

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY JUNE 22, 2005

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

Chairman Wideman called the meeting to order at 9:00 a.m.

II. ROLL CALL:

Floyd L. Wideman, Jr., Chairman
Morgan Dix Wheelock, Vice-Chairman
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Nikita Zukov, Member
William P. Feldkamp, Member
William J. Strawbridge Jr., Member
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
Jeffery Smith, Alternate Member
Veronica Close, Assistant Director Planning, Zoning & Building
John C. Randolph, Town Attorney
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Secretary

Note for the record; Dr. Rosenberg was in attendance after the roll call.

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

IV APPROVAL OF THE MINUTES FROM THE MAY25, 2005 MEETING.

MOTION BY MR. WHELOCK TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. FELDKAMP.

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

B24-05/SP3-2005 New Residence

Address: 1695 North Ocean Way
Applicant: David Frisbie, Trustee
Architect: Dailey Janssen Architects
Project Description: Demolition of existing residence. Construction of new two-story residence, guest house, pool, hardscape, and landscape.

Demolition was approved at the March meeting. The new construction was deferred from the March and April meetings for restudy, and deferred from the May meeting at the architects request.

The attorney for the applicant requests removal from the agenda.

B41-05 Demolition & New Hotel

Address: 215 Brazilian Avenue
Applicant: Ajit Asrani
Architect: Rafael Cruz-Munoz
Project Description: Demolition of existing building and rebuilding within approved footprint.

This project was deferred from the May meeting in order that a variance request may be filed. Staff recommends deferral to the July meeting.

B52-05 Demolition and New Residence

Address: 208 Mockingbird Trail
Applicant: Mr. and Mrs. John Casey
Architect: Smith and Moore Architects
Project Description: Demolition of an existing residence and construction of a new two-story residence with pool.

The architect requests deferral to the July meeting.

A18-05 Alterations

Address: 243 Merrain Road
Applicant: Mrs. Bradley Van Hoek
Architect: Michael J. Johnson - Architect
Project Description: Remove raised stucco bands; add stucco quoins, pedestal, column capitals and arched beam bottoms. Remove a precast balcony balustrade and brackets; add wood posts with Chippendale railing and wood brackets; add a window with shutters at the garage.

This project was deferred from the May meeting for restudy.

The architect requests removal from the agenda.

A21-05 Revisions

Address: 2315 South Ocean Blvd. and 2310 South Ocean Blvd.
Applicant: Oakland Properties, LLC
Architect: The Lawrence Group
Project Description: Revise exterior elevations of a previously approved project to incorporate precast columns, balustrades, stucco rustication and cement-tile equipment screen.

This project was deferred from the May meeting

The architect requests deferral to the July meeting.

A22-05 New Entry

Address: 201 Indian Road
Applicant: Mr. and Mrs. Thomas Hodge
Architect: Royal Architecture and Design
Project Description: New front entry, new windows and 58 square feet of addition to the first and second floors.

The architect requests removal from the agenda.

A9-05 Revisions

Address: 1255 North Lake Way
Applicant: Darci Glazer and Joel Kassewitz
Architect: Ralph Choeff
Project Description: East brick face to be covered with new white stucco finish. Existing shutters at windows to remain with new off/white paint finish. New front entry porch, steps and walks of keystones. New keystone tile at existing rear porch, and a new front door.

This project was deferred from the March and May meetings as no one was present to represent the project. It was deferred from the April meeting for restudy.

The applicant requested deferral to the July meeting.

MOTION BY MR. SHAW TO DEFER PROJECT NUMBERS B41-05, B52-05, A21-05 AND A9-05.

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

MOTION BY MR. SHAW TO REMOVE PROJECT NUMBERS B24-05, A18-05 AND A22-05.

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

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

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

B43-05/V22-05 Addition

Address: 242 Colonial Lane
Applicant: Reynco, Inc.
Architect: James C. Paine, Jr.
Project Description: Proposed addition to single story residence of a front porch, rear pool, and single car garage, (in place of an existing carport).

This project was deferred from the May meeting for restudy.

Mr. Wheelock reported that he met with the architect and visited the site.

No one was present when this project was called to the table.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE JULY MEETING.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

Mr. Paine was in attendance at this time and requested a reconsideration of the motion.

MOTION BY MR. WHEELOCK TO BRING ITEM NUMBER B43-05 BACK TO THE TABLE AND TO DEFER IT TO THE END OF THIS SECTION OF THE AGENDA.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

This project was heard after item number B50-05.

Architect Jim Paine noted that this project will require three variances because the lot is non-conforming. The first variance request would allow a roof to be built over the front porch. The second variance would allow a garage to replace an existing carport. And, the third variance is needed to build a swimming pool in the rear yard.

He indicated that the location of the swimming pool, as proposed last month, did not allow room for landscaping or for a site wall. He pointed out that it has been moved away from the property line 4' 8" to make room for screening.

Landscape Architect Dustin Mizell proposed planting palm trees along the property line to address the privacy issue.

**MOTION BY MR. SHAW TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.**

Mr. Frank mentioned that there were two letters in support of this project.

Mr. Feldkamp questioned the probability of being able to build a swimming pool 18" away from the foundation of the house. As well, he noticed that the terrace will be visible to the neighbors at its proposed location. He suggested cutting off 12" to 15" of the pool deck to the south in order to provide vegetative screening.

**AMENDED MOTION BY MR. SHAW TO APPROVE THE PROJECT WITH THE
PROVISION TO CUT TWELVE TO FIFTEEN INCHES OFF OF THE SOUTH SIDE OF
THE POOL TERRACE IN ORDER TO CREATE A LANDSCAPE BUFFER.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B47-05 V23-05 New Residence

Address:	1473 North Ocean Boulevard
Applicant:	Stanley N. and Gay H. Gaines
Architect:	Bridges, Marsh & Associates
Project Description:	Construction of new 10,000 square foot home and addition of a 4,474 square foot pool house to the existing guest house.

Mr. Wheelock said he visited the site.

Architect Mark Marsh proposed demolition of an existing cottage on the site. He commented that the new house will be placed east of the coastal construction control line which will require a variance.

The Commission had no problem with the architecture of the project, but it was requested to lower the central portion of the roof along the street.

**MOTION BY MR. WHEELOCK TO RECOMMEND TO THE TOWN COUNCIL THAT
THE ARCHITECTURE MERITS THE VARIANCE REQUEST.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. SHAW TO APPROVE THE PROJECT AS PRESENTED WITH THE
SUGGESTION TO LOWER THE ROOF LINE ON THE PAVILION.
MOTION SECONDED BY DR. ROSENBERG.**

ROLL CALL:

MR. SHAW	YES
DR. ROSENBERG	YES
MR. WHELOCK	NO
MR. ZUKOV	NO
MR. FELDKAMP	YES
MR. STRAWBRIDGE	NO
MR. WIDEMAN	YES

MOTION CARRIED 4-3.

B48-05 SPR 6-05 Modification

Address: 129 Hammon Avenue
Applicant: Seymour Fox/One Twenty Nine, LLC
Architect: Noe X. Guerra
Project Description: Request to modify the existing, approved site plan, to allow the conversion of a 2-building, 10-unit property to a 2-building, 5-unit property. Modify the existing balconies and add balconies on the existing buildings. Modify the unit entries. Modify the common area between the buildings by adding a reflecting pool. Upgrade and enhance the on site landscaping. Add a covered community area on the north building. Add privacy walls on the ground floor. Add air-conditioning units in the rear of the property. Provide for the internal reconfiguration of the units.

Mr. Wheelock and Mr. Strawbridge declared Conflict of Interests regarding this project and left the dias during the presentation. Ms. Diver and Mr. Youchak were voting relative to this project.

Architect Noe Guerra proposed converting an apartment building into four luxury condominium units. He indicated that the existing balconies, on both sides of the building, are non-conforming. Therefore, a variance is requested to shorten the length and widen the balconies by one-foot.

Attorney Ron Kolins, representing the applicant, spoke in favor of the project.

Mr. Frank read a letter from Mary Extor, 125 Hammond Avenue, objecting to the balconies and the air-conditioning units facing her property.

Mary Extor addressed the Commission and wanted it known that she gave the ARCOM secretary a copy of this letter for the zoning file to be read at the Town Council meeting. (This letter was forwarded to the Zoning Administrator).

Mr. Kolins stated that they will make a commitment to meet with the neighbor and explain the modifications in detail to her.

Mr. Guerra explained that the A/C units will be located in the rear of the property and away from the neighbor. Also, the balconies will only be three-feet deep which will not be wide enough for outdoor furniture.

MOTION BY MR. SHAW TO NOT RECOMMEND THE VARIANCE APPLICATION FOR THE BALCONIES BECAUSE IT IS NOT REQUIRED FROM THE ARCHITECTURAL POINT AND THAT THEY COULD BE BUILT WITHOUT THE VARIANCE, HOWEVER A BALCONY THAT WOULD PROTRUDE NOT MORE THAN TWO FEET, WHICH IS THE EXTENT OF THE EXISTING BALCONY WOULD BE PREFERRED.

MOTION SECONDED BY MS. DIVER.

ROLL CALL:

MR. SHAW YES

MS. DIVER YES

DR. ROSENBERG NO

MR. ZUKOV YES

MR. FELDKAMP NO

MR. YOUCHAK YES

MR. WIDEMAN YES

MOTION CARRIED 5-2.

Mr. Shaw recommended deferral of this project until the Town Council makes their decision about the balconies.

Mr. Kolins reminded the Commission that there are balconies facing north and south as well as the balconies being discussed, which face east and west.

It was noted for the record that the above motion referred to the east and west balconies only.

Landscape Architect Don Skowron presented the preliminary landscape plan.

Attorney Kolins asked for a reconsideration of the motion.

Town Attorney Randolph advised the Commission that it is not a matter of whether they architecturally accept something that is being applied for, it is a matter of the Town Council receiving the Commission's advice in regard to what they believe is architecturally appropriate. The Commission may also offer comments to the Town Council in regard to whether they think there may be a better architectural solution without a variance. He informed the Commission that when the Town Council considers their advice, they often ask if the Commission considered other options, such as, do they believe that this building can be built and be architecturally pleasing

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without the granting of a variance.

Attorney Kolins asked that the motion state that if the variance is approved, the Commission would prefer the balconies two feet in depth.

Responding to Mr. Kolins remarks, Attorney Randolph said that is what was stated in the motion, as well, it was stated that architecturally the building could do without the balconies.

Zoning Administrator Paul Castro explained that the balconies could become architectural elements, which would not require a variance, if the windows/doors are fixed and the balcony does not protrude more than two feet.

MOTION BY MR. SHAW TO APPROVE THE PROJECT AS PRESENTED SUBJECT TO THE COUNCIL'S REVIEW OF THE BALCONIES.

MOTION SECONDED BY MR. FELDKAMP.

ROLL CALL:

MR. SHAW YES

MR. FELDKAMP YES

DR. ROSENBERG YES

MR. ZUKOV YES

MS. DIVER NO

MR. YOUCHAK NO

MR. WIDEMAN YES

MOTION CARRIED 5-2.

B49-05 - V24-05 Demolition and New Residence

Address:	153 Kings Road
Applicant:	Michael Bernstein
Architect:	Thomas M. Kirchhoff
Project Description:	Demolition of existing residence. New 2-story Georgian residence. New pool, hardscape, and preliminary landscape.

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

Architect Tomas Kirchhoff read the demolition report into the record.

Landscape Architect Bert Krebs indicated that all of the existing perimeter vegetation will be saved.

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Ms. Close reminded the architect that since the existing house is non-conforming, and if they demolish it, they cannot use the same foot print.

MOTION BY MR. FELDKAMP TO APPROVE THE DEMOLITION WITH THE CONDITION THAT A SIX-FOOT HIGH SCREEN BE ERECTED AND TO KEEP THE PERIMETER LANDSCAPING THROUGHOUT THE CONSTRUCTION.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

Architect Kirchhoff stated that this proposal will reduce the non conformities of the existing building.

Zoning Administrator Paul Castro mentioned that the home was severely damaged by the hurricanes in 2004. He also commented that the replacement house could be built to conform to the zoning codes.

It was stated that the variance request is asking for 30% lot coverage in lieu of the required 25% which is a "huge" variance request.

Landscape Architect Bert Krebs presented the preliminary landscape proposal.

MOTION BY MR. WHEELLOCK TO APPROVE THE PROJECT AS PRESENTED WITH THE UNDERSTANDING THE FINAL LANDSCAPE PLAN WILL INCLUDE PROPER SCREENING OF THE NORTH ELEVATION.

MOTION SECONDED BY DR. ROSENBERG.

MR. ZUKOV OPPOSED.

MOTION CARRIED 6-1.

B50-05 - V26-05 Demolition and New Residence

Address:	402 Primavera Avenue
Applicant:	Ian MacKay Kean
Architect:	Thomas M. Kirchhoff
Project Description:	Demolition of existing residence. New 2-story Georgian residence. New pool, hardscape, and preliminary landscape.

Ms. Diver, Mr. Strawbridge, Mr. Zukov and Mr. Wheelock said they met with the architect.

Architect Thomas Kirchhoff reviewed the request for a point of measurement variance and indicated that the existing house has a finished floor elevation of 10.88. He explained that when calculating the point of measurement of this project, Cocoanut Row and Primavera are very low at each end, but they are higher in the middle due to a natural ridge of coral rock. Thereby, they

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are requesting a finished floor elevation of 10.5, which is 18" above the crown of the road in front of the house.

**MOTION BY MR. WHELOCK TO RECOMMEND TO THE TOWN COUNCIL THAT THIS PROJECT ARCHITECTURALLY MERITS THE VARIANCE APPLICATION.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

Architect Thomas Kirchhoff presented photographs of the existing 5,597 square feet house. He commented that the house does not merit a landmark status.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE CONDITION TO RETAIN THE PERIMETER LANDSCAPING AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

Landscape Architect Emily Mahoney stated that most of the existing vegetation will remain on the site.

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

Architect Kirchhoff presented a Georgian style home to the Commission. After discussion, he agreed to reduce the staff parking area to create more greenspace, and to finalize the floor plans to match the exterior elevations.

Landscape Architect Emily Mahoney advised that the major trees will remain on the site and the landscaping theme will be very tropical.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE CONDITION TO BRING THE FINAL BUILDING ELEVATION DRAWINGS AND THE WALL DETAILS BACK WITH THE FINAL LANDSCAPE PRESENTATION AND TO REDUCE THE AMOUNT HARDSCAPE OF THE STAFF PARKING AREA.
MOTION SECONDED BY MR. WHELOCK.
MOTION CARRIED UNANIMOUSLY.**

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B34-05 New Residence

Address: 271 La Puerta Way
Applicant: Walker III Family Partnership of Florida LTD
Designer: Solis Designs
Project Description: New two-story single family residence, two-car garage, five-bedroom home in a Bermuda styling with wood shutters, louvered dormer and a smooth stucco/simulated stone entry.

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

Dr. Rosenberg and Mr. Wheelock mentioned that they reviewed the plans. Mr. Zukov had noted on the Ex Parte Communications form that he met with the architect relative to this project.

Designer Pablo Solis presented the revised project to the Commission which included a reduction of the square footage. He noted that the house, the shutters and the trim will be white, and the roofing material will be a white flat cement tile.

It was commented that the previous presentation was a better design which appeared to be less of a "cookie cutter home" than this proposal.

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

ROLL CALL:

MR. STRAWBRIDGE	YES
MR. WHEELOCK	YES
DR. ROSENBERG	YES
MR. SHAW	NO
MR. ZUKOV	NO
MR. FELDKAMP	YES
MR. WIDEMAN	NO

MOTION CARRIED 4-3.

It was noted for the record that the above motion was subject to staff review.

B45-05 New Residence

Address: 236 Esplanade Way
Applicant: Robert V. Matthews
Architect: Phoenix Architecture
Project Description: Construct a new two-story residence with Mediterranean features.

Demolition was approved at the May meeting and the new construction was deferred for restudy.

There were no ex parte communications relative to this month's presentation.

Mr. Frank read a letter from Sally Gingras, 153 Reef Road, requesting that the house be redesigned to "not contribute to the urbanization of our suburban environment."

Architect Lynn McColl presented revised elevation drawings and said that no changes were made to the floor plans. Further revisions included replacement of the barrel tile roofing with flat cement tile material and the addition of stucco bands and quoins.

It was the consensus of the Commission that the massing and the architectural style of this house did not benefit the neighborhood.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE JULY MEETING.

Chairman Wideman reminded the Commission they have the opportunity to deny the project.

Ann Metzger, 277 Esplanade Way, presented a chart indicating which neighbors were opposed to this proposal.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JULY MEETING FOR RESTUDY.

Mr. Strawbridge stated that he would withdraw his motion for deferral in favor of a motion for denial.

Jennifer Garrigues, 246 Esplanade Way, remarked that large houses should not be built in this neighborhood because it is not in the estate section of town.

Bill Metzger agreed that the north end of town is in transition, but from a planning point of view, it should be moderated for future progress. He did not believe the project should be denied, but could be redesigned to fit the neighborhood.

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Brian McDaniel, 220 Esplanade Way, said he had a house approved last year on this street that is about the same size as this project.

SUBSTITUTE MOTION BY DR. ROSENBERG TO DENY THE PROJECT BASED ON THE CRITERIA SET FORTH IN ARTICLE III. ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205 CRITERIA. THE PROPOSED BUILDING OR STRUCTURE IS NOT IN HARMONY WITH THE PROPOSED DEVELOPMENTS ON LAND IN THE GENERAL AREA, WITH THE COMPREHENSIVE PLAN FOR THE TOWN, AND WITH ANY PRECISE PLANS ADOPTED PURSUANT TO THE COMPREHENSIVE PLAN.

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

The meeting was reconvened at 1:30 p.m. after a lunch break.

B. NEW BUSINESS - MAJOR PROJECTS

B51-05 Demolition and New Residence

Address: 254 Tangier Avenue
Applicant: 254 Tangier, LLC
Architect: Thomas M. Kirchhoff
Project Description: Demolition of existing residence. New 2-story Georgian residence. New pool, hardscape, and preliminary landscape.

Ms. Diver, Mr. Shaw, and Mr. Wheelock said they met with the architect and reviewed the plans.

Architect Thomas Kirchhoff presented the demolition proposal of a house designed by Maurice Fatio in 1936. He indicated that the house is in poor condition.

Landscape Designer Mario Nievera agreed to keep the existing hedging all around the property during construction.

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

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

Architect Thomas Kirchhoff proposed a yellow Georgian style house with grey Monier cement tile roofing material. The house will be 7,255 square feet, five bays wide with one and two-story elements.

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Landscape Designer Mario Nievera presented the preliminary landscape drawings.

Mr. Shaw and Mr. Wideman thought the house was too massive and loomed over the neighboring houses.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.
MR. WIDEMAN AND MR. SHAW OPPOSED.
MOTION CARRIED 5-2.**

B53-05 Demolition

Address: 545 North Lake Trail
Applicant: Judith C. Maddock
Architect: SKA Architect + Planner
Project Description: Demolition of existing two-story home.

Architect Pat Seagraves proposed demolition of a house designed by John Volk in 1948 with additions designed by Belford Shumate. He agreed to keep the perimeter landscaping throughout construction.

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

B54-05 Additions

Address: 212 Caribbean Road
Applicant: Mr. and Mrs. Doug Buck
Architect: SKA Architect + Planner
Project Description: One and two story additions to existing one story home. Renovation and addition to be Bermuda style with balconies and covered loggia.

Architect Pat Seagraves remarked that more than 50% of this house will be demolished.

The consensus of the Commission was that this project should be readvertised as the notice to the neighbors did not indicate demolition of any kind. In addition, Mr. Seagraves was asked to provide landscape plans to provide proper screening of the second floor addition.

**MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE JULY
MEETING, TO PRESENT A FULL LANDSCAPE PLAN, AND TO READVERTISE TO**

THE NEIGHBORS.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B56-05 Additions

Address: 233 Plantation Road
Applicant: Dr. Curtis and Mrs. Sherri Emmer
Architect: SKA Architects + Planner
Project Description: Second story addition and first floor extension on an existing one-story residence. Roof, walls, colors, and all detailing to match existing.

Ms. Diver, Mr. Shaw, Mr. Zukov, Mr. Wideman, Mr. Wheelock (& site visit) and Mr. Feldkamp said they met with the architect and reviewed the plans.

Architect Jackie Albarran presented a second story addition, matching the building materials and architectural style, to an existing one-story house.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED WITH THE CONDITION TO COME BACK WITH A LANDSCAPE PLAN.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B57-05 Addition

Address: 1051 North Ocean Boulevard
Applicant: Ms. Pat McLaughlin
Architect: SKA Architect + Planner/Jacqueline Albarran
Project Description: One-story entry addition. New stucco banding and sills on all existing windows and doors.

Architect Jackie Albarran presented a one-story entry addition.

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

MOTION SECONDED BY MR. ZUKOV.

Under discussion it was suggested to add the same lattice detail that is on the balcony railing to the front door.

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ROLL CALL:

MR. WHELOCK	YES
MR. ZUKOV	NO
MR. STRAWBRIDGE	NO
MR. SHAW	NO
MR. FELDKAMP	NO
DR. ROSENBERG	NO
MR. WIDEMAN	NO

MOTION FAILED 6-1.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED WITH THE DESIGN OF WROUGHT IRON OR ALUMINUM MATCHING THE HANDRAIL ON THE OTHER SIDE.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B58-05 Relocate Garage

Address:	211 Garden Road
Applicant:	Dr. G. Alexander and Mrs. Stephanie B. Carden
Architect:	SKA Architect + Planner/Jacqueline Albarran
Project Description:	Relocate garage door and rework driveway.

This project was heard after item number B51-05.

Architect Jackie Albarran asked to relocate the garage doors on a project that had been approved several months earlier. As a result, a circular driveway was proposed. She offered to add the lattice work on the railings to the garage doors.

It was thought that hedges could be planted to screen the garage door because parked cars will be seen from the street.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED AND TO COME BACK WITH THE LANDSCAPING.

MOTION SECONDED BY MR. WHELOCK.

MR. SHAW OPPOSED.

MOTION CARRIED 6-1.

B55-05 Facade Revisions

Address: 250 Royal Palm Way
Applicant: NHM Realty, LLC
Architect: The Lawrence Group Architects
Project Description: Change/update the facade, windows, and entrance.

The ex parte communications forms indicated that Mr. Zukov, Mr. Wheelock and Mr. Strawbridge had meetings with the property owner.

Architect Eugene Lawrence proposed additional architectural details to the building located at 250 Royal Palm Way. He explained that the first floor will have elliptical arches, columns, and awnings at the arched openings of the parking garage. The second floor will have two-story high Palladian windows with two-story high Corinthian columns between each window.

The Commissioners agreed that the architectural elements should be toned down because there were no other buildings similar to this in the area. It was suggested to either remove all of the columns or every other one on the building.

**MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE JULY MEETING TO SIMPLIFY IT AND TRY TO CREATE A DIFFERENT RHYTHM.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A6-05 Landscape, Hardscape & Gate

Address: 444 North Lake Way
Applicant: Robert Jaffe
Designer: Mario Nievera Design
Project Description: Proposed hardscape, planting and gate design.

This project was deferred from the March meeting for restudy, and it was deferred from the April meeting at the designer's request.

Mr. Shaw, Ms. Diver and Mr. Feldkamp said they met with the landscape designer. Mr. Wideman met with the landscape designer's assistant. Mr. Wheelock said he visited the site. Dr. Rosenberg, Mr. Strawbridge and Mr. Zukov said they met with the landscape designer and the owner.

Landscape Designer Mario Nievera proposed a wall and gate to separate the front landscape from

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the interior court yard.

Responding to remarks that the proposal had a lot of hardsurface, Mr. Nievera noted that the proposed greenspace was 46 % overall. Also, the driveway layout was designed so that cars would not have to back out onto North Lake Way which added some hardscape.

It was suggested to use stabilized grass in the front of the property to eliminate some of the hardscape.

Mr. Wheelock noted that none of the landscaping was retained, as it was stated with the demolition proposal, including the ficus trees that arched over the road.

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

MOTION SECONDED BY MR. ZUKOV

ROLL CALL:

DR. ROSENBERG	YES
MR. ZUKOV	YES
MR. WHEELOCK	NO
MR. SHAW	NO
MR. FELDKAMP	NO
MR. STRAWBRIDGE	YES
MR. WIDEMAN	NO

MOTION FAILED 3-4.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE JULY MEETING TO REDUCE THE HARDSCAPE AND RETHINK THE FRONT ENTRY ELEVATION.

MOTION SECONDED BY MR. SHAW.

ROLL CALL:

MR. WHEELOCK	YES
MR. SHAW	YES
DR. ROSENBERG	NO
MR. ZUKOV	NO
MR. FELDKAMP	YES
MR. STRAWBRIDGE	NO
MR. WIDEMAN	YES

MOTION CARRIED 4-3.

A17-05 Hardscape & Landscape

Address: 1230 North Ocean Blvd.
Applicant: Michael Gretschel
Architect: Paul Tracy, Scott Brown Landscape Architectural Design
Project Description: Hardscape and landscape

This project was deferred from the May for restudy.

No one was present to represent this project.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JULY MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

D. NEW BUSINESS - MINOR PROJECTS

A23-05 Landscape & Hardscape

Address: 1500 North Ocean Boulevard
Applicant: 1500 NOB, LLC
Landscape Designer: Mario Nievera
Project Description: Proposed hardscape and planting designs

Landscape Designer Mario Nievera proposed planting a hedge along Mediterranean Road and partially along North Ocean Boulevard.

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

A24-05 Revisions

Address: 6 Lagomar Road
Applicant: Don and Nancy Carter
Architect: Fairfax and Sammons P.L.C.
Project Description: Architectural improvements to create a more classical facade, columns, piers, cornice details @ entry portico, side portico and west elevation. Enclose a portion of second floor, roofed porch and add roof lantern for deck access, and extend garage shutter additions to existing porches and new railing.

No one was present to represent this project.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JULY MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

VIII OTHER BUSINESS

Chairman Wideman asked Ms. Close to research the town's policy of requiring architects to be retained throughout construction projects. Ms. Close explained that it is a requirement to have staff approval or to come before the commission for any architectural change. She offered to check with the town attorney to see if it is necessary to have the original architect submit the changes. Mr. Frank added, sometimes changes are made in the field and are overlooked because the inspector, making the final inspection, is not a licensed architect.

IX ADJOURNMENT

The meeting was adjourned at 3:50 p.m.

The next meeting of the architectural commission will be held on July 27, 2005 at 9:00 a.m.

Respectfully submitted,

Floyd L. Wideman Jr., Chairman

A handwritten signature in black ink, appearing to read 'F. Wideman Jr.', followed by a period.

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

NAME—FIRST NAME—MIDDLE NAME WHEELLOCK, 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 PAUM BEACH FL	COUNTY PB.	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED 6-22-05		NAME OF POLITICAL SUBDIVISION:
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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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:

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

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

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

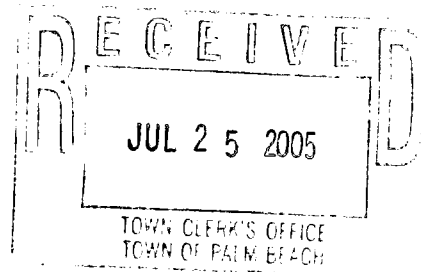
I, Morgan Whalok, hereby disclose that on June 22, 1905:

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

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*The owner of the property is my client and I am the Landscape Architect for this project
B43-05 129 Hammond Ave.*



6-22-05
Date Filed

Morgan Whalok FASLA
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 HEELOCK, 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 PAUM BEACH FL	COUNTY PB.	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 6-22-05		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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ELECTED OFFICERS:

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

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

APPOINTED OFFICERS:

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Morgan Whitlock, hereby disclose that on June 22, 1905:

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

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*The owner of the property is my client and I am the Landscape Architect for this project
B43-05 129 Hammon Ave.*

6-22-05

Date Filed

Morgan Whitlock FASLA
Signature

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111 EP CGC

B48-05 129 Hammond

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

NAME - FIRST NAME - MIDDLE NAME STRALBRIDGE W.J.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARL	
MAILING ADDRESS 34 CHILEAN AVE.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY P.B.	COUNTY P.B.	☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION:	
DATE ON WHICH VOTE OCCURRED 6/22/05		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

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* * * * *

ELECTED OFFICERS:

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* * * * *

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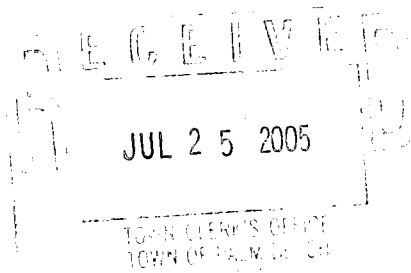
I, W. STRAWBRIDGE, hereby disclose that on 6/22/05, 19 :

(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, _____;
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(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

REAL BROKER
ESTATE



Date Filed

6/22/05

Signature

[Signature]

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STRALBRIDGE 348-05 129 HAMMAD

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

NAME FIRST NAME MIDDLE NAME STRALBRIDGE W.J.		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE AIRCAM
MAILING ADDRESS 34 CHILEAN AVE.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY P.B.	COUNTY P.B.	NAME OF POLITICAL SUBDIVISION:
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REAL BROKER
ESTATE

Date Filed

6/22/05

Signature



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