



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION WEDNESDAY, JUNE 25, 2003

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Floyd L. Wideman, Jr., Vice Chairman
Eric Adams, Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Lindley M.F. Hoffman, Member (arrived at 10:30 a.m.)
Nikita Zukov, Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
Leslie C. Diver, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

Note: Mr. Wheelock was a voting member until Mr. Hoffman was in attendance.

III PLEDGE OF ALLEGIANCE

Chairman Schuler lead the Pledge of Allegiance.

Mr. Wideman asked what the Worth Avenue Guidelines were and if they were available

IV. APPROVAL OF THE MINUTES FROM THE MAY 28, 2003 MEETING.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. ADAMS.

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

B33-03 Addition

Applicant: Diana and George Abouzeid
Address: 1072 North Ocean Boulevard
Architect: Blue Minges Architect
Project Description: "Add second story living and loggia. Consolidate numerous details into a more coherent design. Add exterior stair and miscellaneous arches."

The project was deferred from the May meeting for restudy. The architect requested deferral from the June and July meetings.

B30-03 Pool House

Applicant: William and Katherine Rayner
Address: 215 Coral Lane and 216 Emerald Lane
Architect: Peter Marino Architect
Project Description: "Pool house (accessory structure) and swimming pool; materials include stucco at building walls, barrel tile roof, lime stone columns and building trim."

This project was deferred from the April meeting for restudy and it was deferred from the May meeting as no one was present to represent the project. The architect requests deferral to the July meeting.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT NUMBERS B33-03 AND B30-03 TO THE JULY MEETING.

MOTION SECONDED BY MR. WHEELOCK.

After discussion, it was decided that project number B30-03 has been deferred three times and should be re-advertised.

AMENDED MOTION BY MR. WIDEMAN TO DEFER PROJECT NUMBER B33-03 TO THE JULY MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. SHAW TO DEFER PROJECT NUMBER B30-03 TO THE JULY MEETING WITH THE STIPULATION THAT IT BE RE-ADVERTISED.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

VII PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B9-03 Addition

Applicant: Michael and Ann Small

Address: 156 East Inlet Drive

Architect: Phoenix Architects

Project Description: "Addition of porte cochere and a north wing. Redefinition of architectural style including the addition of barrel roof tile."

This project was deferred from the February meeting for restudy, and from the March and April meetings at the request of Architect Dario Giacomelli. It was deferred from the May meeting at the new architect's request.

Ms. Diver, Mr. Wideman, Mr. Schuler and Mr. Adams said they met with the architect. Mr. Shaw said he received a telephone call from the applicant. Mr. Wheelock said he received a telephone call from the architect.

Architect Lynn McColl presented three alternative elevation drawings of the proposed project. She said the house does not have a garage, but they propose a porte cochere at the front entry. Arched windows, stone details over the front doors, clay barrel tile roofing material and the addition of an octagon-shaped tower will complete the style change to Mediterranean. The Commission preferred drawing "C," depicting lower windows on the front, but the homeowners preferred drawing "B." It was thought that the presentation should be in color as it was difficult to visualize the proposal. It was commented that the small size of the house and the pitch of the roof were not accommodating to the Mediterranean style, as well as the port cohchere was too large relative to the size. Also, the tower did not add anything to the project. Property Owner Michael Small responded to an earlier comment that the existing rear elevation has french doors rather than sliding glass doors as the drawings indicated. He also pointed out that a new Mediterranean style residence was recently approved by ARCOM in this neighborhood.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JULY MEETING TO RESTUDY THE PORTE COCHERE, PERHAPS MAKING IT LESS OBTRUSIVE, TO PRESENT THE BUILDING COLORS AND PRELIMINARY LANDSCAPING, IF NECESSARY, AND REPRESENT WINDOWS AND FRENCH DOORS ON THE REAR ELEVATION. MOTION SECONDED BY MR. ZUKOV. MR. ADAMS OPPOSED. MOTION CARRIED 6-1.

Mr. Adams felt that the roof would not look as large from the street as the drawings indicated.

B15-03 New Residence (V49-02)

Applicant: Scott Derrin and Michelle Ryan
Address: 254 North County Road
Architect: The Lawrence Group Architects
Project Description: "Construction of a two story, two bedroom and library house with a two-car garage."

Demolition was approved and the new construction was deferred for restudy at the March meeting. The project was deferred from the April and May meetings at the architect's request.

Mr. Wheelock said he received several E-mails from the landscape architect, but had no communication with him. Mr. Strawbridge recused himself because he has had real estate dealings with Mr. Derrin.

Architect Eugene Lawrence presented the project revisions. He said to mitigate the mass of the building the stucco was rusticated from the base of the house to the window sills on the second floor. Landscape Architect Louis Blahos presented a landscape plan with tropical and accent plants throughout the property.

Mr. Wideman hoped that a portion of the second story would have been eliminated, but the revisions did not reflect that any square footage was removed. He also thought that the house will loom over County Road because it will be only nine feet from the street. Mr. Zukov stated that it is a difficult lot and a difficult house to design. He suggested lowering the rustication on the building to further reduce the appearance of height. Mr. Wheelock complemented the landscape design, but agreed that the house was too big for the site. Mr. Shaw pointed out that the ficus hedge would have to be planted at least 4-5 feet from the property line so that it will not encroach on the sidewalk. He thought that a single story element would help the project immensely. Mr. Randolph confirmed that the

Town Council approved the set back and height variances, and that it is the Commission's jurisdiction is to review the massing of the house as it sits on the lot.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JULY MEETING TO ASK THE ARCHITECT AND THE OWNER TO PLEASE ATTEMPT TO REDUCE THE VISUAL MASS OF THE HOUSE.
MOTION SECONDED BY MR. WHELOCK.
MOTION CARRIED UNANIMOUSLY.**

B24-03 New Residence

Applicant: Sandra G. Cofer
Address: 2227 Ibis Isle Road East
Architect: SGA Architects
Project Description: "Construct a new two story CBS residence with stone trim, stucco walls and flat cement tile roof."

The demolition request was approved and the new project was deferred for restudy at the March meetings, it was deferred from the April meeting at the architect's request and it was deferred from the May meeting for restudy.

Dr. Rosenberg said he met with the architect two months ago. Mr. Wideman and Mr. Wheelock received telephone calls from the architect, but were unable to meet with him. Mr. Adams and Mr. Zukov said they met with the architect.

Architect Spencer Goliger turned the presentation over to his Associate Architect Steve Mickley. Mr. Mickley stated that the two-story bowed window was changed to two french doors and a balcony at the second floor level, and the stone work around the front door was toned down. He explained that the blank wall, that was discussed last month, was unchanged because it accommodates a media room. Furthermore, an existing 8 feet tall hedge and additional landscaping will mitigate the blankness of the wall. The exfiltration trench was shifted to the front of the site making room for additional vegetation.

Landscape Architect Dan Mock stated that four, three-feet high columns with urns will flank the driveway entry. Some of the existing coconut palm trees and areca palms will be reused on the site.

The Commissioners agreed that the revisions to the project were a great improvement. Also, removal of the latticed bougainvillea would reveal the attractive front entry. Mr. Schuler advised removing some of the windows on the east elevation to reduce the busy appearance of that facade.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B39-03 Demolition

Applicant: Betty Scripps Harvey
Address: 947 North Ocean Boulevard
Architect: None
Project Description: Demolition and removal of all structures and improvements with the exception of vegetation on north and south property lines and front wall and gates.

No ex parte communications were disclosed.

Mr. Frank read a letter from Alan D. Bleznak stating his concern relating to the sediment control of the vacant lot. Mr. Moore said he spoke with Mr. Bleznak and assured him that the lot would be sodded or seeded and irrigated within 15 days.

Worth Builders President Thomas D. Eastwood stated that the vegetation being removed will be donated to the City of Lake Worth because the Town did not want any of the trees. He indicated that all of the existing site walls, the Australian pine hedges, and the driveways will remain. Mr. Eastwood agreed to grade the property and bury the irrigation system. The trees around the perimeter of the property were requested to remain because the vista has been set on North County Road. Furthermore, insurance and maintenance matters should not be a reason to remove all of the vegetation. Mr. Moore reminded the Commission that they may add a condition to their motion requiring that specific vegetation remain. Mr. Frank read the demolition report which stated the main house and cabana were designed by Peacock and Lewis in 1978 and modifications were designed by Eugene Lawrence in 1981. The parcel to the north was added to this property in 1993, and the dance pavilion is the only structure that remains. Mr. Eastwood thought that the owners would not mind keeping the perimeter trees, but he did not want to make decisions for them.

MOTION BY MR. WIDEMAN TO APPROVE DEMOLITION (SOD OR SEED AND IRRIGATE WITHIN 15 DAYS) AND MAINTAIN THE HEDGING AND WALLS.

MOTION SECONDED BY ADAMS.

ROLL CALL:

MR. WIDEMAN YES

MR. ADAMS YES

DR. ROSENBERG YES

MR. SHAW NO

MR. ZUKOV YES

MR. WHEELOCK NO

MR. SCHULER YES

MOTION CARRIED 5-2.

Note: Member Lindley Hoffman was in attendance at this time and was a voting member of the Commission.

B40-03 Addition (V20-03)

Applicant: Mr. Thomas Turchan
Address: 211 Eden Road
Architect: SKA Architects
Project Description: Addition of a second story on an existing one story structure.
 Extension of existing garage. Replace miscellaneous doors and
 windows. Change existing brick veneer to smooth stucco. Roof
 material and all detailing to match existing.

Mr. Wideman, Mr. Schuler, Mr. Hoffman, Mr. Adams and Mr. Zukov said they met with the architect and reviewed the plans. Mr. Shaw said he received a telephone call, but was unable to meet with her.

Architect Jackie Albarran stated this proposal was approved two years ago, but they did not go ahead with the project. She indicated that a set back variance was received in order to increase the size of the 1 ½-car garage to a 2-car garage. She described the existing house as non descriptive with odd sized windows.

Ms. Albarran was congratulated for bringing a 1950's style house into the 21st century.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B41-03 Additions (V21-03)

Applicant: Mr. and Mrs. Jason and Wilder Regalbuto
Address: 160 Seabreeze Avenue
Architect: SKA Architect & Planner
Project Description: Small additions to existing 2 story structure. Change existing pseudo Hacienda/Mediterranean to a Georgian style to better corresponding to the existing flat roof and structural symmetry. Replace some doors and windows as required to achieve new style.

Mr. Wideman, Mr. Schuler, Mr. Hoffman, Mr. Adams and Mr. Zukov said they met with the architect and reviewed the plans.

Architect Jackie Albarran presented a photograph of the existing house and described it as a box with a flat roof. She indicated that the only changes necessary for the style change will be removal of a chimney, addition of detailing along the top of the house and above the windows, and the application of smooth stucco. The windows and shutters will remain the same because they already match the Georgian style. She mentioned that a variance was received for the second-story addition. Mr. Shaw requested changing the window, below the new addition, to conform with the rest of the windows. Ms. Albarran was applauded for a job well done.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE COMMENT TO LOOK AT THE WINDOW (WEST ELEVATION-LAUNDRY ROOM)

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B42-03 Addition

Applicant: Mr. Thomas B. Waldin
Address: 357 North Lake Way
Architect: SKA Architect & Planner
Project Description: First floor den addition to be approximately 425 square feet and second floor addition of two bedrooms and two baths to be approximately 820 square feet. All additions and renovations to match existing Bermuda style house.

Ms. Diver, Mr. Wideman, Mr. Schuler and Mr. Adams said they met with the architect. Mr. Hoffman and Mr. Zukov said they met with the architect and visited the site. Mr. Shaw and Mr. Wheelock said they received telephone calls, but were unable to meet with the architect.

Architect Pat Seagraves presented photographs of the existing homes in the neighborhood. He said he reduced the height of the roof after meeting with Commission Members, as well, they discussed the glass block window on the front elevation.

Mr. Wideman preferred a window in place of the glass block strip. Mr. Zukov wanted to see shutters on the family room expansion. Mr. Strawbridge liked the variety of the roof lines and thought there was no need to add shutters.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE PROVISION THAT A WINDOW WITH SHUTTERS, REPLACE THE GLASS BLOCK WINDOW, AND TO ADD SOME SHUTTERS IN THE FAMILY ROOM. MOTION SECONDED BY MR. ADAMS. MOTION CARRIED UNANIMOUSLY.

B43-03 Additions

Applicant:	Mr. Sterling M. Hamill and Ms. Leslie K. Bullock
Address:	177 Clarendon Avenue
Architect:	SKA Architect & Planner
Project Description:	Master bathroom addition to be approximately 420 square feet, library loggia to be approximately 420 square feet, renovation of office/den, renovation of pool cabana and addition of french doors and balconies in master bedroom, library and dining area. All additions and renovations to match existing Mediterranean style house.

Ms. Diver, Mr. Wideman, Mr. Schuler, Mr. Adams and Mr. Zukov said they met with the architect and reviewed the plans. Mr. Hoffman said he met with the architect and visited the site.

Architect Pat Seagraves stated that this is a 1928 Wyeth house that had additions and renovations mostly during the 1930's. The sliding glass windows and doors will be replaced with mahogany impact doors and windows. They propose removing a covered element that ties the main house and the staff quarters, and construct a second-story master bedroom and bath. All of the bathrooms will remain the same as they were in 1928 with the exception of the new master bathroom. He proposed adding columns and a roof to the observation deck that exists on top of the roof.

The Commissioners agreed that the architect enhanced the house while not intruding on the original architecture. Mr. Hoffman thought the tower did not integrate well with the arch below it. Mr. Zukov commented the tower looked more like a widow's walk which is not typical of the Mediterranean style. Mr. Strawbridge believed the symmetry of the

windows, on the rear of the house, was not what was originally intended.

MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT WITH THE STIPULATION THAT MR. SEAGRAVES COME BACK WITH SOME ALTERNATE DESIGNS FOR THE WIDOW'S WALK AND THE CENTRAL SECTION IN THE REAR.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B44-03 Storefront

Applicant: Christian Dior
Address: 202 Worth Avenue
Architect: G.W.K. Architects
Project Description: Change out storefront. Add doors and signage.

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

Contractor Dale Hedrick introduced Architect Sterling Plunert and Christian Dior's Representative Scott James. Mr. James presented photographs of Christian Dior storefronts at other locations. He described the project as a 20' wide x 9' tall storefront consisting of 90% glass. He presented samples of the 2" wide chrome window surround and chrome lettering. Mr. Shaw referred to the Worth Avenue Design Guidelines and stated that a minimum 50% and maximum 75% of the first story frontage up to 15' high, and maximum 50% above the first story was preferred for clear glass storefronts. He also noted that the frame at floor level should be a minimum of 1' above the ground. He thought the exterior renovation should encompass the entire building facade including the upper stories. Mr. James reported that the owner plans to remodel the entire building. Mr. Shaw felt that the entire building needs to maintain its character. He did not recommend approving one storefront without knowing what is planned for the rest of the building. Mr. Frank remarked that stainless steel material has been denied by this commission in the past, and he has reviewed the plans for the rest of the building which includes brushed nickel-plated brass. Mr. Hoffman agreed there should be compatibility with the rest of the building. He also thought there should be a fair amount of individually between one store and another. Mr. Adams suggested using brushed stainless steel to be more in keeping with the proposed material that is planned for the rest of the building. Mr. Zukov recommended further expression of the stores individually. Mr. Wheelock thought this was a clean, nice design, and it was perfect for a Christian Dior store. Mr. Schuler believed that the entire building should be reviewed at the same time.

**MOTION BY MR. WIDEMAN TO WIDEMAN TO APPROVE THE PROJECT
AS PRESENTED**

MOTION SECONDED BY DR. ROSENBERG.

ROLL CALL:

MR. WIDEMAN YES

DR. ROSENBERG YES

MR. ADAMS YES

MR. SHAW NO

MR. HOFFMAN YES

MR. ZUKOV YES

MR. SCHULER NO

MOTION CARRIED 5-2.

B45-03 Exterior Revisions

Applicant: Goodman Company
Address: 150 Worth Avenue
Architect: REG Architects
Project Description: Exterior upgrades and cosmetic changes - paint change, signage,
 landscaping & details.

There were no ex-parte communications disclosed.

Architect Rick Gonzales presented the parking garage facade which will be phase one of five phases to this project. New signs, light fixtures, cypress outlookers, mosaic tile features and decorative urns on top of the building are some of the changes to the parking garage. He presented two options of the new building and trim colors of green and beige, and samples of cast stone and dark bronze lettering proposed for the sign. He advised the Commission that they have not looked at the other phases of the building, and he was unable to answer what architectural style and/or what the building colors will be for the other phases of the project

The inside wall of the garage was thought to be very busy, hence it was suggested eliminating either the faux windows or the tiled arches. It was commented that the urns on top of the building appeared out of place, overdone and obtrusive. Also, the building does need enhancement, but some of the elements appear to be stuck-on.

Mr. Moore reminded the Commission of the Town Council approval that was attached to both the Neiman Marcus building and the renovations at the Esplanade building. The Council's desire was to have contiguity between both buildings. He cautioned approving the project on a piece meal basis, and recommended looking at how this project reflects with the Neiman Marcus building and Saks Fifth Avenue. He recalled that the original

condition for approval included having some breaks in the building and that it was designed to be an exposed open-air mall. The developer agreement excludes ARCOM from reviewing the storefronts inside the mall. Mr. Shaw requested, for the consideration of the condominium next door, that the driveways be painted with a material that does not cause tires to squeal. Mr. Wheelock recommended that this project be excellent understated elegance, and that the full project should be submitted and coordinated so that the entire block does not become a hodgepodge of styles.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JULY MEETING TO COME BACK WITH A PLAN FOR THE ENTIRE UPGRADING OF THAT BUILDING AND TO BE SURE THAT IT IS IN KEEPING WITH THE REST OF THE STREET.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B46-03 New Residence

Applicant: Paul Birmingham
Address: 264 Sanford Avenue
Architect: Smith & Moore Architects
Project Description: New two-story Georgian style residence.

Mr. Wideman, Mr. Hoffman and Mr. Zukov met with the architect and reviewed the plans. Mr. Shaw, Mr. Adams and Mr. Wheelock received telephone calls from the architect, but were unable to meet with him.

Architect Harold Smith indicated that the neighborhood is predominately two-story, and mainly Monterey style. He indicated that the proposed Georgian architectural style has some Adam inspiration, such as, protruding railings above the entry and acid washed cast stone columns. They propose grey concrete roof tiles, and aluminum clad wood, single hung, impact windows. A front loading garage will be accessed by a circular brick driveway. The landscaping includes existing ficus hedging, areca and fish tail palms and a ficus tree along the property wall, leaving only a few areas to be filled in for screening. Mr. Smith remarked that this house has a cubic content ratio of 3.96 which is less than a previous proposal of 4.49.

Don Kino, 205 Sanford Road, commented on the lack of purity of the architectural style. He cited Section 18, 205, from the Code of Ordinances referring to proposed structures not being of inferior quality to cause the local environment to depreciate in appearance and value. He commended the applicant for the size, massing and set backs which are in keeping with the street.

The grey roof color was the only feature that did not completely satisfy Mr. Wideman. Some of the Commissioners felt this project was a refreshing style and would be a nice addition to the street. Dr. Rosenberg did not agree, and indicated that it could easily conform to the classic features of a Georgian/Adams style. Mr. Smith responded by saying they did look at the purist style and felt that the elevation was somewhat static. Mr. Shaw felt the entry feature was not in character with the style, and the garage location required more hardscape. Mr. Schuler requested that the project have more classic styling which would require more symmetry.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ADAMS.**

ROLL CALL:

MR. WIDEMAN YES

MR. ADAMS YES

DR. ROSENBERG NO

MR. SHAW NO

MR. HOFFMAN YES

MR. ZUKOV YES

MR. SCHULER NO

MOTION CARRIED 4-3.

B47-03 New Residence and Landscape & Hardscape

Applicant: Mrs. Michael (Barbara) Orenstein
Address: 253 Ridgeview Drive
Architect: Daily & Partners Architects
Project Description: One-story C.B.S. single family residence in “H” shape
 configuration - side loaded 2-car garage - plunge pool & spa.
 Residence is a French Country style. Zoning is R-B. Final
 Landscape and hardscape.

Mr. Shaw said he received a telephone message from Mr. Dailey, but did not speak with him. Mr. Wideman said he met with the landscape architect, reviewed the house plans and the landscape plans. Mr. Hoffman said he met with the architect, reviewed the plans and visited the site. Mr. Adams met with the landscape architect and the architect’s representative. Mr. Zukov met with the architect and the landscape architect.

Architect Edson Daily presented a French Country style home featuring steep pitched roofs with slate color flat cement tiles.

Landscape Architect Daryl McCann, with Sanchez and Maddox Landscape Architects, presented the final landscape plan. He explained that a podocarpus hedge with travelers

palms will hide an unsightly power pole at the rear of the property. Podocarpus hedging and potted plants will embellish a terrace off of the dining room. Sunken garden effects will take advantage of the fluctuating grades of the property and aid in the percolating of the land.

It was thought that the project would look better with the removal of the lightning rods, on top of the roof peaks, and the stones with metal railings at the entry. It was commented that the house appeared massive relative to the size of the property, however, lowering the hip roof about two-feet may eliminate some of the bulkiness of the house.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE REMOVAL OF THE "TOAD STOOLS" (MOUNDS) AND THE METAL RAILING IN THE FRONT OF THE HOUSE.

MOTION SECONDED BY MR. ADAMS.

MR. ZUKOV OPPOSED.

MOTION CARRIED 6-1.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None

D. NEW BUSINESS - MINOR PROJECTS

A23-03 Landscape

Applicant: G.G. & F.L.P.
Address: 725 North Lake Way
Architect: Steven M. Dauber/Life Force Nurseries
Project Description: Landscape plan

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

Landscape Architect Steven Dauber described the landscaping as tasteful and distinguished for a very large house. He indicated there was a strong desire to line Ridgeview Road with royal palm trees and proposed planting several of them behind the site wall. Japanese boxwood will be planted in front of the wall, and magnolia trees will frame the entry. Mr. Dauber said he met with the neighbors to the south, and they requested that bougainvilleas be planted at the facade that faces them.

It was commented that the project was understated and the site wall could be more exciting. The row of royal palm trees was perceived as regimented and it was suggested breaking up the marching effect by introducing a different type of a tree. The area west

of the swimming pool was considered to be very sparse.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION DIED FOR THE LACK OF A SECOND.**

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE
PROVISION TO TAKE AWAY EVERY OTHER ROYAL PALM TREE ON THE
NORTH ELEVATION AND INTRODUCE OTHER TREES.
MOTION SECONDED BY MR. SHAW.**

Under discussion, it was stated that the project should be brought back to the commission if changes will be made.

**AMENDED MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE
JULY MEETING TO REVIEW THE NORTH ELEVATION AND THE
REGIMENT OF THE PALM TREES, AND TO CONSIDER ALL OF THE
COMMENTS THAT WERE MADE.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

A24-03 Landscape & Hardscape

Applicant: Andrew Reynolds
Address: 201 List Road
Architect: Environment Design Group / Contractor: Wildes Builders
Project Description: Landscape & hardscape including driveways.

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

Landscape Architect Dustin Mizell presented the project. He proposed placing a large senegal date palm in the center of the driveway, and four Italian cypress trees to frame the entry to the house. Two foot squares of cast stone and two foot squares of zoysia grass will create a terrace around the swimming pool. The Commission agreed that landscape elevation drawings of List Road and North Ocean Boulevard would be help to visualize the project. Because no evidence of effective screening was presented, Mr. Moore advised that a zoning variance was approved with a requirement to shield the second story view of the neighbor, Mr. Klein. Mr. Klien's attorney will follow up with an inspection.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JULY MEETING TAKING IN ACCOUNT ALL OF THE COMMENTS THAT HAVE BEEN MADE AND TO STRAIGHTEN OUT THE ZONING ISSUES.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A25-03 Landscape, Hardscape & Lighting

Applicant: Mr. & Mrs. Llywd Ecclestone
Address: 190 South Ocean Boulevard
Designer: Mario Nievera Design
Project Description: Proposed landscape, hardscape & lighting design.

Mr. Schuler said he met with the landscape designer and reviewed the plans.

Landscape Designer Mario Nievera presented plans that indicated a six-feet high wall along South Ocean Boulevard with driveway and pedestrian gates. Seagrapes, saw palmetto and coco plums will be planted along the front of the wall. The hardscape materials include a brick paver driveway, random rubble coquina pathways and a cast stone terrace around the swimming pool. Mr. Nievera stated that the original lighting plan was very significant, but they only want approval for fourteen, 75-watt, up-lights for the coconut palm trees. Discussion took place regarding the Code of Ordinances relating to the maintenance of the ocean view. Mr. Moore thought that a height variance may have been approved for the existing site wall.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISIO THAT IT DOES NOT VIOLATE THE 50% VIEW ORDINANCE.

Mr. Shaw remarked that the vegetation should not exceed the height of the wall.

AMENDED MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JULY MEETING.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

A26-03 Landscape, Hardscape & Lighting

Applicant: Lyle Finley
Address: 140 Brazilian Avenue
Architect: Warren E. McCormick and Associates
Project Description: Final proposed planting, irrigation, hardscape, drainage, and landscape lighting.

Mr. Wheelock said he visited the site and was pleased to see the trees that were promised to be saved remaining on the site.

Landscape Architect Warren McCormick presented landscape overlay drawings of the views from the street and from the front of the house. He proposed ornamental entry gates separating a motor court and staff parking. He said the greenspace was increased to 49.4% after meeting with commission members. Landscape lighting will consist of walkway lights and up lighting areas of vegetation with mainly 20 watt light fixtures.

Mr. Wideman congratulated the landscape architect for a very professional presentation that illustrated just how the project will look.

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

VIII OTHER BUSINESS

Mr. Moore informed the commission that they are allowed no more than two unexcused meeting absences per calendar year. He asked them to send their letters regarding these absences to the Building Department rather than the Town Manager's office as the ordinance states. He reminded them to notify the ARCOM secretary ahead of time if they know they will have a conflict of interest so that it will be noted on the agenda. Mr. Hoffman suggested having a lighting consultant, (to be paid for by the applicant), to review future landscape lighting plans before review by the commission. Mr. Moore agreed to discuss this matter with the Town Attorney. Dr. Rosenberg understood that a lighting engineer or consultant was required to make the presentation if the wattage is more than 75. Mr. Wideman recalled approval of a site lighting project with a provision that a field inspection was to be made before any of the wiring was buried.

IX ADJOURNMENT

**MOTION BY MR. WIDEMAN TO ADJOURN THE MEETING AT 4:41 P.M.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Architectural Review Commission will be held on Wednesday,
July 23, 2003 at 9:00 a.m.

Respectfully submitted,


John H. Schuler, Chairman

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

NAME—FIRST NAME—MIDDLE NAME STRAUBER, WILLIAM J.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ALCON	
MAILING ADDRESS 407 FRIMAN WAY P.B.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY P.B.		☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
COUNTY P.B. FL.		NAME OF POLITICAL SUBDIVISION TOWN OF ALCON BEACH	
DATE ON WHICH VOTE OCCURRED 6/25/03		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 17 2003

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 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
----- WILL BE TAKEN:

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

- 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, William Spadone, hereby disclose that on 6/25/03, 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 WORK AS A REAL ESTATE
BROKER ON OTHER REAL ESTATE
MATTERS

Date Filed

6/25/03

Signature

[Signature]

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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

NAME—FIRST NAME—MIDDLE NAME STANBRIDGE, WILLIAM J.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ALCON	
MAILING ADDRESS 407 PRIMARIA WAY P.B.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY P.B.	COUNTY P.B. FL.	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 6/25/03		NAME OF POLITICAL SUBDIVISION TOWN OF PALM BEACH	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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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.

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

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

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, William S. P. [Signature], hereby disclose that on 6/25/03, 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
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