

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, JULY 23, 2008

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording (tape or CD) of the meeting by contacting Gretchen Dayton, Secretary to the Architectural Commission at (561) 227-6409. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER

Chairman Wheelock called the meeting to order at 9:02 a.m.

II. ROLL CALL

PRESENT:

Morgan Dix Wheelock, Chairman
William P. Feldkamp, Vice-Chairman
William J. Strawbridge, Jr., Member
Leslie C. Diver, Member
Thomas M. Youchak, Member
Samuel M. Boykin, Member
Kenn Karakul, Alternate Member
Robert J. Vila, Alternate Member
Ann L. Vanneck, Alternate Member
John C. Randolph, Town Attorney
John Page, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

Jeffery W. Smith, Member, unexcused

As Mr. Smith was absent, Mr. Karakul was voting throughout the meeting. Ms. Diver left the meeting at 11:15 p.m. due to illness. Thereby, Mr. Vila was a voting member for the remainder of the meeting.

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Wheelock.

IV. APPROVAL OF MINUTES

- (A) **APPROVAL OF THE MINUTES FROM THE JOINT MEETING OF THE PLANNING & ZONING COMMISSION, ARCHITECTURAL COMMISSION AND LANDMARKS PRESERVATION COMMISSION OF JUNE 18, 2008.**

MOTION BY MR. FELDKAMP TO APPROVE THE MINUTES FROM JOINT MEETING OF JUNE 18, 2008.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

- (B) **APPROVAL OF THE MINUTES FROM THE JUNE 25, 2008 ARCOM MEETING.**

MOTION BY MR. FELDKAMP TO APPROVE THE ARCOM MINUTES OF JUNE 25, 2008.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

V. SWEARING IN PERSONS TESTIFYING.

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

VI. PROJECT DEFERRALS/REMOVAL

B33-08 Addition 2:36

Address: 224 West Indies Drive

Applicant: David R. Klemm

Architect: Ames Bennett

Project Description: Build a 348 sq. ft. one-story sitting room addition to the northeast corner of the existing one-story home.

This project was deferred from the May meeting for restudy.

The applicant requests removal of this project from the agenda.

MOTION BY MR. FELDKAMP TO REMOVE ITEM NUMBER B33-08 FROM THE AGENDA.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B34-08 Hedge 3:07

Address: 515 North County Road
Applicant: Trump Properties LLC
Attorney: Raymond W. Royce
Project Description: Replace existing 6 ft. high ficus hedge with a silver buttonwood hedge along North County Road.

This project was approved with the agreement to present an elevation drawing from the street showing the 8ft. silver buttonwood plants augmented by 20ft. silver buttonwood trees. This project was deferred from the June meeting for the applicant to return with photographs of the progress of the planting. Staff recommends deferral as this project has an appeal action scheduled for the August town council meeting.

Mr. Wheelock said he spoke with the architect.

Mr. Frank advised that the property has been sold and the appeal that was submitted to the Town Council was withdrawn.

Landscape Architect Jeff Blakely informed the Commission that 14' to 16' silver buttonwood trees are more available than the 20' trees which had been requested.

It was asked that Mr. Blakely come back next month with photographs of the completed work.

Ms. Vanneck requested that a sprinkler system be installed to wash the salt from the plants.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE AUGUST MEETING FOR AN UPDATE OF THE PROJECT AND TO COME BACK WITH PHOTOGRAPHS.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

VII. PROJECT REVIEW

**A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
DEFERRALS**

Formal action may be taken relative to these projects pending Town Council approval.

B30-08/SE-08 Demolition & New Tennis Building 9:00 *Landscape & Hardscape*

Address: 228 Country Club Road
Applicant: Palm Beach Country Club
Architect: SKA Architect + Planner
Project Description: Demolish existing structure, construct two tennis courts and a two-story 2,792 square-foot tennis lounge.

This project was approved at the May meeting with the provision to return to the June meeting for review of the landscape & hardscape. This project was deferred from the June meeting at the architect's request.

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

Landscape Architect Jeff Blakely proposed adding cocoanut palm trees along Country Club Road.

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

B43-08/SPR5-08 New Residence 13:41

Address: 150 Kings Road
Applicant: Kings Estate, Inc.
Architect: SKA Architect + Planner
Project Description: New two-story classical style home to be approximately 6,900 square feet. (A site plan review is requested to construct a single family residence on a non-conforming lot which is 100 ft. wide in lieu of the 125 ft. minimum, 143 ft. in depth in lieu of the 150 ft. minimum required and 14,308 sf. in area in lieu of the 20,000 sf. minimum required. A variance is requested to allow a building height plane setback of 35 ft. in lieu of 62 ft. minimum required.)

This project was deferred from the June meeting for restudy.

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

Attorney Maura Ziska, representing the property owner, stated that the front entry feature was removed, thereby reducing the building height plane variance request. Architect Pat Segraves and Landscape Architect John Lang also made presentations. Mr. Lang said the landscaping will be similar to the house that they did next door, also having a circular driveway and entry piers.

Ms. Diver thought that the house could be pushed back even farther from the street to line up with the two-story portion of the house next door.

Mr. Seagraves agreed to use cast stone material for the trim and the details on the house rather than stucco material which was proposed today.

MOTION BY MR. FELDKAMP TO RECOMMEND TO TOWN COUNCIL THAT THE PROJECT WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. KARAKUL.

MS. DIVER OPPOSED.

MOTION CARRIED 6-1.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION TO USE CAST STONE MATERIAL.

MOTION FAILED FOR A LACK OF A SECOND.

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

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

**B. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
NEW BUSINESS**

Formal action may be taken relative to these projects pending Town Council approval
None

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None

C. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B16-08 New Residence 39:19

Address: 235 Via Vizcaya
Applicant: Richard D. Kurtz
Architect: Ralph Cantin
Project Description: New two-story, single family residence.

This project was deferred from the February, May and June meetings for restudy. It was deferred from the March meeting at the staff's recommendation and deferred from the April meeting at the architect's request.

There were no ex parte communications disclosed regarding this project.

Court Reporter Stacy DeRuiter was present to record the proceedings of this project.

Architect Ralph Cantin pointed out that the plans have been revised by moving the guest house 45' away from the main house and the height of the building was lowered by 3'.

Developer Joe Brennan explained that the revised project is comparable in size with the neighborhood.

Landscape Architect John Lang presented a perspective drawing which showed an alley view to the water from the street.

Attorney Peter Broberg explained that there is a 20' building setback area in the middle of the two lots that have been combined. All of the property owners in the Via Vizcaya plat are required to sign a waiver for the setback in order for them to build this project.

Town Attorney Randolph stated that the Town enforces the zoning code and the building code, but it does not get into the business of enforcing restrictions on a plat or a deed restriction. The property owners of the plat are the persons who would be responsible for enforcing any restrictions that are valid.

**MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

B32-08 Addition 56:32

Address: 110 Chateaux Drive
Applicant: Alexander L. Fanjul
Architect: Ames Bennett
Project Description: Single story 1,147 sq. ft. family room addition with recreation room appendages to northeast area of the existing two-story house.

This project was deferred from the May for restudy and deferred from the June meeting at the architect's request.

There were no ex parte communications disclosed regarding this project.

Designer Michael Perry asked to defer the project to the September ARCOM meeting because they request a waiver for a side yard setback from the Town Council. He noted that the process takes approximately 45 days.

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE SEPTEMBER MEETING OR EARLIER.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B41-08 Demolition & New Residence 59:36

Address: 144 Wells Road
Applicant: Mr. and Mrs. Peter Cohen
Architect: Smith and Moore Architects
Project Description: Demolition of existing residence and construction of a new two-story British Colonial style residence.

The demolition portion of this project was referred to the Town Council for review at their July meeting. The owner appealed that action. The Town Council upheld the owner's appeal. ARCOM must now act on the request to demolish the existing house and construct a new home.

Ms. Vanneck, Mr. Vila and Mr. Strawbridge said they visited the site. Mr. Wheelock said he visited the site, met with the architect and discussed the project with the Chairman of the Landmarks Commission. Ms. Diver said that she visited the site and met with the architect.

Architect Harold Smith read the demolition report into the record as follows:

"Demolition Study, 144 Wells Road. The original residence at 144 Wells Road was designed by Alfred Browing Parker, Architect, and constructed for Mr. and Mrs. Alen Manus in 1960. Mr.

Parker is an Emeritus Professor at the University of Florida School of Architecture. The Modernist two-story home was 11,673 square feet in area, and featured cast-in-place concrete walls, roofs, overhangs, cornice and patio railings. The pool was constructed at the same time. A sauna was added to the south end of the main wing of the house in 1969. No architect of record is indicated in the Town files. Guest wing and loggia addition in 1985 by Ansis/Ornstein Architects of West Palm Beach increased the floor area of the building to 13,164 square feet. In 2001 J.F. Brennan Design/Build renovated the kitchen and baths. Numerous other permits for plumbing, electrical and roofing repairs have been issued by the Town during the lifespan of the home. The applicant has owned the property since 1981, and desires to demolish the existing structures in order to build a new home more in keeping with his family's needs. Subsequent to the filing of the application with ARCOM the following information came to our attention: On November 19, 1997, the Town's Landmarks Consultant Jane Day, submitted a written report to the Landmarks Preservation Commission which identified five houses which she believed met the Town's criteria for landmarking. The house at 144 Wells Road was among these five houses. The Landmarks Commission chose to place only one of the five "under consideration" and it was not 144 Wells Road. At the May 28, 2008 Meeting of the Architectural Review Commission, letters were presented by the Town from the University of Florida School of Architecture and DOCOMOMO Florida asking that the house not be demolished. Copies of these letters are attached."

Note: This demolition report and related correspondence are attached to these minutes.

Architect Smith stated that the hedges around the parameter of the property will remain. The four very large trees by the Wells Road side will be reused in the final landscape plan.

Mr. Wheelock commented, "this is one of the least fun things that the Commission will be called on to do. Vote on this demolition. I think the Town Council had a great deal of difficulty getting to this point. They have voted in favor of demolishing the project. Ultimately, it is our vote that now counts and I find this is a painful thing to have to do, we have no choice." Mr. Feldkamp agreed that this is a terrible thing for the Commission to have to do.

MOTION BY FELDKAMP TO APPROVE DEMOLITION OF 144 WELLS ROAD WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS AND TO PHOTOGRAPH COMPLETELY THE INTERIOR AND EXTERIOR OF THE HOUSE FOR THE TOWN AND THE PRESERVATION FOUNDATION'S RECORDS.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

Architect Harold Smith indicated that the lot is over 53,000 sf. in area. The calculations for the new house were based on a lot that would be over 30,000 sf. in area. The remaining lot will be preserved as a 20,000 sf. lot. Responding to the question whether the property will be split into

two lots, Mr. Smith stated that it is a possibility, but to the best of his knowledge, no plans have been submitted and no requests for the lot split have been submitted to the town.

Mr. Smith described the architecture as British Colonial with a cedar shake roof. It will have a two-story porch on the front of the house. The building materials include, cementitious material lap siding to look like wood, cedar shake roofing, double hung, impact, wood windows with an exterior aluminum cladding, wood columns and aluminum railings detailed to appear as wood. A one-story pool cabana with a pergola is proposed at the south west corner of the lot.

Architect Carlos Benia assisted Mr. Smith and described the roof plan to the Commission.

The roof slopes, the use of building materials, proportions of the windows, the amount of details and the style of the architecture were thought to be inappropriate as a replacement of a home that is considered to be of great merit.

Mr. Feldkamp stated that the owner advocated to sell off a piece of the legacy of the Town of Palm Beach, and they were successful. As a replacement, the house presented today is inferior for this neighborhood. He said that it is competent architecture, but that it is not good enough. Merely competent depreciates the value of the neighboring houses. When a landmark quality home is lost, this town deserves another landmark quality home.

MOTION BY MR. FELDKAMP TO DENY THE PROJECT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE III. ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205 CRITERIA. (3) THE PROPOSED BUILDING OR STRUCTURE IS, IN ITS EXTERIOR DESIGN AND APPEARANCE, OF INFERIOR QUALITY SUCH AS TO CAUSE THE NATURE OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN APPEARANCE AND VALUE.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B46-08 Demolition & New Residence 1:40:00

Address: 200 Merrain Road
Applicant: Mark Mason and Isabella Kron
Architect: Ralph Cantin
Project Description: Demolish existing one-story residence. Construct a new two-story

This project was deferred from the from the June meeting for restudy.

Mr. Wheelock and Ms. Diver said they visited the site.

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Architect Ralph Cantin reported that the house was designed by Architect John Volk in 1945. The site does not have any specimen trees and the house is a non contributing structure. All of the hedges will be removed on the site.

MOTION BY MR. FELDKAMP TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS, TO SUBMIT PHOTOGRAPHS OF THE HOUSE TO THE PRESERVATION FOUNDATION AND THE TOWN, AND TO ERECT A SIX-FOOT HIGH CONSTRUCTION FENCE.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

Architect Ralph Cantin presented the proposed two-story single family residence.

Landscape Architect Frank Maronie with Environment Design Group for Dustin Mizell the landscape architect of record, presented the landscaping project.

Mr. Frank read letters from Andrew Stewart, 210 Merrain Road, and a letter from Lavinia Baker Logan, 1291 North Lake Way. Both letters disapproved of the proposed home.

It was stated that the proposal was a very nice house, but it may be too tall. Also, the window details and shapes, the large balcony and the exterior stairs may need to be restudied.

Attorney Peter Broberg, representing Andrew Stewart, the neighbor to the west, objected to the orientation of the proposed house. He said that the new house will affect his client's quality of life relative to light and air into his property.

Andrew Stewart, 210 Merrain Road, asked that the Commission turn down this project.

Mr. Cantin agreed to do shadow angle studies to indicate the affect of sunlight to the neighbor.

Property Owner Mark Mason addressed the Commission to responded to Mr. Stewart's comments.

Ms. Diver left the meeting at 11:15 as she was feeling ill. Mr. Vila was voting for the remainder of the meeting.

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

MOTION SECONDED BY MR. YOUCHAK.

ROLL CALL:

MR. FELDKAMP YES

MR. YOUCHAK YES

MR. STRAWBRIDGE NO

MR. BOYKIN YES

MR. KARAKUL YES

MR. VILA YES

MR. WHEELOCK YES

MOTION CARRIED 6-1.

B49-08 Addition 2:40:35

Address: 160 Seaview Avenue

Applicant: George Gardner

Architect: SKA Architect + Planner

Project Description: Rear: Enclose existing one-story terrace and add bathroom and closet.
 Side: New covered terrace to match existing.

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

Ms. Vanneck, Mr. Strawbridge and Mr. Feldkamp said they met with the architect.

Architect Jackie Albarran proposed the additions to the existing home. She offered an alternative roof design.

MOTION BY MR. KARAKUL TO APPROVE THE PROJECT AS PRESENTED USING EITHER A FLAT ROOF OR A PEAK ROOF.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MAJOR PROJECTS

B50-08 New Building 2:50:04

Address: 333 Peruvian Avenue
Applicant: L.G. Lima, LLC
Architect: Bruh/Gilbert Architectural
Project Description: Construction of approximately 6,239 square feet mixed use building. The architectural theme to be Venetian/Mediterranean Revival.

Mr. Wheelock said he visited the site.

Attorney Tim Hanlon, representing the applicant, introduced the project to the Commission.

Harry Gilbert, representing Bruh/Gilbert Architectural, Inc., presented the project. He pointed out that the windows and doors are manufactured by Lexbaum Company which is made of very dense wood from Indonesia. Coquina stone will be used on the facades of the tower features with pre cast stone moldings. He said that a wall will be erected on the east side of the parking area to address the noise concerns of the neighbors.

Mr. Frank read letters from William H. Pope requesting that the project meet all of the building codes. He also read a letter from Dr. and Mrs. Ballinger, 334 Chilean Avenue, requesting that trees be planted along the north property line.

Attorney Maura Ziska, representing the neighbor to the west, stated that after meeting with project representatives, they are pleased with the changes.

It was suggested to carry the brick material used in the driveway ramps all the way through the building, but to leave the parking bays concrete. It was also requested to reconsider the florescent lighting in the garage.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE PROVISION TO ADD MUNTINS TO THE FIRST FLOOR WINDOWS, USE BRICK (DRIVEWAY PAVERS) THROUGH THE ENTRANCE AREA TO THE REAR OF THE BUILDING, TO RETURN WITH GARAGE LIGHTING, LANDSCAPE, HARDSCAPE, AND COOLING TOWER.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B51-08 Storefront 3:32:09

Address: 226A Worth Avenue
Applicant: Michael Kors
Architect: Kenneth Park Architects
Project Description: Replace existing storefront with a new storefront to sit flush with lease line and face of building.

Director of Store Design for Michael Kors Kevin Vaughn presented the project.

MOTION BY MR. KARAKUL TO APPROVE THE PROJECT WITH THE PROVISION TO HAVE STAFF APPROVE THE (BUILDING) SIGN AND TO USE ONLY ONE WINDOW SIGN.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

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

B52-08 Landscape & Hardscape 3:44:58

Address: 237 Seabreeze Avenue
Applicant: Mr. and Mrs. Lauro Bianda
Architect: Parker-Yannette Design
Project Description: Final landscape, driveway and entry wall plan.

Mr. Wheelock said he visited the site.

Landscape Architect Andrew Overmeyer presented the project.

It was noticed that the landscaping was sparse on the north side. Also, since areca palms are messy, it was thought to be unkind to the neighbors to plant them along the property line.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE CONDITION TO ADD TWO FOX TAIL PALMS TO THE NORTH SIDE, TO REPLACE THE ARECA PALMS WITH MATERIAL THAT THE LANDSCAPE ARCHITECT AND THE NEIGHBOR WILL AGREE WITH AND TO REMOVE THE JASMINE FROM THE FRONT WALL.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

B53-08 Landscape & Hardscape 3:57:46

Address: 262 Park Avenue
Applicant: Lauro Bianda
Landscape Architect: Lang Design Group
Project Description: Final Landscape

Mr. Wheelock said he visited the site.

Landscape Architect John Lang presented the landscaping design.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT WITH THE PROVISION TO SIMPLIFY THE LANDSCAPING IN THE FRONT YARD AND TO ADD AN OBSCURE FENCE AND GATE, OR TWO FEET OF SHRUBS ON THE NORTH SIDE OF THE TWO AIR-CONDITIONING UNITS TO SCREEN THEM FROM THE DRIVEWAY.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B54-08 Addition 4:03:33

Address: 635 Crest Road
Applicant: Lili C. Monell
Architect: The Jarvis Group
Project Description: Remove a foyer and guest bedroom; add a new entry porch and veranda at the first floor and French doors with a balcony at the second floor.
Continue the east privacy wall to the north side of the guest house.

There were no ex parte communications disclosed regarding this project.

Designer Janet Jarvis presented the project. She indicated that a bedroom will be removed and a new entry will be built in that space.

Landscape Architect Mario Nievera proposed mondo grass, ginger grass and lilies along the front of the house.

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

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

B55-08 Demolition, New Residence, Landscape, Hardscape & Site Lighting 4:22:11

Address: 1558 North Ocean Way
Applicant: Arabian Beach LLC (Lee Gordon)
Architect: Smith and Moore Architects
Project Description: Demolition of an existing residence and construction of a new two-story Caribbean/Georgian style residence with two-car garage and pool, including final landscape, hardscape and site lighting.

Mr. Wheelock said he visited the site.

Architect Peter Papadopoulos reported that the existing house was designed by Henry Harding in 1951.

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

Architect Peter Papadopoulos presented the proposal for a new two-story single family residence.

Landscape Architect Andrew Overmeyer presented the landscape, hardscape and site lighting portion of the project.

MOTION BY MR. MR. FELDKAMP TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE DORMER WINDOWS, TO MOVE THE GARAGE MASS BACK TWO FEET, TO SIMPLIFY THE RAILINGS AND HAVE THEM MADE OF WOOD AND THAT THE LANDSCAPE LIGHTING IS REVIEWED BY STAFF.
Under discussion: It was requested to bring the railings back to the Commission for review.
**MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

B56-08 New Residence 4:49:41

Address: 770 South County Road
Applicant: 770 South County L.P.
Architect: Ralph Cantin
Project Description: New two-story single family residence.

Architect Ralph Cantin, Developer Joe Brennan and Landscape Architect John Lang presented the project. Mr. Brennan stated that the building materials include quarry stone for columns and

moldings, stucco for the walls, a bronze entry door and clay barrel tile roofing in a two-color mixture.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT SUBJECT TO COMING BACK TO THE COMMISSION WITH THE DETAILS.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B57-08 New Residence 5:14:44

Address: 1348 North Lake Way
Applicant: Taja Realty Trust
Architect: Smith and Moore Architects
Project Description: Six month extension of ARCOM approval (for a new residence)

There were no ex parte communications regarding this project.

Architect Harold Smith asked the Commission to extend this project that has been previously approved for an additional six months.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT FOR AN ADDITIONAL SIX MONTHS.

MOTION SECONDED BY MR. YOUCHAK.

MR. WHELOCK OPPOSED.

MOTION CARRIED 6-1.

B58-08 Demolition 5:19:52

Address: 1006 Adam Road
Applicant: Sean Heyniger
Architect: Smith and Moore Architects
Project Description: Demolition of an existing two-story single family residence, pool, cabana, awning, terraces, garden walls and driveway.

Mr. Wheelock said he visited the site.

Architect Harold Smith proposed demolition of the French Regency style home located at 1006 Adam Road which was designed by Architect Henry Harding in 1961. Mr. Smith stated that the 12 ft. high ficus hedge will remain on the property.

**MOTION BY MR. FELDKAMP TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS, TO RETAIN THE EIGHT FOOT CENTER SECTION OF THE HEDGE AT THE ENTRANCE AND TO PHOTOGRAPH THE HOME FOR THE PRESERVATION FOUNDATION AND FOR THE TOWN'S RECORDS.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.**

E. DEFERRALS AND CONTINUATIONS MINOR PROJECTS
None

F. NEW BUSINESS - MINOR PROJECT

A3-08 Parking Lot Resurface 5:25:08

Address: 125 Worth Avenue
Applicant: CP 125 Worth, LLC
Property Owner: Walter C. Phillips III
Project Description: Remove an existing tile covering structural concrete deck and install an asphalt top coat on a concrete deck.

Mr. Wheelock and Mr. Youchak said they visited the site. Mr. Strawbridge declared a Conflict of Interest because he works for the applicant. He left the dias during the discussion relative to this project.

Walter Phillips, representing the owner of the property, Crocker Partners, presented the project. He explained that the tiles in the parking area were glued to the concrete and no waterproofing was applied underneath. This has resulted in broken tiles throughout the parking garage.

It was suggested using a concrete product called "Bowmanite" which comes in different patterns and assorted colors.

**MOTION BY MR. VILA TO DEFER THE PROJECT TO THE AUGUST MEETING FOR RESTUDY.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

Chairman Wheelock stated that he was asked by Attorney Ziska to allow Architect Pat Segraves to present the balcony revision for project B43-08. Mr. Segraves stated that they are scheduled to give a presentation before the Town Council next week. Ms. Ziska told him that a lot of times the Town Council will defer projects that have not been approved by ARCOM.

Chairman Wheelock explained that Ms. Diver was not in attendance at this time and because she was involved in the original motion for deferral, the status of this project should remain as it was previously voted.

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

- Removal of Storm Shutters.

Chairman Wheelock reported that at the joint meeting of Landmarks, Zoning and ARCOM, it was thought that in commercial areas storm shutters should remain up no longer than 15 days after the storm. The Town Council has asked Mr. Page and Mr. Elwell to put this into language so they can adopt it as an ordinance. It was commented that it would be onerous to put up shutters, take them down after a storm and put them back up when another storm approaches.

Mr. Page referred to an ordinance from the Town of Coral Springs which does not allow hurricane shutters to remain in place for 14 days after a storm. He offered to use this ordinance as a model and to bring it back to the Commission for review.

After discussion regarding who would be responsible to put up and take down storm shutters in a co-op building, Building Official Jeff Taylor, stated that the Code Enforcement notifies the tenant and the landlord to remove the shutters.

Mr. Youchak suggested to include the Royal Poinciana Association, The Worth Avenue Association and the South County Road Association for further input for regulation of storm shutters.

- Discussion relative to the Architectural Commission's recommendations for development of the Royal Poinciana Area District.

Chairman Wheelock stated that there were two master plans presented at the Joint Commission Meeting. He recused himself from this discussion as he will be the landscape architect for the project. Ms. Vanneck noted that three Commissioners were not in attendance for discussion of this matter and thought that they may want to be included. Accordingly, it was the consensus of the Commission to delay this issue to next month.

Mr. Frank stated that there has been some concern over the sod and/or seed provision in the ordinance after demolition. He said code enforcement has had problems with properties that have been seeded and have not germinated, possibly because of improper irrigation. There has been discussion to require only sodding of vacant lots. It was thought that it would be very expensive for large properties. Mr. Wheelock preferred the use of seeds and noted that hydro seeding is even better because it stimulates a root system that is better than sod.

After discussion regarding who would be responsible to put up and take down storm shutters in a co-op building, Building Official Jeff Taylor, stated that the Code Enforcement notifies the tenant and the landlord to remove the shutters.

Mr. Youchak suggested to include the Royal Poinciana Association, The Worth Avenue Association and the South County Road Association for further input for regulation of storm shutters.

- Discussion relative to the Architectural Commission's recommendations for development of the Royal Poinciana Area District.

Chairman Wheelock stated that there were two master plans presented at the Joint Commission Meeting. He recused himself from this discussion as he will be the landscape architect for the project. Ms. Vanneck noted that three Commissioners were not in attendance for discussion of this matter and thought that they may want to be included. Accordingly, it was the consensus of the Commission to delay this issue to next month.

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IX. ADJOURNMENT

MOTION BY MR. YOUCHAK TO ADJOURN THE MEETING AT 4:17 P.M.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, August 27, 2008 at 9:00 a.m.

Respectfully submitted,

ARCOM Agenda 7/23/08

Morgan Dix Wheelock, Chairman

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

LAST NAME - FIRST NAME - MIDDLE NAME STRAUBERGE William J.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 434 CATALAN		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY P. Beach	COUNTY FLORIDA BEACH	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 7/23/08		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

ELECTED OFFICERS:

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

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

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

APPOINTED OFFICERS:

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

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

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

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

RECEIVED
JUL 23 2008
TOWN CLERK

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, W. STRAWBRIDGE, hereby disclose that on 7/23/08, 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:

I AM A DEAC ESTATE
BROKER FOR THE OWNER

Date Filed

7/23/08

Signature

[Signature]

**NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISC
SURE 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 STRAUBER WILLIAM J.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 434 CATALAN		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY P. Beach	COUNTY FLORIDA BEACH	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED 7/23/02		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

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- ☐ 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.

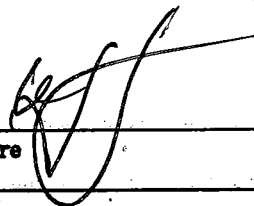
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Date Filed

7/23/08

Signature



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