



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION

WEDNESDAY JULY 28, 2004

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:

Floyd L. Wideman, Jr., Chairman
Morgan Dix Wheelock, Vice-Chairman
Eric Adams, Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Nikita Zukov, Member
William P. Feldkamp, Member (arrived at 9:04 a.m.)
William J. Strawbridge Jr., Alternate Member
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
Robert Moore, Director Planning, Zoning & Building
Jane Day, Staff Preservation Consultant
Gretchen Dayton, Recording Secretary

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

IV. APPROVAL OF THE MINUTES FROM THE JUNE 23, 2004 MEETING.

MOTION BY MR. WHEELOCK TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Chairman Wideman asked the Commission to put in writing their suggestions to improve the meeting process. This issue will be discussed at a future meeting.

V. SWEARING IN PERSONS TESTIFYING.

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

VI PROJECT DEFERRALS/REMOVALS

B31-04 Demolition and New Residence SE27-2003

Applicant: 11 Via Vizcaya, LLC
Address: 11 Via Vizcaya
Architect: Roger Janssen
Project Description: Demolition; a review of the Town of Palm Beach Building Department records on 11 Via Vizcaya (the "property") was conducted. According to the records, the building permit for the original one-story structure, designed by Architect Henry Harding, was issued in (July 1955). Various additions have been made since the single-family dwelling was constructed in 1955, including, but not limited to, additional bedroom-bath on south side (June 1959); alterations/additions to pool house and residence (June 1973); addition to south side of new living room (July 1973); bedroom addition to pool house (May 1978); roof addition (July 1978); garage addition (May 1981); installation of a fence (November 1982); an enclosed porch (October 1984); re-roof (October 1988); fill-in addition to maid's room (June, 1993) and, new roof (July, 1993). The owner and project architect, Roger Patton Janssen, AIA, are not aware of any historical significance to the property and/or structure. The extensive landscaping proposed for this property is shown on the accompanying plans. New structure; the new two-story home, the colors of which are listed on the front page of the application, has a Bermuda style of architecture, as shown on the accompanying plans.

This project was deferred from the April meeting at the architect's request and from the May, June and July meetings at the request of the applicant's attorney.

B56-04 Additions

Applicant: Castledown, Ltd.
Address: 241 Jungle Road
Architect: Thomas M. Kirchhoff
Project Description: Renovations and additions to existing two-story Georgian residence. Demolition of a portion of the existing residence and the cabana that is inconsistent with the architectural style. New one-story cabana, hardscape and pool.

This project was deferred from the June meeting. The architect requests deferral to the August meeting.

B61-04 New Residence, Landscape & Hardscape

Applicant: Uznis Development
Address: 224 Ridgeview Drive
Architect: Dailey Janssen Architects
Project Description: New two-story residence, hardscaping, landscaping, pool, and site walls.

MOTION BY MR. ADAMS TO DEFER PROJECTS B31-04, B56-04 AND B61-04 TO THE AUGUST MEETING.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

VII PROJECT REVIEW

B25-04 Addition V20-04

Applicant: 171 Royal Poinciana, LLC
Address: 171 Main Street
Architect: Shibao International Corporation
Project Description: Construction of a new single family residence

Note: The project description has changed from “renovation and additions,” to “demolition and new construction.” The demolition request will come before the commission next month.

This project was deferred from the April meeting at the architect’s request and deferred from the May and June meetings at the staff’s recommendation.

This project was heard after item number B53-04.

Mr. Youchak said he met with the architect. Mr. Shaw said he received a telephone call from the property owner. Ms. Diver, Mr. Feldkamp, Mr. Adams, Mr. Wideman and Mr. Wheelock said they met with the property owner and visited the site.

Owner/Architect Lynn Min and Architect Donald Meyer presented the project. Mr. Meyers stated that the existing structure was not structurally sound or aesthetically pleasing.

Because the lot is 25 feet wide by 100 feet long, they propose underground parking with a lift to avoid having a two-car garage at the street level. Ms. Min presented building paint

colors of white and two shades of yellow at the top of the building. Mr. Meyers reviewed the requested variances and stated that the lot is non-conforming. In addition, the side and front setbacks do not meet the zoning code.

Staff Preservation Consultant Jane Day summarized a letter received from Mrs. Gorelick, the neighbor to the west. Mrs. Gorelick thought that because the houses were very close to each other, her property may be uninhabitable during construction.

Marion and Henry Gorelick, 173 East Main Street, stated their concern that the underground construction may effect the structural integrity of their 80-year-old home. Mrs. Gorelick remarked that if the proposed wall were to be erected on the property line, the side entry to her house would not be accessible. Mr. Gorelick stated that there is an agreement for an easement on this side of the building, but it has not been signed.

Zoning Administrator Paul Castro addressed the issue of the requested variances. He explained that both side yards and the front yard require variances. The swimming pool needs side yard and rear yard variances. The windows on the second floor are above the maximum height allowed. In addition, the lot coverage and landscape/open space exceed the code.

It was commented that the architecture was exciting, very interesting and beautifully done. The yellow color samples presented were thought to be very bright unlike the rendering which depicted subtle colors. It was also commented that too much square footage was being placed on a very small site. The architect was asked to do a traffic study to prove that traffic will not back up on Main Street while a car is waiting for the garage/lift to rise to ground level. Details of the project were asked to be presented as well.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT IN PRINCIPAL AND TO MAKE SURE THE NEIGHBORS HAVE ACCESS AT ALL TIME TO THEIR BUILDING.

MOTION SECONDED BY DR. ROSENBERG

SUBSTITUTE MOTION BY MR. WHEELOCK TO RECOMMEND TO THE TOWN COUNCIL, THAT THE PROJECT, ARCHITECTURALLY, MERITS THE VARIANCE APPLICATION.

MOTION SECONDED BY DR. ROSENBERG.

Under discussion, it was agreed to bring the project back to the commission after the Town Council reviews it.

MOTION CARRIED UNANIMOUSLY.

B45-04 Renovation

Applicant: Ms. Betty Marcus
Address: 217 Tradewind Drive
Architect: SKA Architects + Planner
Project Description: Renovation of existing single-story residence and addition of a second story.

This project was deferred from the June meeting at the architect's request.

Mr. Youchak, Ms. Diver, Mr. Shaw, Mr. Feldkamp, Mr. Adams and Mr. Wideman said they met with the architect and reviewed the plans. Mr. Wheelock and Mr. Zukov said they met with the architect and visited the site.

Architect Pat Seagraves proposed the addition of a two-story glass wall at the back of the existing one-story shingle style house. He noted that the vacant lot behind the property was tied together by a Unity of Title.

It was pointed out that the glass wall may need certification by a structural engineer because the mullion pattern may differ from the drawings.

Responding to comments about the large entry feature, Mr. Moore announced that a tower cannot be used to accentuate an entry. If they wish to keep the tower, it would require a variance.

Attorney Ron Kolins, representing the applicant, addressed the issue of the tower element and agreed to lower the height to meet the zoning code.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT BY LOWERING THE TOWER AS REQUIRED BY ZONING AND TO RESUBMIT, AT THE NEXT MEETING, THE NORTH AND SOUTH ELEVATIONS.

Under discussion, it was again noted that the glass elevation may differ from the drawings as the dimensions of the mullions may change.

MOTION DIED FOR THE LACK OF A SECOND.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE TOWER LOWERED AND TO COME BACK TO THE COMMISSION, BEFORE THE ISSUANCE OF A BUILDING PERMIT, WITH THE NORTH ELEVATION.
MOTION DIED FOR THE LACK OF A SECOND.**

MOTION BY MR. ZUKOV TO APPROVE THE CONCEPT IN PRINCIPAL, BUT DEFER THE PROJECT TO THE AUGUST MEETING, TO BRING THE TOWER BACK IN 30 DAYS AND ANYTHING THEY HAVE ON THE NORTH ELEVATION.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B46-04 Demolition and New Residence V18-04

Applicant: Mr. And Mrs. Steven Dattels
Address: 430 Brazilian Avenue
Architect: SKA Architect + Planner
Project Description: Demolition of existing one-story apartment building and construction of new two-story Mediterranean style home to be approximately 4,800 square feet.

This project was deferred from the June meeting at the architect's request.

Mr. Youchak, Ms. Diver, Mr. Feldkamp, Mr. Adams and Mr. Wideman said they met with the architect and reviewed the plans. Mr. Wheelock and Mr. Zukov said they met with the architect and visited the site.

Architect Pat Seagraves presented the demolition proposal and reported that the single story, five-unit apartment building was designed in 1950 by Architect Fred Steelman. The building is in fair condition. Mr. Seagraves stated for the record, that the existing property walls and existing perimeter vegetation will remain on the site throughout construction.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Architect Pat Seagraves explained that they request variances for this project because the lot is 50 feet wide and 172 feet deep. They are asking for a 12-foot setback on the west and 8-foot setback on the east from the required 10-foot side yard setbacks. This would allow them to place the garage in the rear of the non-conforming lot. He described the project as a two-story Mediterranean style home designed around a court yard.

Much discussion took place whether or not the house should be redesigned to fit the lot. Other options, in order to increase the planting area for vegetative screening, were to narrow the width of the house by 2 feet, or narrow the width of the driveway, and/or jog

the massing of the building As the site is small, it was thought that this project should have a complete landscape and hardscape plan. It was also commented that the architecture would not be impaired if the width of the house were reduced by 2-feet. However, the variance request for the side loading garage was supported.

Attorney Maura Ziska, representing the property owner, asked the Commission to recommend approval of the side & rear yard setbacks.

MOTION BY MR. WHEELLOCK TO RECOMMEND TO THE TOWN COUNCIL THAT THIS COMMISSION FINDS NO ARCHITECTURAL JUSTIFICATION FOR GRANTING THE VARIANCE AND SUGGESTS THAT THE ARCHITECT BE REDIRECTED TO REDESIGN IN CONFORMANCE TO THE EXISTING ZONING WITH THE EXCEPTION OF THE FIVE FEET VARIANCE FOR THE GARAGE.

Further discussion regarding the width of the house and the setbacks took place at this time.

MOTION DIED FOR A LACK OF A SECOND.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT ARCHITECTURALLY AND ARCOM BELIEVES THE THIRTY-FEET WIDE BUILDING IS THE PROPER PROPORTION, AND THERE ARE LANDSCAPING QUESTIONS THAT HAVE TO BE BROUGHT TO ARCOM.

MOTION DIED FOR A LACK OF A SECOND.

MOTION BY DR. ROSENBERG TO APPROVE THE ARCHITECTURE OF THE PROJECT, BUT ARCOM HAS A DEEP CONCERN IN REGARD TO WHETHER THEY CAN PROVIDE THE LANDSCAPING NEEDS TO SCREEN THIS HOUSE IN THE EVENT THE VARIANCE IS GRANTED, THE COMMISSION FEELS THAT AN APPROPRIATE LANDSCAPE BUFFER AREA SHOULD BE FOUR FEET.

MOTION SECONDED BY MR. ADAMS.

MR. SHAW OPPOSED.

MOTION CARRIED 6-1.

B55-04 New Residence, Landscape & Hardscape

Applicant: Clement Proulx
Address: 244 Esplanade Way
Contractor: Yates, Rainho Architects
Project Description: A new two-story single family stucco and masonry residence in a simplified British colonial style. Final landscaping and hardscaping

This project was deferred from the June meeting at the architect's request. Morgan Wheelock declared a conflict of interest and left the dias during the presentation. There were no ex parte communications disclosed regarding this project.

Architect Kelly Yates presented a Colonial style residence with light grey, cement roofing, pale yellow stucco walls and green shutters. The front entry will have double doors, cast stone pilasters and flanking French doors. The balcony above the entry will have pilasters and a Chippendale style railing. Side loading garages are proposed on either side of the front of the house.

Landscape Don Skowron presented the final landscape and hardscape proposal. He indicated that a 10-foot tall ficus hedge will run along the front of the property with a 15-foot high entry archway. In addition, an 18-foot tall ficus hedge will run along the sides of the property. Clusia plants will be located in front of both garage units. The pool deck will be made of cast stone and the driveway material will have a tabby finish with Chicago brick accents.

The commission proposed alternate driveway layouts. They suggested removal of the transoms above the French doors and to use one entry door with side lites. It was asked to reduce the heavy appearance of the balcony above the entry.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE AUGUST MEETING FOR RESTUDY OF THE FRONT ENTRY FEATURE, THE FEATURE ABOVE THE ENTRY, THE DRIVEWAY, REDUCTION OF HARDSCAPE AROUND THE FOUNTAIN AREA AND THE TRANSOMS IN THE BACK OF THE HOUSE.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B10-04 New Residence

Applicant: David J. Jenkins
Address: 300 Indian Road
Architect: Solis Designs
Project Description: New 2-story Mediterranean revival residence with detached garage & guest/cabana building.

This project was deferred from the February meeting due to an incomplete application and deferred from the March, April, May and June meetings at the architects request. Demolition of the existing residence was approved at the May meeting.

Mr. Wheelock said he visited the site.

Designer Pablo Solis presented revisions to a previously reviewed project. The building materials will include clay barrel roof tiles, wood trim and outriggers, and stone trim around the windows and doors. The building color will be pale green. He said that the greenspace area, inside the courtyard, was increased from the last presentation.

The Commission's comments regarding the project were as follows:

The windows in the stair tower were awkward for the space.
The entrance doors appeared heavy and squat.
Cars would have to back into the street as there was not sufficient space at the garage.
Reduce the roof pitch to 4/12 to be more in keeping with the Mediterranean style.

Mr. Feldkamp thought that the architect made the changes that the commission had requested at last month's meeting.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE AUGUST MEETING FOR RESTUDY.

MOTION SECONDED BY MR. ZUKOV.

MR. FELDKAMP OPPOSED.

MOTION CARRIED 6-1.

B49-04 Demolition

Applicant: James C. & Julie E. Byers
Address: 278 La Puerta Way
Contractor: Janssen Construction
Project Description: Demolition of existing residence.

No formal action was taken relative to this project at the June meeting.

There were no ex parte communications disclosed regarding this project.

Building Contractor Benno Janssen requested demolition of a house in disrepair that was designed in 1951 by Architect John Bennett. Mr. Benno stated that the perimeter vegetation will remain on the site.

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

B53-04 New Residence SP9-04

Applicant: Tom Turchan
Address: 247 Queens Lane
Architect: Brower Architectural Assoc.
Project Description: New two-story Monterey style residence.

No formal action was taken relative to this project at the June meeting.

Mr. Youchak, Mr. Shaw, Mr. Adams, and Mr. Wideman said they met with the architect.

Designer Raphael Saladrigas presented the revised project, now having the building facade setback to meet the zoning code. He noted that the second story balcony, which does not meet the setback requirement, received a variance from the Town Council.

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

The meeting was reconvened at 2:15 after a lunch break.

Dr. Rosenberg had a medical emergency and was not in attendance for the remainder of the meeting. Thereby, Mr. Strawbridge was a voting member.

B. NEW BUSINESS - MAJOR PROJECTS

B58-04 Addition & Revisions

Applicant: Mr. And Mrs. Nick Albergo
Address: 642 North County Road
Architect: SKA Archiect + Planner
Project Description: Addition and renovation of existing Regency style home

Mr. Youchak, Ms. Diver, Mr. Feldkamp, Mr. Adams, Mr. Wideman, Mr. Zukov and Mr. Wheelock said they met with the architect.

Architect Pat Seagraves presented the renovation project. He stated that all of the glass sliding doors will be replaced with French doors. Some windows will be replaced so that they will all match.

It was thought that the proposal was an improvement, but the two different styles of columns needed to be corrected.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED
WITH THE PROVISION TO REPLACE ALL OF THE COLUMNS WITH
DORIC COLUMNS.**

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

B59-04 New Residence

Applicant: Eric Levine and Millie Dayton
Address: 317 Garden Road
Architect: Windigo Architects
Project Description: New two-story residence approx. 6,000 s.f. constructed of concrete block with stucco exterior finish and wood trusses with standing seam metal roof.

Mr. Feldkamp, Mr. Adams, Mr. Wideman and Mr. Wheelock and Mr. Zukov said they met with the architect and reviewed the plans.

Architect David Spence and Associate Architect Michael Louis Goodman presented the

project. Mr. Spence reported that the island style house will have a standing seam metal roof, Bermuda shutters, large overhangs and exposed rafter tails. The building color will be yellow with white windows, trim and shutters.

It was the consensus of the commission that the project was well done and that it was one of the best designs they have seen in a long time.

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

B60-04 Demolition & New Residence

Applicant: John and Mary Rossi
Address: 1500 North Ocean Boulevard
Architect: Smith & Moore Architects
Project Description: Demolition of existing residence and New two-story residence.

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

Architect Jon Moore introduced Project Architect Irma Torregazo. Mr. Moore read the demolition report which indicated that the one-story Bermuda style residence was constructed 1949. It was designed by Architect Paul E. Kohler, Jr. Later alterations were designed by Architect Joanna Golino.

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

Architect Irma Torregazo indicated that the new residence will be a Bermuda style. The exterior facade will have hardi-plank at the second floor level and smooth stucco at ground level. A cantilevered balcony will cover the recessed entry.

After commission comments, Mr. Moore agreed to paint the garage door white and add windows. He also agreed to give the shutters an operable appearance.

**MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE
PROVISION TO MAKE THE SHUTTERS LOOK LIKE THEY ARE HUNG
WITH PINS AND BOLTS AND TO USE THE ALTERNATE GARAGE DOOR**

WITH WINDOWS.

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

B62-04 Revisions SP11-04

Applicant: Three Seventy Five South County
Address: 375 South County Road
Architect: The Lawrence Group
Project Description: Relocate the main entrance of the restaurant to South County Road (west side of building); relocate an existing palm tree from the area of the new proposed entrance marquee; relocate the door to the outdoor dining area; thereby, increasing the air-conditioned area of the restaurant by 74.62 square feet; close the outdoor entrance to the outdoor dining area on Peruvian Avenue and provide seating in that newly enclosed area; relocate the bar from the east side of the building to the west side of the building adjacent to South County Road and away from the adjacent residential area; allow a sliding glass window at the bar into the outdoor dining area to create an indoor/outdoor bar area; decrease the double doors on the west side of the bar into a single door to the outdoor dining area; provide an awning along Peruvian Avenue and a portion of South County Road; allow the installation of bifold glass windows in the outdoor dining area to provide protection to patrons as weather dictates; add an indoor fire place.

There were no ex parte communications disclosed relative to this project.

Architect Eugene Lawrence presented changes to the project as described in the above Project Description.

Much discussion took place regarding the entry facing South County Road. It was believed that traffic will backup when cars drop off passengers. The commission felt that the awning along Peruvian Avenue was very functional and though it should remain as previously proposed.

Restaurant Owner Maurizio Ciminella said that he would like to keep the awning that was approved by the Town Council.

**MOTION BY MR. SHAW TO APPROVE THE PROJECT AS PRESENTED
WITH THE ADDITION THAT THEY KEEP THE APPROVED AWNING ON
PERUVIAN AVENUE.**

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A18-04 Landscape

Applicant: Paul Birmingham
Address: 264 Sanford Avenue
Landscape Designer: Brett C. Armstrong
Project Description: Landscape and partial deck

This project was deferred from the June meeting for restudy.

Landscape Designer Brett Armstrong presented the project. The Landscape Architect of record, Scott Mosolf was in the audience.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A21-04 Landscape, Hardscape, Landscape Lighting

Applicant: Mr. Marty Meyers
Address: 250 Kawama Lane
Architect: Steven M. Dauber
Project Description: Landscape, hardscape, landscape lighting

There were no ex parte communications disclosed regarding this project.

Jane Day read a letter from Attorney Maura Ziska, representing Mr. and Mrs. True, requesting that a 15-foot high ficus hedge be planted along west property line.

Landscape Architect Steven Dauber presented grey Apian Way paver stones for the driveway and cast stone for the terraces. He indicated that the main lighting will focus on the trees at the front of the property and that pathway lights are proposed along the sides and rear of the property. Mr. Dauber said that the neighbors, who live in a two-story home, have requested that a tall ficus hedge be planted along their property line. Mr. Dauber advised that the neighbors have an existing 14-foot high hedge which would be sufficient to screen this one-story building.

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

A22-04 Landscape & Lighting

Applicant: Luxwood Enterprise Limited
Address: 4 La Costa Way
Contractor: Bob Palmer
Project Description: Landscape & Security lighting

Mr. Wheelock said he visited the site.

Bob Palmer, representing Wellington Electric, proposed additional security lighting, additional landscape lighting, and outlets for lighting of party tents.

The Commission believed that the security lighting was acceptable, but the tent lights were unnecessary. As well, two lights on each tree in the front yard would be too much light. Chairman Wideman requested having this project advertised so the neighbors may have a chance to comment.

**MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE
AUGUST MEETING AND TO BRING DRAWINGS SHOWING ALL OF THE
FIXTURES, THE WATTAGE AND LIST THE PLANTS HAVING LIGHTS.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

A23-04 Landscape & Hardscape

Applicant: Sandra G. Cofer
Address: 2227 Ibis Isle Road
Architect: Krent Wieland
Project Description: Landscape & hardscape

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

Landscape Architect Dan Mock said the driveway material will be clay brick with grass strips in a herringbone pattern. The driveway entry will have sections of curved walls with columns and a metal gate.

The architect was advised that the character of Ibis Island is old Florida and very casual.

The curved walls with piers and flower pots were not in keeping with the neighborhood. Mr. Mock presented an alternate drawing of a simpler property wall with piers.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE
REMOVAL OF THE CURVED WALLS AND PIERS.
MOTION SECONDED BY MR. WHELOCK.
MOTION CARRIED UNANIMOUSLY.**

VIII OTHER BUSINESS

Chairman Wideman requested comments from the commission relative to streamlining the meeting process. These comments will be discussed at a later meeting.

It was reported that different lighting was installed at the Royal Poinciana Plaza's parking lot than what the commission had reviewed and approved.

Responding to comments of the use of Styrofoam for a building material, Mr. Moore stated, that unless the plans call for specific material, Styrofoam is an approved building material. If the plans indicate cast stone, then they should use cast stone.

It was suggested that when verbal changes are agreed to be made between the commission and the architect, revised plans need to be submitted to the town.

It was discovered that the house under construction at the corner of South County Road and South Ocean Boulevard, was not what ARCOM approved. In addition, the rain leaders, hand rails and the building colors have changed from what was approved

IX ADJOURNMENT

The meeting was adjourned at 4:01 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on Wednesday, August 25, 2004.

Respectfully submitted,

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

Floyd L. Wideman, Jr., Chairman

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

NAME—FIRST NAME—MIDDLE NAME NHELOCK MORGAN DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 301 AUSTRALIAN AVE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY PB	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED July 28 2004		NAME OF POLITICAL SUBDIVISION: PALM BEACH	
		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.

JUL 28 2004

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 Whulock, hereby disclose that on July 28, 1904:

(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:

The owner of this property is my Client for whom I am designing the Landscape Architecture.

*Owner: Clement Proulx
244 Esplanade Way
Palm Beach*

July 28 2004

Date Filed

M Whulock

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 SHELOCK MORGAN DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 301 AUSTRALIAN AVE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY FB	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED July 28 2004		NAME OF POLITICAL SUBDIVISION: PALM BEACH	
		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

son holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure 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.

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- 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.

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