formal and very symmetrical, Mr. Hoffman was not pleased with the off-centered front door.

Suggestions were made, and it was agreed to allow the architect to draw alternative solutions to the front door and return later in the meeting.

Mr. Shaw returned to the meeting at this time and stated that he met with the architectural firm to discuss the plans.

**MOTION BY DR. ROSENBERG TO DEFER THE PROJECT LATER IN THE AGENDA TO REVIEW THE SUGGESTIONS THAT WERE MADE TO MITIGATE THE PROBLEM WITH THE OFFSET FRONT DOOR.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

This project was heard again after Item number A27-02.

Mr. Seagraves presented several overlay drawings of alternate solutions to the off-centered front door. He defended the existing location of the front door by stating the porch was very deep and that it would not be as noticeable from the street as the drawings indicated.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS SHOWN ON THE ORIGINAL DRAWING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B70-02 New Two-Family Building

Applicant: Sunset Avenue Partners
Address: 153 Main Street
Architect: Portuondo and Perotti Architects
Project Description: New two-family building in the Mediterranean style architecture with cast stone accents, stucco details, barrel tile roofing with cypress outriggers and tongue and groove soffits.

Mr. Wheelock declared a Conflict of Interest and left the room during the discussion. Dr. Rosenberg said he met with Mr. Curry and reviewed the plans.

Developer Ed Cury requested having the project deferred to the end of the agenda as his architect was not present at this time.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE END OF THE AGENDA.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

This project was heard again after the lunch break.

Mr. Wheelock recused himself and left the meeting room during the presentation.

Note: Mr. Shaw was not in attendance during this portion of the presentation. Therefore, Ms. Diver and Mr. Strawbridge were voting relative to this project.

Architect Raphael Portuondo presented aerial photos of the property and elevation drawings of the proposed Venetian style duplex building. The duplex will have loggias on the front and rear of the building. Mr. Portuondo stated that they proposed removing the median in the road in order to extend the gardens at the front of the property.

Landscape Architect Don Skowron of Morgan Wheelock, Inc. presented the preliminary landscape plan. He described the established streetscape landscaping as sterile with coconut palm trees, grass medians, and ficus hedges. Heavy screening will be used to block out the surrounding buildings.

Mr. Hoffman thought that the floor plans indicated that there were three levels to this project with the main level, the intermediate level and the upper level.

Developer Ed Cury stated that the property is in the RC zoning district which does not allow more than two habitable spaces above/below each other.

Some Commissioner's felt that the townhouses looked exactly the same and others thought the similarities added to the estate feeling of the project. It was remarked that the project had an ecclesiastical appearance. The height of the towers and the aluminum railings were discussed and was later decided that the towers were at the allowable height.

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

ROLL CALL:

DR. ROSENBERG	YES
MR. STRAWBRIDGE	YES
MR. ADAMS	NO
MR. HOFFMAN	NO
MR. ZUKOV	NO
MS. DIVER	YES
MR. WIDEMAN	NO

MOTION FAILED 3-4.

**MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE SEPTEMBER MEETING FOR RESTUDY OF SOME OF THE BALCONY ISSUES, SOME OF THE ISSUES WITH RESPECT TO THE HEIGHT OF THE TOWERS, AND THE BALUSTRADES, (THE WROUGHT IRON FEATURES).
MOTION SECONDED BY MR. ZUKOV.**

Mr. Shaw was in attendance at this time. He commented that if this project were to be deferred another month, it would put heavy construction in the middle of the season.

MR. ADAMS WITHDREW HIS MOTION AND MR. ZUKOV WITHDREW HIS SECOND.

**MOTION BY DR. ROSENBERG TO RECONSIDER THE PREVIOUS MOTION FOR PROJECT APPROVAL.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

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

MOTION SECONDED BY DR. ROSENBERG.

ROLL CALL:

MR. ADAMS YES

DR. ROSENBERG YES

MR. HOFFMAN NO

MR. ZUKOV NO

MR. STRAWBRIDGE YES

MS. DIVER YES

MR. WIDEMAN YES

MOTION CARRIED 5-2.

B71-02 Demolition

Applicant: The Preservation Foundation of Palm Beach, Inc.
Address: 311 Peruvian Avenue
Architect: Smith Architectural Group
Project Description: Demolish current structure

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

Mr. Frank Chopin, representing the Preservation Foundation as Trustee and as the Secretary, stated that the existing building has no historical value and was built by a nondescript architect.

MOTION BY MR. WHELOCK TO APPROVE THE DEMOLITION.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B72-02 Addition

Applicant: Norman and Homa Bahary
Address: 168 Kings Road
Architect: Robert Kolany
Project Description: Existing one story "Regency" residence. Proposed: Add partial second story and change architectural style to Mediterranean. Increase front yard green space.

Mr. Wheelock and Mr. Adams said they visited the site.

Architect Robert Kolany presented elevation drawings of the proposed two-story Mediterranean style project, and photographs of the existing one-story, Regency style residence.

MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE PROVISION TO CHANGE THE STONE WORK AROUND THE GARAGE DOORS TO A SIMPLE STUCCO BAND.

MOTION SECONDED BY MR. ADAMS.

MR. ZUKOV OPPOSED.

MOTION CARRIED 6-1 .

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A26-02 Site Lighting

Applicant: John and Sheila Rinker
Address: 5 South Lake Trail
Architect: Parker Yannette Design Group
Project Description: Site lighting

At the June meeting the landscape and hardscape plans were approved, and the site lighting was deferred.

Mr. Wheelock said he visited the site.

Lighting Consultant Walt Jenkins presented photographs of similar lighting projects. They propose using a soft green, mercury vapor light. The taller trees will be light up with 75 watt fixtures and the down light fixtures will be 100 watts.

The Commission's comments were as follows:

There were too many walkway and driveway lights.

Possibly reduce the fifty lights by one-third or by half.

The green light was not the most complimentary to human skin tones.

Less than one foot candle of light would be considered decorative, but the proposed 1.3 foot candle of light would be too much light.

It was suggested to set up the lighting, have some of the members of the commission visit the site, and bring it back for a final approval. After discussion, the Commission agreed to go ahead with the lighting project as presented, and if they feel that there is too much light, then they will need to remove some of the fixtures.

**MOTION BY MR. SHAW TO REDUCE THE LIGHT BY 1/3 AND COME BACK.
MOTION DIED FOR A LACK OF A SECOND.**

MOTION BY MR. SHAW TO INSTALL THE LIGHTING, OF WHAT THE LIGHTING CONSULTANT FEELS IS APPROPRIATE, TO LIGHT THE PROPERTY FOR SEVEN DAYS TO ALLOW THE COMMISSION MEMBERS TO VISIT THE SITE, AND WITH THE UNDERSTANDING THAT SOME OF THE LIGHTING MAY HAVE TO BE ELIMINATED.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A27-02 Hardscape

Applicant: Summit Development
Address: 404 Seaspray Avenue
Architect: Jeff Blakely
Project Description: Hardscape review.

At the June meeting the landscape, lighting and irrigation portions of the project were approved and the hardscape was deferred for restudy.

The landscape architect requested deferral to the September meeting.

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

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

A28-02 Landscape, Hardscape & Building Colors

Applicant: Ocean Drive Development
Address: 225 & 229 Chilian Avenue
Contractor: A Cut Above Landscape (Landscape Architect George Armas)
Project Description: Landscape, hardscape, exterior paint colors and exterior light fixtures.

This project was deferred from the July meeting for restudy.

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

Landscape Consultant Neil Cohen presented an overlay drawing of the drainage plan. Three feet of back up space was added to the driveway in response to the Commission's comments last month.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

A. NEW BUSINESS - MINOR PROJECTS

A30-02 Light

Applicant: The Palm Beach Hampton
Address: 3100 South Ocean Boulevard
Contractor: Russo Electric
Project Description: Lite for flag.

Lighting Consultant Don Russo presented photographs of the flag pole that is located 150 feet away from the road.

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

A31-02 Portico

Applicant: James and Susan Keenan
Address: 233 Tradewind Drive
Architect: Ames Bennett
Project Description: Remove an existing two-column entrance portico, and replace with a new four-column portico. New cement tile roofing and classic Doric Order precast sheaths around structural pipe columns. Change out windows from standard single hung to hurricane resistant, casement windows with appropriate muntins.

Tony Ziaja representing Architect Ames Bennett, presented photographs of the existing portico on the house that he described as an “eye sore.” The replacement portico will be more in scale and will match the architecture of the house. All of the windows will be replaced with impact resistant glass.

Comments were made that the proposed portico was out of proportion with the house and that it was expressing a two-story element as an entrance.

Property owner Susan Keenan addressed the commission and asked for suggestions to improve the proposal.

**MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE SEPTEMBER MEETING FOR RESTUDY.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

A32-02 Roof

Applicant: Kevin Prueitt
Address: 218 Seaspray Avenue
Contractor: Nick Raich Building Corporation
Project Description: Addition of a 15 foot by 15 foot second story Hip Roof to an existing flat roof of a balcony.

Nevan Bowman stated that he was representing the architect/owner for this project. He described the house as Mediterranean style. The second story balcony was a Colonial style and did not match the design of the house. They propose adding a hip roof with clay barrel tile roofing material to the open balcony.

The Commission felt that photographs would help with the presentation as there was some question whether the hip roof fits in with the existing architecture. It was asked to have a licensed architect make the presentation next month.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A33-02 Landscape

Applicant: Rodney Sarkela
Address: 232 Sandpiper Drive
Architect: Timothy Galloway/Master Gardeners
Project Description: Landscape

Mr. Wheelock said he visited the site.

Landscape Architect Tim Galloway presented a photo of the home that is currently under construction. The property is surrounded by an existing fourteen foot ficus hedge. The open areas in the landscaping will provide water retention. It was noted that the hardscape was approved in March 2000.

Mr. Wheelock congratulated the architect for being sensitive to the streetscape.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A34-02 Landscape

Applicant: Barbara Madsen
Address: 258 Miraflores Drive
Architect: Donald Murakami
Project Description: Landscape Plans

Ms. Madsen requested that the project be deferred to the September meeting as her architect was not in attendance.

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

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

VIII OTHER BUSINESS

There was no other business to be discussed.

IX ADJOURNMENT

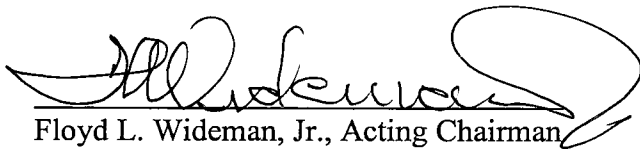
MOTION BY MR. ADAMS TO ADJOURN THE MEETING AT 3:40 P.M.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Review Commission will be held on, September 25, 2002 beginning at 9:00 a.m.

Respectfully submitted,



Floyd L. Wideman, Jr., Acting Chairman

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

NAME - FIRST NAME - MIDDLE NAME WHEELLOCK, MORGAN D.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 280 BAHAMA LANE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY FL 33480	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED AUG 12 2002		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.

RECEIVED
SEP 24 2002

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 ME 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 Whitlock, hereby disclose that on August 28 2002, 19__:

(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:

*Project # B70-02 153 Main St.
The owner has retained me as Landscape Architect*

Aug 28 2002

Date Filed

Morgan Whitlock

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 HEEDOCK, MORGAN D.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 280 BAHAMA LANE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY FL 33480	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED AUG 12 2002		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE	

WHO MUST FILE FORM 8B

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ELECTED OFFICERS:

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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:

- 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.
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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Morgan Whitlock, hereby disclose that on August 28 2002, 19__.

(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:

Project # 1370-02 153 Main St.
The owner has retained me as Landscape Architect

Aug 28 2002
Date Filed

Morgan Whitlock
Signature

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