



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, JULY 26, 2006

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

Chair Wheelock called the meeting to order at 9:00 a.m.

II. ROLL CALL:

Morgan Dix Wheelock, Chair

Nikita Zukov, Vice-Chair

William J. Strawbridge, Jr., Member

Leslie C. Diver, Member

Thomas M. Youchak, Member

Jeffery Smith, Member

Kenn Karakul, Alternate Member

Samuel M. Boykin, Alternate Member

Mark Bennett, Alternate Member

Stirling Clark, Attorney

Veronica Close, Director Planning, Zoning & Building

Timothy M. Frank, Projects Coordinator

Gretchen Dayton, Recording Secretary

ABSENT:

William P. Feldkamp (un excused absence)

(he was in attendance for less than 3/4 of the meeting)

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chair Wheelock.

IV APPROVAL OF THE MINUTES FROM THE JUNE 28, 2006 MEETING.

MOTION BY MR. STRAWBRIDGE APPROVE THE MINUTES.

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

V SWEARING IN PERSONS TESTIFYING.

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

VI PROJECT DEFERRALS/REMOVALS

B29-06/V16-06 New Cabana & New Underground Garage

Address: 750 South County Road
Applicant: Gary Lumsden
Architect: James C. Paine, Jr.
Project Description: (1) New steps accessing front entry (2) New site wall along south property line. (3) New pool cabana above new underground garage structure with access from the west side.

This project was deferred in June to the August meeting.

B36-06 New Residence

Address: 1558 North Ocean Way
Applicant: James S. and Helen E. Cunningham
Architect: Jim Stergas
Project Description: New construction of a residence.

Demolition was approved at the May meeting and review of the new residence was deferred for restudy. The project was deferred from the June meeting at the architect's request.

The architect requests deferral to the August meeting.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MR. KARAKUL
MOTION CARRIED UNANIMOUSLY.**

B42-06 /SPR9-06 Generator Screen

Address: 425 Worth Avenue
Applicant: The Villas, Inc.
Engineer: Brannon & Gillespie
Project Description: Construct screen wall for an emergency generator.

This project remains on the agenda as no motion was made relative to the status of the project approval.

The attorney requests deferral to the August meeting.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.**

B54-06/V23-06 New Residence

Address: 1473 North Ocean Blvd.
Applicant: Stanley N. and Gay H. Gaines
Architect: Mark Marsh, Bridges, Marsh & Associates
Project Description: Construction of new 8,347 square foot home and addition of a 4,474 square foot pool house to existing guest house.

The applicant requests deferral to the August meeting in order to notify the neighbors of the proposed demolition of a single family residence.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

VII PROJECT REVIEW

A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

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

B11-06/SPR 5-06 Building Renovations (Demolition & Rebuild)

Address: 2842 South Ocean Boulevard
Applicant: City National Bank of Florida
Architect: Oscar Garcia
Project Description: This project is to convert an existing 134-room hotel into a 107-room condominium hotel. The building will be completely renovated, including the demolition and reconstruction of the entire interior and exterior walls, and the addition of a partially sunken 220-space parking structure to replace the existing 144-space surface parking lot. The swimming pool will be relocated to the 4th floor of the building and new tennis courts will be built on top of the new parking structure. With the new parking structure, the proposed entry drive will ramp up to the new lobby entry

level. This building will remain five stories over a basement. The overall building height and widths will not change. We are proposing glass railings, light stucco and stone for the alteration of the existing building.

This project was deferred from the February and March meetings as no one was present to represent the project. It was deferred from the May meeting for restudy and deferred from the June meeting at the applicant's request.

Mr. Slesinger asked to delay the project review as the architect was not present at this time.

Chairman Wheelock moved this project to the end of Town Council Projects -Variance Requests section of the agenda.

This project was called to the table after item number B58-06.

Applicant Adam Slesinger introduced Architects Seth Yeslow and James Patelli. Mr. Yeslow presented changes to the garage of the hotel which included bringing it in on the north and south sides and relocating the driveway ramp. He stated that they have not made any changes to the architecture of the building since the last presentation.

MOTION BY MR. STRAWBRIDGE TO RECOMMEND TO THE TOWN COUNCIL THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE A NEGATIVE ARCHITECTURAL IMPACT TO THE SUBJECT PROPERTY AND TO INCLUDE THE RECOMMENDATION THAT ARCOM MADE THE LAST TIME ON THE FOUNTAINS. (WITH THE STIPULATION THAT THE FOUNTAINS MUST REMAIN IN OPERATION, OTHERWISE THE PERMIT WILL BE REVOKED.)
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MR. SMITH.
MOTION CARRIED UNANIMOUSLY.

B30-06\SP 7-06 Building Alterations

Address: 380 South County Road
Applicant: Rhino Real Estate, Inc.
Architect: Smith and Moore Architects
Project Description: Alterations to an existing two-story bank/office. Reconfiguration of the roof structure, window and door replacement and reconfiguration, addition of a limestone base, pilasters, cornice and window sills and surrounds.

Change of second floor use from professional office to bank office.

This project was deferred from the May and June meetings for restudy.

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

Zoning Administrator Paul Castro reminded the Commission of their recommendation to approve the site plan. He informed them that the Town Council was not in favor of the architecture and thought that it did not fit in the neighborhood.

Architect Jon Moore introduced Associate Architect Evan Anderson. Mr. Moore presented the latest design which had rustication added along the first floor and an open alcove entry feature.

Mr. Anderson noted that sable palms will be added to the existing ficus hedge on the west side of the property. Also, a bougainvillea espalier will be added to the south side of the parking lot for screening.

It was the consensus of the Commission that this was a vast improvement over the past presentations. However, it was suggested having only one ATM machine that will be recessed in the wall of the alcove.

Mr. Castro stated that the ATM machine cannot have any advertising other than the bank advertising. Mr. Frank added that no back lighting can be installed on the ATM machine.

**MOTION BY MR. ZUKOV TO RECOMMEND TO THE TOWN COUNCIL THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.
MOTION SECONDED BY STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE AUGUST MEETING FOR RESTUDY OF THE ENTRY.
MOTION SECONDED BY MR. SMITH.
MOTION CARRIED UNANIMOUSLY.**

B55-06/V28-06 Demolition & New Residence

Address: 300 Ridgeview Drive
Applicant: John and Lea Flynn
Architect: Smith and Moore
Project Description: Demolition of an existing two-story residence and construction of a new

two-story Georgian style residence.

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

Attorney Maura Ziska stated that they seek a point of measurement variance because of the grade of the land due to the coral rock on the lot.

Associate Architect Evan Anderson read the demolition survey. The original two-story residence was designed by Henry K. Harding in 1956. He indicated that the ficus hedges and eureka palm trees will remain throughout construction.

MOTION BY MR. ZUKOV TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS, ADD A SIX-FOOT FENCE ON THE TWO ROADS AND TO KEEP ALL OF THE LANDSCAPING SHOWN ON THE PLAN.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

Architect Jon Moore said the property is located at the corner of Ridgeview Road and Slope Trail. The house will be a symmetrical Georgian style with cast stone trim and surrounds, white building stucco and a flat grey concrete roof tile.

Landscape Designer Mario Nievera presented the preliminary landscape plan. He proposed screening the property with calophyllum trees.

The architect was asked to redesign the hip roof on the garage to tie in with the overall building and to match the Georgian style of architecture. Also, separate the garage doors for each of the bays to be the same size.

Mr. Frank reported that the Public Works Department requested removing the driveway curb cut on Slope Trail.

Responding to Ms. Ziska's contention that ARCOM should not have the authority to discuss driveway curb cuts, Mr. Randolph said that they certainly can look at the curb cuts and make recommendations to Public Works. Mr. Frank explained that moving the curb cut may result in a redesign of the house as well. Ms. Close suggested that the applicant meet with Public Works Department.

MOTION BY MR. ZUKOV TO RECOMMEND TO THE TOWN COUNCIL THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

**MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY**

**MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE AUGUST
MEETING FOR RESTUDY.**

**MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

B56-06/ SPR13-06 Site Revisions

Address: 300 Seminole Avenue
Applicant: Il Lugano Condominium
Architect: Brower Architectural Associates
Project Description: reconfigure parking at interior entry to allow for wider turns in and out of the port cochere. This will require the relocation of two parking spaces and the reduction of the landscape island immediately opposite the entry. A fountain and new landscape will be placed in the new island. An accessory structure to enclose a generator within the rear yard setback is being proposed of concrete block and smooth stucco. The roof will be concrete with a canvas top matching the canvas roofs of the existing cabanas.

Mr. Karakul said he spoke with the architect. Ms. Diver met with the architect and reviewed the plans. Mr. Wheelock and Mr. Youchak met with the architect, reviewed the plans and visited the site.

Architect Ken Brower presented a site plan indicating the location of the 250kw generator. He explained that the generator will be placed between two cabanas, encased in concrete, and covered with a canvas top to match the two cabanas. He noted that this size generator will produce enough power to run the air-conditioning units for each apartment. It will run off of diesel fuel and natural gas. Mr. Brower explained that the accessory building for the generator will require set back variances. And, a variance is requested to increase the lot coverage.

Mr. Youchak asked the architect to check the decibel level after instillation to make sure the figures on the specification sheets are accurate.

Attorney Greg Young, representing Park Regent Condominium, introduced Condominium Manager Jay Dinger. He said his clients object to the variance request for the accessory structure because vegetation will have to be removed to make room for it. Furthermore, it violates an agreement to provide vegetative screening for a variance that was granted in 1999.

MOTION BY MR. SMITH TO DEFER THE (GENERATOR) PROJECT TO THE

**AUGUST MEETING FOR RESTUDY.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. STRAWBRIDGE TO APPROVE THE (SITE PLAN) PROJECT AS
PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B57-06/V30-06 Demolition & New Residence

Address: 1141 North Lake Way
Applicant: 1141 North Lake Way, Inc., William Elias, President
Architect: John Bellamy & Jeffrey D. Brassuer
Project Description: Demolition of existing two-story residence. New two-story residence with a pool.

Mr. Karakul, Ms. Diver, Mr. Zukov and Mr. Youchak said they met with the project developer. Mr. Wheelock declared a Conflict of Interest as he is the landscape architect for this project. Mr. Strawbridge declared a Conflict of Interest as he is the Real Estate Broker for this project.

Architect John Bellamy proposed demolition of the home that was built in 1936 by Palm Beach Modern Homes Company. He said there was no architect listed in the town records.

Landscape Architect Don Skowron stated that a construction fence will be erected along the bike trail.

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

Attorney Ron Kolins, Developer Bill Elias, Architect John Bellamy, and Landscape Architect Don Skowron presented the project.

Mr. Kolins explained that they request raising the base elevation of the house which will exceed the cubic content ratio allowed in the code. Therefore, they request a variance.

Note: Mr. Feldkamp was in attendance at this time.

Architect John Bellamy described the architecture as a Caribbean Modern style that will be a one and two-story tiered design. The building materials include a white standing seam aluminum roof

and a stucco building painted light green or blue pastels with white trim. The front entry doors and handrails will be polished copper or bronze. Also, a copper or bronze eyebrow will be above the front doors.

Associate Architect Jeff Brasseur stated that the two-car garage is located at the front of the building and that it will be about a foot lower than the finished floor elevation of the house

Landscape Architect Don Skowron indicated that the driveway gates will be set back from the street 18'. The central motor court will be flanked by two garages and bleached silver buttonwood hedges will be planted along the sides of the garages. Two large ficus trees and a banyan tree will remain on the property. He said the site slopes upward from North Lake Way and they intend to fill in the lot along the lake trail for additional privacy.

The aluminum roofing was thought to be a dissimilar building material for Palm Beach. Also, it was thought that being on the lake, the sun would reflect off of the aluminum.

Developer Bill Elias admitted that he was stepping outside the norm with the standing seam metal roof, but he felt that this material should be used in this environment.

MOTION BY MR. SMITH TO RECOMMEND TO THE TOWN COUNCIL THAT THE IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY. MOTION DIED FOR A LACK OF A SECOND.

MOTION BY MR. YOUCHAK TO RECOMMEND TO TOWN COUNCIL TO ACCEPT THE POINT OF MEASUREMENT VARIANCE REQUEST AT AN ELEVATION OF 8'.67" IN LIEU OF THE REQUESTED 10'.5" AND TO RECOMMEND THE VARIANCE FOR LOT COVERAGE. MOTION SECONDED BY MR. BOYKIN. MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. YOUCHAK TO DEFER THE PROJECT TO THE AUGUST MEETING FOR RESTUDY OF THE ARCHITECTURE. MOTION SECONDED BY MR. BENNETT. MOTION CARRIED UNANIMOUSLY.

B58-06/SP10-06 New Residence

Address: 1275 South Ocean Blvd.
Applicant: 1275 South County LLC
Architect: Phoenix Architecture
Project Description: New two-story residence with Colonial Revival features, dentil crown

molding, limestone trim and casement windows.

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

Mr. Frank announced that the Town Council has reviewed and approved the site plan.

Architect Lynn McColl indicated that the building materials and colors will be beige stucco, dark beige shutters, pre cast trim and slate color cement roof tiles. Other architectural features include iron and glass front doors and dormer windows with copper eyebrow roofs.

Ms. McColl, responding to comments regarding the garage roof, stated that any other roof style would obstruct the angle of vision and would require a variance. The Commission asked to restudy the garage roof even if it requires relocating the building because the mansard roof does not work with this style of architecture. Other comments were; make some of the french doors at the library windows, match the transom heights of the entry doors and the arched windows and square off the windows at the library to break up the repetition of the arches. Ms. McColl did not have information regarding the proposed generator. Therefore, it was noted that future generators should be presented to ARCOM with the new building.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE AUGUST MEETING FOR RESTUDY.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

The meeting was reconvened at 2:00 p.m. after a lunch break.

Mr. Feldkamp was not in attendance for the remainder of the meeting.

B. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B27-06 Demolition & New Residence

Address:	158 Dunbar Road
Applicant:	Jay Johnston
Architect:	Lee Kvarnberg
Project Description:	Demolish an existing two-story house and replace it with a new two-story house.

This project was deferred from the April meeting for restudy and it was deferred from the May and June meetings at the Architect's request. The demolition was approved at the April meeting.

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

Architect Lee Kvarnberg presented the revised plans and indicated that the building materials include coral stone trim, a cast bronze element over the front door, mahogany front doors and windows and clay barrel tile roofing.

Landscape Architect Scott Donn presented the landscape proposal which included ficus hedging around the property perimeter and a solid wall along the front of the property.

The Commissioners felt the project was a great improvement.

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

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B45-06 New Garage

Address: 127 Ocean View Road
Applicant: John and Heidi Niblack
Architect: Robert Bell
Project Description: New detached garage addition with staff quarters above to match existing residence in materials, details, colors, etc.

This project remains on the agenda for review of the landscape plans as it was a condition of the project approval.

Mr. Wheelock said he visited the site. Mr. Smith said he had e-mail communications with the architect.

Architect Robert Bell asked for deferral of the landscape project as the landscape architect was unable to attend today's meeting. He requested reconsideration of the conditions that were added to the motion to approve the new addition.

MOTION BY MR. SMITH TO DEFER THE LANDSCAPE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Bell stated that the owner's wanted a wet bar which would be eliminated by moving the exterior staircase that was a condition for project approval. The Commission felt that their original motion with conditions should stand.

MOTION BY MS. DIVER TO RETAIN THE MOTION AS IT WAS MADE LAST MONTH.

Chair Wheelock passed the gavel to Vice-Chair Zukov.

MOTION SECONDED BY MR. WHEELLOCK.

MOTION CARRIED UNANIMOUSLY.

The gavel was passed back to the chairman.

B46-06 Additions

Address: 249 Fairview Road

Applicant: Mr. and Mrs. Alfred Fix

Architect: Ken Bosted

Project Description: 1. Replace existing open awning-covered porch with enclosed air-conditioned porch (new dining and family space.) 2. Expand utility space (laundry.) 3. Expand kitchen with new breakfast area. 4. New front entry with a covered entry porch. 5. New sitting room. 6. Miscellaneous minor related alterations. 7. Expand the existing driveway with circular front drive in paving bricks as existing.

This project was deferred from the June meeting for restudy.

Mr. Boykin said he spoke with the property owner.

No one was present to represent this project.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B50-06 Additions

Address: 303 Arabian Road

Applicant: Charlie Boomhower

Architect: Ames Bennett/Designer: MPerry Design

Project Description: Remove existing two-story, non-conforming addition, new two-story addition, new loggia addition, expand existing porch and terrace, all exterior finishes to match existing.

This project was deferred from the June meeting for restudy.

There were no ex parte communications disclosed.

Architect Ames Bennett introduced Project Designer Michael Perry who presented the changes to the project. He pointed out that the shed roof over the balcony was removed, the porch and french doors were centered under the gable roof, and a window was changed to match an existing window.

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

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B53-06 Hardscape & Landscape

Address: 211 Tangier Avenue
Applicant: Janina Radtke
Landscape Architect: Lang Design Group
Project Description: Hardscape and landscape

This project was deferred from the June meeting for restudy.

Mr. Wheelock said he visited the site.

Landscape Architect John Lang revised the landscape plan by removing some columns and the topiaries along the front of the property. Also, he added eight calophyllum trees along the side of the property next to the park.

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

MOTION SECONDED BY MR. DIVER.

MOTION CARRIED UNANIMOUSLY.

C. NEW BUSINESS - MAJOR PROJECTS

B59-06 Demolition

Address: 210 Miraflores Drive
Applicant: Dan E. and Karen Swanson
Architect: Phoenix Architecture
Project Description: Demolition of existing single family residence.

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

Project Designer Lynn McColl read the demolition report which stated that the house was built in 1948 and designed by Architect Paul Kohler, Jr.

Mr. Frank pointed out that no landscape plans were submitted with the ARCOM application.

MOTION BY MR. YOUCHAK TO DEFER THE PROJECT TO THE AUGUST MEETING WHEREIN THE ARCHITECT WILL PROVIDE A PERIMETER LANDSCAPE PLAN AND PROVIDE PHOTOGRAPHS.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B60-06 Demolition of an Accessory Building

Address: 434 Seaspray Avenue
Applicant: Christopher and Andrea Kaufman
Architect: James C. Paine, Jr.
Project Description: Proposed demolition of two-story, accessory building. The building footprint is non-conforming as to side and rear set-backs.

Mr. Wheelock said he visited the site.

Architect Jim Paine presented photographs of the existing building.

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

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B61-06 Demolition of an Accessory Building

Address: 429 Seaview Avenue
Applicant: Christopher and Andrea Kaufman
Architect: James C. Paine, Jr.
Project Description: Proposed demolition of one-story accessory building. The building footprint non-conforming as to side and rear set-backs.

There were no ex parte communications disclosed.

Architect Jim Paine presented photographs of the house.

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

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B62-06 Landscape & Hardscape

Address: 201 Kenlyn Road
Applicant: Palm Beach Ventures II, LLC
Architect: James Towery & Associates
Project Description: Landscape and hardscape plan.

Mr. Wheelock said he visited the site.

No one was present to represent this project.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.**

B63-06 Landscape & Hardscape

Address: 268 Nightingale Trail
Applicant: Palm Beach Ventures II, LLC
Architect: James Towery & Associates
Project Description: Landscape and hardscape plan.

Mr. Wheelock said he visited the site.

Landscape Architect Jeff Smith presented the project.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

B64-06 Addition

Address: 577 East Woods Road
Applicant: Lois Umbach
Architect: Theodore E. Davis
Project Description: Adding second story reading loft, ground floor family room and exercise room to existing home.

There were no ex parte communications relative to this project.

Architect Theodore Davis presented a one-story addition and a second-story loft space.

It was commented that the second story addition did not line up with the house. It was suggested to reconfigure the second story to look less like a "pop-up" from the middle of the roof. Mr. Wheelock suggested adding a few medium size trees to screen the neighbors to the north and minimize the impact of the addition.

Mr. Davis requested presenting a landscape plan to show that the second story addition.

Mr. Frank stated that the addition penetrates the roof from every elevation. He suggested making the walls of the second story the same plane as the first story and to eliminate the penetrations to the roof. He recommended redesigning the addition to be slightly larger making it less objectionable.

MOTION BY MR. YOUCHAK TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B65-06 Landscape & Hardscape

Address: 240 Angler Avenue
Applicant: 240 Angler Avenue LLC
Architect: Morgan Wheelock Incorporated
Project Description: Presentation of the final landscape, screening vegetation and hardscape (new motorcourt, pool, pool deck and site walls.)

Mr. Wheelock declared a conflict of interest relative to this project and left the dias during the presentation.

Landscape Designer Don Skowron stated that the initial presentation included the final landscape plan, but the ARCOM application did not reflect this.

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

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B66-06 Demolition

Address: 204 Via Del Mar
Applicant: 204 Via Del Mar. LLC
Architect: Stephen Roy
Project Description: Demolition of an existing two-story residence and demolition of an existing two-story garage.

Mr. Wheelock said he visited the site.

Architect Steve Roy stated that the house was built in 1925. He speculated that the house was originally designed by Maurice Fatio, but there was no evidence of this in the town property records. He said that the building is in poor condition.

MOTION BY MR. ZUKOV TO APPROVE THE DEMOLITION WITH THE PROVISION TO PHOTOGRAPH THE HOUSE WITH A DIGITAL CAMERA, TO RETAIN ALL OF THE VEGETATION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. BOYKIN.

MOTION CARRIED UNANIMOUSLY.

B67-06 Landscape/Site Work

Address: 318 Caribbean Road
Applicant: Thomas Whitesell
Architect: Brasseur Architecture
Project Description: Fencing, decorative stone piers, entry gates, landscaping.

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

Property Owner Thomas Whitesell stated that after the trees are relocated on this property, they will irrigate and sod the lot. Architect Jeff Brasseur proposed a decorative aluminum fence with piers 20' that will continue to 400 Caribbean Road.

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

MOTION SECONDED BY MR. ZUKOV.

MR. SMITH OPPOSED.

MOTION CARRIED 6-1.

B68-06 Addition

Address: 400 Caribbean Road
Applicant: Thomas Whitesell
Architect: Brasseur Architecture
Project Description: Two-story attached addition, first floor garage, second floor living quarters, fencing, landscaping.

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

Architect Jeff Brasseur proposed a two-story, four-car garage addition to the existing house.

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The buffering landscaping will consist of palm trees and pigeon plumbs. The existing garage will be enclosed and the stone work will replace the garage doors.

It was thought that the architecture of the old garage should tie in with the new garage by removing some of the stone work. And the shutters on the second floor addition should be widened to relate to the french doors.

MOTION BY MR. YOUCHAK TO APPROVE THE PROJECT WITH MODIFICATION TO THE STONE WORK AND THE WINDOWS TO THE EAST SIDE OF THE GARAGE BUILDING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

MOTION CARRIED 6-1.

B69-06 Landscape & Hardscape

Address: 125 Seminole Avenue
Applicant: Taja Realty Trust
Landscape Architect: James Towery
Project Description: Proposed planting and hardscape design.

B70-06 Generator

Address: 44 Cocoanut Row
Applicant: Palm Beach Towers
Attorney: John Eubank
Project Description: Visual and sound enclosure for an emergency generator.

(This project was placed on the agenda per the Town's Zoning Administrator)

Mr. Youchak said he met with John Grossman.

Attorney John Eubank and Building Manager John Grossman presented the project.

Ms. Close informed the commission that the town council approved the generator and its location. This project is before ARCOM for the screening issue.

Attorney Eubank indicated that twenty-four sable palms with ferns and ficus hedges will surround the generator enclosures.

Mr. Wheelock pointed out that the proposed landscape material was not very durable especially during heavy winds. He asked that if the landscaping were damaged it be maintained and replaced in perpetuity. Rather than paint the enclosure green, which would stand out, paint it black to appear as shadows.

Ron Barteck with FPL Services explained that the material for the generator cover will be made of aluminum coating painted green. His company has been retained for five years to exercise the generator for 30 minutes once a month.

Mr. Youchak was concerned with safety and the noise level of the generator. Because the tank will be above ground, in the parking lot, a car could run into the gas tank.

Ms. Diver did not think the proposal was architecturally pleasing.

Ms. Close, responding to comments to erect an additional wall around the generator may require additional site plan review.

Harris Fried, 44 Cocoanut Row, felt that this generator was much too large and very dangerous with 15,000 gallons of diesel fuel.

Richard Grey, Vice-President of Regent Bank located in the Palm Beach Towers, spoke in favor of the generator so that the bank can provide financial services.

Peter Rock and Cathy Abraham, 44 Cocoanut Row, spoke in favor of the generator.

The applicants were asked to come back to the Commission with several different alternatives for screening of the generator.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

D. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A9-06 Hardscape & Landscape

Address: 233 El Pueblo Way
Applicant: Mr. Stanley Franks
Landscape Architect: Lang Design Group
Project Description: Hardscape

ARCOM Minutes 7/26/06

This project was deferred from the June meeting for restudy.

Mr. Wheelock said he visited the site.

Landscape Architect John Lang stated that the hardscape project was deferred from last month to be reviewed with the landscaping. He proposed tropical plant material with cocoanut palms and noronhia palms.

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

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

A10-06 Property Wall

Address: 2850 South Ocean Blvd.
Applicant: Cathy and Jon Whitcomb
Engineer: Terry Lunn
Project Description: Remove existing concrete screen wall, replace it with a solid wall with windows to match the rest of the project.

This project was deferred from the June meeting for restudy.

No one was present to represent the project.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

E. NEW BUSINESS - MINOR PROJECTS

A13-06 Landscape Lighting

Address: 600 Island Drive
Applicant: Peter and Linda Berley
Contractor: Luminary Effects
Project Description: Landscape lighting.

Mr. Wheelock said he visited the site.

Lighting Consultant Van Collier presented changes to the existing landscape lighting. He said the lighting will be reduced by 700 watts.

ARCOM Minutes 7/26/06

Mr. Wheelock asked Mr. Collier to present a photograph to staff of the lighting when it is installed.

**MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE PROVISION TO SUBMIT A PHOTOGRAPH TO STAFF OF THE LIGHTING AFTER INSTALLATION.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

VIII COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING ZONING AND BUILDING DEPARTMENT

Ms. Close asked the Commission Members for any thoughts they may have regarding generators.

XII ADJOURNMENT

**MOTION BY MR. SMITH TO ADJOURN THE MEETING AT 5:28 P.M.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

The next Architectural Commission meeting will be held on August 23, 2006 at 9:00 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Morgan Dix Wheelock", with a stylized, flowing script.

Morgan Dix Wheelock, Chair

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

NAME—FIRST NAME—MIDDLE NAME WHELOCK MORGAN DIX		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 301 AUSTRALIAN AVE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY FL.	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION: PALM BEACH	
DATE ON WHICH VOTE OCCURRED JULY 26 2006		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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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:

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, _____, hereby disclose that on _____, 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:

B65-06 240 Angler Ave.

My office is the Landscape Architect for the project

Date Filed

July 26 2006

Signature

M. W. K. L. O. K.

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 WHEELER 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 FL.	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED JULY 26 2006		NAME OF POLITICAL SUBDIVISION PALM BEACH
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

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B65-06 240 Angler Ave.

My office is the Landscape Architect for the project

Date Filed

July 26 2000

Signature

M. W. [Signature]

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Strawbridge 06

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

NAME—FIRST NAME—MIDDLE NAME STRAWBRIDGE, WILLIAM J		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE SR Com	
MAILING ADDRESS 434 CHILLEAN		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY P.B.	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 7/26/06		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☐ APPOINTIVE	

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I, STRACORRICE, hereby disclose that on 7/26 2006, ~~20~~ 2006:

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

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Date Filed

7/26/06

Signature

[Signature]

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

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- ☐ inured to the special gain or loss of my business associate, _____;
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Date Filed

7/26/06

Signature

[Signature]

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